Development Plan

Whyalla Council

Consolidated – 14 June 2017

Please refer to Whyalla Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.

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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Whyalla 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 and Local Government 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 *(Ministerial)* (Interim) – [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 June 1999	Business Zone PAR – [17 June 1999]
16 September 1999	Waste Disposal (Landfill) PAR *(Ministerial)* – [19 August 1999]
23 March 2000	Section 29(2)(b) Amendment – [23 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* (Interim)– [31 August 2000]
9 November 2000	Sustainable Development PAR – [9 November 2000]
5 July 2001	Shopping Centre Precinct and Shopping Review PAR – [5 July 2001]
13 September 2001	Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* – [30 August 2001]
23 January 2003	Coastal Policies PAR – [23 January 2003]
18 September 2003	Wind Farms PAR *(Ministerial)* – [24 July 2003]
1 September 2005	Whitehead Street, Whyalla PAR (Interim) – [25 August 2005]
9 February 2006	Whitehead Street, Whyalla PAR – [9 February 2006]
25 October 2007	District Centre PAR – [25 October 2007]
21 February 2008	General & Coastal Policy DPA (Interim) – [21 February 2008] Boundary Extension PAR – [21 February 2008] Section 29(1)(a) Amendment – [21 February 2008] Editorial Correction – replace Concept Plan Map Wh/3 - Existing & Proposed Bike Path Network – Whyalla and remove Overlay Map Wh/1 (Natural Resources)
20 March 2008	Section 29(2)(b)(ii) Amendment – [20 March 2008]
26 February 2009	General & Coastal Policy DPA – [20 February 2009]
15 July 2010	Statewide Bulky Goods DPA *(Ministerial)* (Interim) – [1 June 2010]
16 June 2011	Statewide Bulky Goods DPA *(Ministerial)* – [13 January 2011] Section 29(2)(b)(ii) Amendment – [2 June 2011]
17 May 2012	Statewide Wind Farms DPA (Interim) *(Ministerial)* – [19 October 2011] Foreshore DPA – [17 May 2012]
25 October 2012	Termination of the Statewide Wind Farms DPA *(Ministerial)* and its removal from the Whyalla Council Development Plan – [18 October 2012] Statewide Wind Farms DPA *(Ministerial)* – [18 October 2012]

Consolidated	Amendment – [Gazetted date]
19 February 2015	Remote and Minor Residential Zone DPA – [19 February 2015]
8 September 2016	Airport, Commercial and Rural Living DPA – [8 September 2016]
14 June 2017	Residential and Industrial Variations DPA – [14 June 2017]

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 Corporation of the City of Whyalla.

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.sa.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide.

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.

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 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

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- 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 and Regulations 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.

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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 Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? 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 Metro/Outer Metro/Regional Planning Strategy 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 Provisions Objectives 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: ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. 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.
Zone 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. Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

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Assessment Section	Function
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 polices 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. Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.
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. 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.
Tables	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. Conditions for complying development are grouped into their respective tables.
Mapping 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. An enlargement index map may be included where needed, eg for large townships.

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Assessment Section	Function
Extent Map Series 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. 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: ▪ Transport ▪ Hazards ▪ Heritage 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)* Bushfire Protection Area - 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. 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 Corporation of the City of Whyalla.

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

Discuss your matter with your planning consultant

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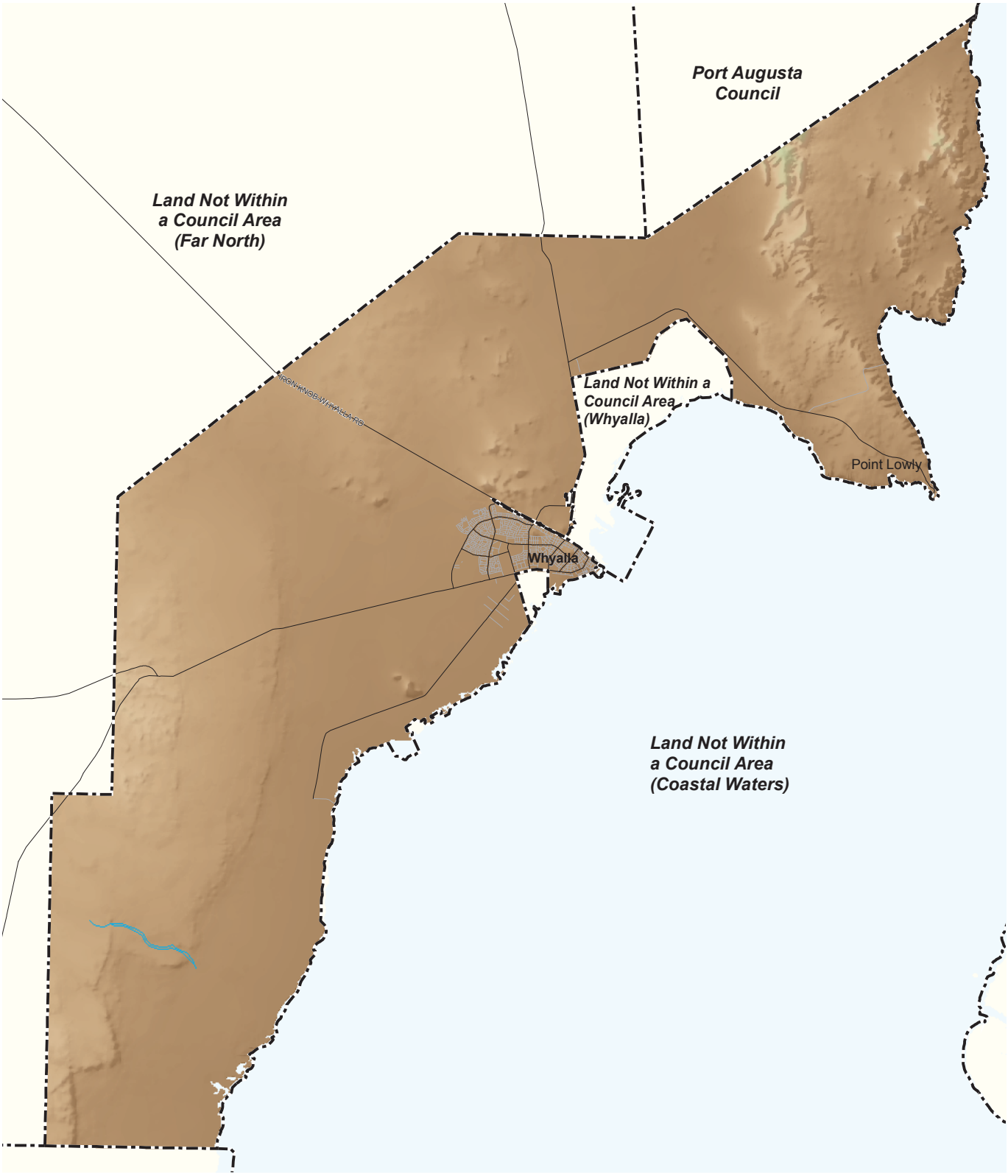


To identify the precise location of the Development Plan boundary refer to Council Index Map then select the relevant map number.

N

0 10 km

Council Preface Map

WHYALLA COUNCIL

Consolidated - 14 June 2017

General Section

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.

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 metres.

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 10 metres 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

General

9 Intensive animal keeping operations and their various 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

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

10 Intensive animal keeping operations should include on site storage and treatment facilities for manure, used litter and other wastes and appropriate disposal of wastes.

11 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.

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

Kennels

13 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.

14 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.

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

Aquaculture Development

OBJECTIVES

1 Aquaculture development appropriately sited and designed to avoid adverse effects on surrounding development.

2 Ecological sustainable development of the aquaculture industry.

3 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

Marine Based Aquaculture

1 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, shells, debris, detritus, faecal matter and dead animals from the development

(d) prevent the build up of waste (except where waste can be removed).

2 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.

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

4 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.

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

6 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.

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

8 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 cooperatively, and co-located to serve the needs of the industry and community as a whole.

9 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.

10 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

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

Land-based Aquaculture

11 Land-based aquaculture and its various components 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) 500 metres of a defined and zoned township, settlement or urban area

(f) 500 metres of a dwelling (except for a dwelling directly associated with an aquaculture development).

12 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 any overflow that would enable the species being farmed to enter any watercourse or drainage line

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

13 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.

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

Building near Airfields

OBJECTIVES

1 Development that ensures the long-term operational, safety and commercial 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 and commercial aviation requirements of airfields.

2 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 of birds

(f) materials that affect aircraft navigational aids

(g) reflective surfaces (eg roofs of buildings, large windows).

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

4 Development that is likely to increase the attraction of birds should not be located within three kilometres of an airport used by commercial aircraft as shown on *Concept Plan Map Wh/5*. If located closer than three kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.

5 Dwellings may be located on land adjacent to the delineated 20 ANEF contour (the core noise affected area as shown on the *Concept Plan Map Wh/4*), provided that their siting is not inappropriate having regard to predicted or modified aircraft flight paths or air traffic forecasts altering the core noise affected area, and such buildings incorporate suitable noise attenuation measures.

6 Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021– 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.

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 networks.

3 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.

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

5 The hierarchy of centres outside metropolitan Adelaide is as follows:

- Regional Centre
- District Centre
- Town Centre
- Local Town 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, seating, litter bins, telephones and community information boards

(e) access for public 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.

4 A single architectural theme should be established within centres through:

(a) constructing additions or other buildings in a style complementary to the existing shopping complex

(b) renovating the existing shopping complex to complement new additions and other buildings within the centre

(c) employing a signage theme.

5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.

6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than one metre.

Arterial Roads

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

8 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

9 A shop or group of shops with a gross leaseable area of greater than 450 square metres should be located within a centre zone.

10 A shop or group of shops with a gross leaseable area of less than 450 square metres should not be located on arterial roads unless within a centre zone.

11 A shop or group of shops located outside of zones that allow for retail development should:

(a) be of a size and type that will not hinder the development, function or viability of any centre zone

(b) not demonstrably lead to the physical deterioration of any designated centre

(c) be developed taking into consideration its effect on adjacent development.

12 Bulky goods outlets located within centre zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those zones where the bulky goods outlet has a gross leasable 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 1 metre

(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 in accordance with the current Environment Protection (Water Quality) Policy.

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 has, or 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. 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.

12 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.

13 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.

14 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.

15 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.

16 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

17 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.

18 Development including associated roads and parking areas 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.

19 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.

20 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.

21 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

22 Development should be set back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of 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.

23 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.

24 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

25 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.

26 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.

27 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

28 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

29 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.

30 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 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 to meet the needs of a range of users 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 two 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 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 architectural standard that responds to and reinforces positive aspects of the local environment and built form.

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.

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

3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:

(a) articulation

(b) colour and detailing

(c) small vertical and horizontal components

(d) design and placing of windows

(e) variations to facades.

4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:

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

(b) overshadowing of adjoining properties and allow adequate natural light to neighbouring buildings.

5 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 with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

6 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.

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

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

9 Development should provide clearly recognisable links to adjoining areas and facilities.

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

11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.

12 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.

13 Development should be designed and sited so that outdoor storage and service areas are screened from public view by an appropriate combination of built form, solid fencing or landscaping.

14 Outdoor lighting should not result in light spillage on adjacent land.

15 Balconies should:

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

(b) be sited to face predominantly north, east or west to provide solar access

(c) have a minimum area of 2 square metres.

Building Setbacks from Road Boundaries

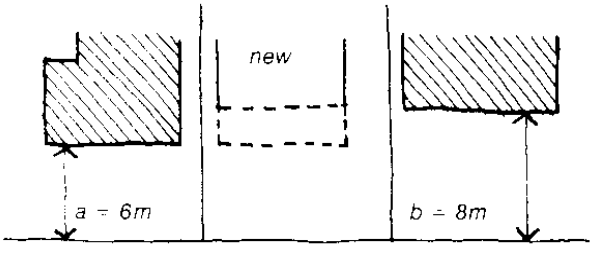
16 The setback of buildings from public roads should:

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

(b) contribute positively to the streetscape character of the locality

(c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

17 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:  *When b - a≤ 2, setback of new dwelling = a or b*
Greater than 2 metres	At least the average setback of the adjacent buildings

Energy Efficiency

OBJECTIVES

1 Development designed and sited to conserve energy and minimise waste.

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

3 Buildings should be sited and designed to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings.

4 Roof pitches should facilitate the efficient use of solar hot water services and photovoltaic cells.

5 Development should be designed to minimise consumption of non-renewable energy through designing the roof of buildings with a north facing slope to accommodate solar collectors.

6 Public infrastructure, including lighting and telephones, 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 either 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 on land with a slope exceeding 20 degrees nor within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:

(a) any dwelling including those on an adjoining allotment

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

3 Forestry plantations should:

(a) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain native vegetation (including grasses) and unmodified topography to ensure water flow

(b) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)

(c) 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.

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	20
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 Development located to minimise the threat and impact of bushfires on life and property.

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

5 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.

6 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 sulphate soils.

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

8 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.

9 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:

(a) be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of natural hazards

(b) be sited, designed and undertaken with appropriate precautions being taken against fire, flood, coastal flooding, storm surge, landslip, earthquake, toxic emissions or other hazards such as vermin

(c) not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

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

3 The location of critical community facilities or key infrastructure in areas of high natural hazard risk should be avoided.

Flooding

4 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.

5 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) occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage

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

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

(e) cause any adverse effect on the floodway function

(f) increase the risk of flooding of other land

(g) obstruct a watercourse.

6 Where located within the floodplain of a 1-in-100 year Average Recurrence Interval (ARI) flood event as shown on *Overlay Maps – Development Constraints* (except where satisfactorily protected by other approved flood mitigation works):

(a) the finished floor levels for dwellings, buildings for the keeping of animals, industrial and commercial premises, community facilities buildings, and the like, septic tank vent pipes and gully traps should be finished a minimum of 300 millimetres above the height of a 1-in-100 year ARI flood event

(b) the finished floor level for outbuildings should be a minimum 150 millimetres above the height a 1-in-100 year ARI flood event

(c) filling for purposes ancillary to or associated within an approved use of land should be to the minimum required to meet the practical requirements of that land use

(d) filling required to raise the finished floor level of a residential building should not extend more than 10 metres beyond the external walls of that building

(e) driveways should be:

(i) filled to the minimum depth required to meet the practical requirements of the land use

(ii) of the minimum width required to meet the practical requirements of the land use

(f) development should not occur where access by emergency vehicles or essential utility services vehicles would be prevented by a 1-in-100 year ARI flood event

(g) habitable development, or premises where workers are regularly present, should have a safe and effective evacuation route to an area located outside of the floodplain

(h) fencing should be avoided, but where required to provide safety to residents or security to stock, goods or machinery, it should be designed and located so it does not impede the flow of flood waters by being:

(i) of an open post and wire construction, with a mesh size of at least 100 millimetres if mesh fencing is specifically required

(ii) designed to withstand the flow of floodwaters

(i) solid fencing should be limited so as to secure, where considered necessary, the minimum private open space areas required by the zone or policy area and generally be limited to the sides and rear of dwellings

(j) ground floor additions to dwellings should:

(i) not exceed 40 square metres in floor area

(ii) be of the same or a higher finished floor level as the existing dwelling

(k) dwelling additions in excess of 40 square metres should:

(i) be in the form of upper level additions, or

(ii) have a finished floor level a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood event

7 Except where satisfactorily protected by approved flood mitigation works, a building proposed on an allotment that is partly or wholly within the floodplain shown on *Overlay Maps – Development Constraints*, should occur on that portion of the allotment with the lowest flood risk.

Bushfire

8 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.

9 Buildings and structures should be designed and configured to reduce the impact of bushfire through 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.

10 Habitable buildings should have a dedicated water supply comprising a minimum of 5000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.

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 habitable buildings in the event of bushfire.

12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using 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 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.

14 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to facilitate safe and effective operational use for fire-fighting, other emergency vehicles and residents.

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

Salinity

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

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

18 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

19 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.

20 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

21 Development, including land division, should not occur on contaminated land or on potentially contaminated land unless either of the following applies:

(a) remediation of the site is undertaken to a standard that makes it suitable and safe for the proposed use

(b) the site will be maintained in a condition, or the development will be undertaken in a manner, that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.

Containment of Chemical and Hazardous Materials

22 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.

23 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

24 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.

25 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.

26 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 Conservation

OBJECTIVES

1 The conservation of areas, places and their settings of indigenous and non-indigenous cultural significance.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should conserve and not adversely impact on the cultural or natural significance of places, areas, artefacts and shipwrecks that display any of the following values:

(a) aesthetic

(b) anthropological

(c) archaeological

(d) architectural

(e) ecological

(f) economic

(g) educational

(h) geological

(i) historic

(j) palaeontologic

(k) scientific

(l) social

(m) speleological

(n) spiritual

(o) technological.

2 Advertisements and/or advertising hoardings associated with culturally significant places and areas should:

(a) be of a size, colour, shape and materials that enhances the character of the locality

(b) not dominate or cause detraction from the prominence of any place and/or area of historic significance.

Heritage Places

OBJECTIVES

1 The conservation of State and local heritage places.

2 The continued use, or adaptive re-use 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 Wh/2 – State 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 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.

5 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.

6 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, commercial 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.

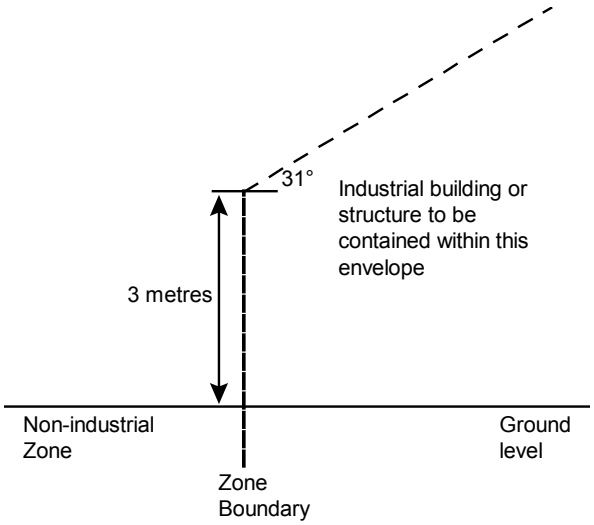
7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Offices and showrooms associated with industrial, warehouse, storage, commercial 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 Industrial development should be adequately separated from adjoining land uses where the development is likely to cause significant adverse impact on adjoining land uses.

3 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:



4 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.

5 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.

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

(a) comprise quality contemporary architecture

(b) use a variety of building finishes

(c) not consist solely of metal cladding

(d) contain materials of low reflectivity

(e) incorporate design elements to add visual interest

(f) avoid large expanses of blank walls.

7 Industrial development should occur in a manner that minimises 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.

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

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

(a) in line with the building façade

(b) behind the building line

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

10 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.

Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas

11 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:

(a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings

(b) be set back at least 50 metres from:

(i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map

(ii) a dam or reservoir that collects water flowing in a watercourse

(iii) a lake or wetland through which water flows

(iv) a channel into which water has been diverted

(v) a known spring

(vi) sink hole

(c) be located within the boundary of a single allotment, including any ancillary uses

(d) not result in more than one industry located on an allotment

(e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:

(i) does not exceed 2 square metres in area

(ii) is limited to one sign per establishment (for agricultural and home-based industries)

(iii) is not internally illuminated.

12 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:

(a) necessitate significant upgrading of public infrastructure including roads and other utilities

(b) generate traffic beyond the capacity of roads necessary to service the development

(c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality

(d) be located:

(i) on land with a slope greater than 20 per cent (1 in 5)

(ii) on land that is classified as being poorly drained or very poorly drained

(iii) within 800 metres of the high water level of a public water supply reservoir

(iv) closer than 300 metres (other than a home-based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

13 Small-scale agricultural industries in rural areas:

(a) should include at least one of the following activities normally associated with the processing of primary produce:

(i) washing

(ii) grading

(iii) processing (including bottling)

(iv) packing or storage.

(b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)

(c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry

(d) should occur only on an allotment where a habitable dwelling exists.

14 Home-based industries in rural areas:

(a) should include at least one of the following activities:

(i) arts

(ii) crafts

(iii) tourist

(iv) heritage related activities.

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

(c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry

(d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

15 Mineral water extraction and processing plants in rural areas:

(a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:

(i) extraction

(ii) bottling

(iii) packaging

(iv) storage

(v) distribution.

(b) may include ancillary activities of administration and sale and/or promotion of mineral water product

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

16 Wineries in rural areas should:

(a) include at least one of the following activities normally associated with the making of wine:

(i) crushing

(ii) fermenting

(iii) bottling

(iv) maturation/cellaring of wine

(v) ancillary activities of administration, sale and/or promotion of wine product and dining.

(b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard

(c) only include dining facilities as an ancillary use to the winery

(d) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

Infrastructure

OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.

2 Infrastructure, including social infrastructure, provided in advance of need.

3 Suitable land for infrastructure identified and set aside in advance of need.

4 The visual impact of infrastructure facilities minimised.

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not occur without the provision of adequate utilities and services, including:

(a) electricity supply

(b) water supply

(c) drainage and stormwater systems

(d) waste disposal

(e) effluent disposal systems

(f) formed all-weather public roads

(g) telecommunications services

(h) social infrastructure, community services and facilities

(i) gas services.

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

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

4 Development should not take place until adequate and coordinated drainage of the land is assured.

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

6 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.

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

8 In urban areas, electricity supply serving new development should be installed underground.

9 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.

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

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

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

4 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 an existing or proposed public road

(c) the intended use of the land would require excessive cut and fill

(d) the intended use, or the establishment of that use, is likely to lead to undue erosion of the subject land or land within the locality

(e) the area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development

(f) the intended use of the land would be contrary to the zone objectives

(g) any single allotments are created that sit within more than one zone.

Design and Layout

3 Land divisions should be designed to ensure that areas of native vegetation and wetlands do not need to be cleared as a consequence of subsequent development or fragmented or reduced in size.

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 transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities

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

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

(d) suitable land set aside for useable local open space

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

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

(g) protection for existing vegetation and drainage lines

(h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.

5 Allotments in the form of a battleaxe configuration should:

(a) have a site area of at least 400 square metres (excluding the area of the 'handle' of such an allotment)

(b) provide for an access onto a public road, with the driveway 'handle' being not less than 3 metres in width nor more than 25 metres in length

(c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction

(d) 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.

6 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 existing native vegetation to facilitate that development

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

7 The layout of a land division should provide for efficient solar access.

8 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.

9 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.

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

11 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:

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

(b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels

(c) enhances amenity

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

Roads and Access

12 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.

13 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.

14 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.

15 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 transport

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

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

Land Division in Rural Areas

17 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.

18 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) uneconomic costs to the community for the provision of services

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

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

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 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) provide shade and shelter

(g) assist in climate control within buildings

(h) maintain privacy

(i) maximise stormwater re-use

(j) complement existing native vegetation

(k) contribute to the viability of ecosystems and species

(l) 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 autumnal leave fall in waterways

(g) increase the risk of weed invasion.

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

OBJECTIVES

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

(a) maintain public access to the waterfront

(b) meet the needs of users

(c) do not compromise public safety

(d) preserve the structural integrity of the marine infrastructure

(e) minimise impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Marina development may include:

(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) yachting clubrooms for maritime organisations.

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

3 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with the following Australian Standards:

(a) AS 3962: Guidelines for Design of Marinas

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

4 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.

5 Safe public access should be provided or maintained to:

(a) the waterfront

(b) known diving areas

(c) jetties, wharves and associated activities.

6 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 allowed 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 be sited so as to cause the minimum effect on their surroundings.

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 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.

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 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
- Neighbourhood
- 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 to meet the needs of the community

(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.

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 generally be a minimum of 0.2 hectares in size, and should be 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 as shown on *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 Not more than one dwelling should be constructed on an allotment in a rural area (specifically within the Primary Production Zone and Rural Living Zone) with the exception of accommodation for tourism, dependent persons or short term workers.

10 Development should be undertaken in accordance with:

(a) *Structure Plan Wh/1 – Whyalla Town Plan*

(b) *Concept Plan Map Wh/1 – Point Lowly Settlement Zone*

(c) *Concept Plan Map Wh/2 – Future Breakwaters & Berths – Kingfish Harbour*

(d) *Concept Plan Map Wh/3 – Existing and Proposed Bike Path Network - Whyalla*

(e) *Concept Plan Map Wh/4 – ANEF 20 Contour – Whyalla*

(f) *Concept Plan Map Wh/5 – 3 km Bird Attracting Radius - Whyalla*

(g) *Concept Plan Map Wh/6 – Point Lowly Peninsula*

(h) *Concept Plan Map Wh/7 – Airport and Commercial*.

Outdoor 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.

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, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the 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, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing 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 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).

Freestanding Advertisements

14 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.

15 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.

16 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.

17 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

18 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

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

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; and

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

Wind Farms and Ancillary Development

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.

5 The following forms of development are designated Category 2 within that part of the Council Area identified as having No Zones:

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:

(a) an existing dwelling or tourist accommodation that is not associated with the wind farm

(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists

(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).

Wind monitoring mast and ancillary development.

Residential Development

OBJECTIVES

1 Safe, convenient, pleasant and healthy-living environments that meet the needs and preferences of the community.

2 An increased mix in the range and number of dwelling types available including affordable housing within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3 Higher dwelling densities in areas close to centres, public transport and public open spaces.

4 The regeneration of selected areas identified at zone and/or policy area levels.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Residential allotments and sites should have the appropriate orientation, area, configuration 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 access and off street parking

(d) passive energy design.

2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.

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

4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, and public transport.

Design and Appearance

5 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.

6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

7 The design of residential flat buildings should:

(a) define individual dwellings in the external appearance of the building

(b) provide transitional space around the entry

(c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

8 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:

(a) windows of habitable rooms, particularly living areas

(b) ground-level private open space

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

(d) access to solar energy.

Garages, Carports and Outbuildings

9 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.

10 Garages and carports facing the street should not dominate the streetscape.

Street and Boundary Setbacks

11 Dwellings should be set back from allotment or site boundaries to:

(a) contribute to the desired character of the area

(b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.

12 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.

13 Side boundary walls in residential areas should be limited in length and height to:

(a) minimise their visual impact on adjoining properties

(b) minimise the overshadowing of adjoining properties.

14 Carports and garages should be set back from road and building frontages so as to:

(a) contribute to the desired character of the area

(b) not adversely impact on the safety of road users

(c) provide safe entry and exit

(d) not dominate the appearance of dwellings from the street.

Site Coverage

15 Site coverage should be limited to ensure sufficient space is provided for:

(a) pedestrian and vehicle access and vehicle parking

(b) domestic storage

(c) outdoor clothes drying

(d) a rainwater tank

(e) private open space and landscaping

(f) front, side and rear boundary setbacks that contribute to the desired character of the area

(g) convenient storage of household garbage and recycling receptacles.

Private Open Space

16 Private open space (land 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 the internal living areas of the dwelling

(b) generally at ground level 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 adjoining sites

(f) to have a northerly aspect to provide for comfortable year-round use

(g) to not be significantly shaded during winter by the associated dwelling or adjacent development

(h) to be shaded in summer.

17 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.

18 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
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16

19 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.

20 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

21 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.

22 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:

(a) 4.0 metres for ground level or roof-top private open space

(b) 2.0 metres for upper level balconies or terraces.

23 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

24 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

25 Site facilities for group 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

(c) garbage and recyclable material storage areas away from dwellings

(d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

26 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:

(a) building layout

(b) location and design of windows and balconies

(c) screening devices

(d) landscaping

(e) adequate separation.

27 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

28 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.

29 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.

30 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.

31 External noise and light intrusion to 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 on the same or adjacent sites.

Car Parking and Access

32 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.

33 On-site parking should be provided having regard to:

(a) the number, nature and size of proposed dwellings

(b) proximity to centre facilities, public transport within walking distance of the dwellings

(c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons

(d) availability of on-street car parking

(e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).

34 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 to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

35 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:

(a) serve users efficiently and safely

(b) not dominate internal site layout

(c) be clearly defined as visitor spaces not specifically associated with any particular dwelling

(d) ensure they are not sited behind locked garages and are accessible to visitors at all times.

36 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.

37 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

38 Undercroft garaging of vehicles should occur only where:

(a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties

(b) vehicles can safely exit from the site without compromising pedestrian 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 into undercroft garage areas are designed to integrate 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 (eg visual impact, building bulk, front setbacks relative to adjacent development).

39 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.

40 Semi-basement or undercroft car parking should be suitably integrated with building form.

41 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

42 Dependent accommodation (ie accommodation for dependent persons 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

(c) adequate outdoor space 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 original dwelling

(f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

43 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

Short-Term Workers Accommodation

OBJECTIVES

1 A range of appropriately located accommodation types supplied to meet the housing needs of 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, 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 rooflines 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 Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms, and be surfaced with dark materials.

8 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 excavation and 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 run-off.

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 unsewered 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 excavation 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

OBJECTIVES

1 Provision of well designed supported accommodation for community groups with special needs.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:

(a) located within walking distance of essential facilities such as convenience shops, health and community services and public 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 to meet the needs of residents.

2 Supported accommodation should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) ground-level access or lifted access to all units

(b) internal communal areas and private spaces

(c) an interesting and attractive outlook from units and communal areas for all residents, including those in wheelchairs

(d) useable recreation areas for residents and visitors, including visiting children

(e) adequate living space allowing for the use of wheelchairs with an attendant

(f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry

(g) storage areas for items such as boats, trailers and caravans

(h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles

(i) mail boxes and waste disposal areas within easy walking distance of all units.

3 Access roads within supported accommodation developments 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 should:

(a) be conveniently located on site within easy walking distance of resident units

(b) be adequate for residents, staff, service providers and visitors

(c) include private parking spaces for independent living units

(d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles

(e) include covered and secure parking for residents' vehicles

(f) have slip-resistant surfaces with gradients not steeper than 1 in 40

(g) allow ease of vehicle manoeuvrability

(h) be designed to allow the full opening of all vehicle doors

(i) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise

(j) be appropriately lit to enable safe and easy movement to and from vehicles.

Telecommunications Facilities

OBJECTIVES

1 Telecommunications facilities provided to meet the needs of 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 to meet the communication needs of the community

(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) where possible, incorporating the facility within an existing structures that may serve another purpose maintaining that structure's character

(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) Zones or Policy 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 a high quality 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, or settlements.

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 located within areas of high conservation value, high indigenous cultural value, high landscape quality or significant scenic beauty should demonstrate excellence in design to minimise potential impacts or intrusion.

10 Tourism developments in rural areas should generally be small scale 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, viticultural and 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 two 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 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 reuse 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.

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 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 motorised and non-motorised 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.

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.

5 Safe and convenient freight 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 and road corridors as shown on *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.

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 and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.

6 Development generating high levels of traffic, such as schools, shopping centres and areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public transport users.

7 The location and design of public 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 including cycling, walking, public transport, and motor vehicles.

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 cross-overs affecting pedestrian footpaths should maintain the level of the footpath.

11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.

12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.

13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

14 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, public transport stops and activity centres.

15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:

(a) open space networks, recreational trails, parks, reserves and recreation areas

(b) Whyalla's principal cycling routes as shown on *Concept Plan Map Wh/3*.

16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.

17 New developments should give priority to and not compromise existing designated bicycle routes as shown on*Concept Plan Map Wh/3*. Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

18 Developments 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

19 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13.

20 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14.

Access

21 Development should have direct access from an all weather public road.

22 Development should be provided with safe and convenient access which:

(a) avoids unreasonable interference with the flow of traffic on adjoining roads

(b) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision

(c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

23 Development should not restrict access to publicly owned land.

24 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

(b) shared between developments.

25 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.

26 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to the road.

27 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 on to the road.

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 run-off

(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 disabled car parking places to meet anticipated demand in accordance with *Table Wh/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 in a manner that will:

(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 to public roads

(g) avoid the necessity for backing onto public roads

(h) where reasonably possible, 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 centre when viewed from public roads and spaces

(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.

34 Vehicle parking areas should be designed to reduce opportunities for crime by:

(a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads

(b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places;

(c) being appropriately lit

(d) having clearly visible walkways.

35 Where 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 customers.

36 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.

37 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.

38 Stormwater from parking areas should be collected for reuse, with overflow discharged to the Council stormwater system.

39 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Waste

OBJECTIVES

1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, 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 or minimise 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 storage 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 Wastewater storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the *Environment Protection Act 1993*.

10 Wastewater storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.

11 Wastewater storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

Waste Treatment Systems

12 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community wastewater management systems, or on-site wastewater treatment and disposal methods.

13 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.

14 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.

15 Any on-site wastewater treatment/reuse system or effluent drainage field should be located within the allotment of the development that it will service.

16 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.

17 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.

18 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works 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 watertable.

19 Winery waste management systems should be designed to ensure:

(a) surface runoff does not occur from the wastewater irrigation area at any time

(b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer

(c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land

(d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater

(e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods

(f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

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.

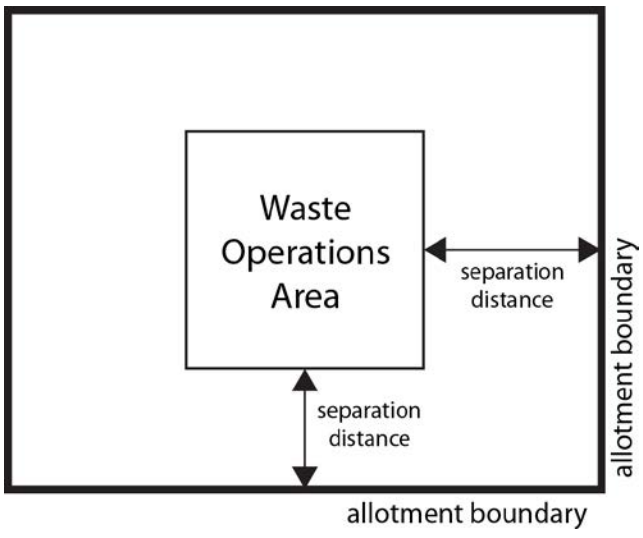
PRINCIPLES OF DEVELOPMENT CONTROL

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 land fill 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 be appropriately separated from sensitive land uses and environmentally-sensitive areas. The separation distance between the waste operations area and sensitive uses should be incorporated within the development site as illustrated in the figure below. The waste operations area includes all closed, operating and future cells.



5 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be located within the separation distance.

6 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.

7 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.

8 Landscaping should be provided to screen views of the processing facilities and operational areas.

9 Waste management sites should be accessed by appropriately constructed and maintained roads.

10 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.

11 Suitable access for emergency vehicles should be provided to and within waste management site.

12 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.

13 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.

14 Litter control measures that minimise the incidence of wind blown litter should be provided.

15 The waste operations area of a landfill or organic waste processing facility should be sited:

(a) at least 3 kilometres from an airport used by commercial aircraft to minimise the risk of bird strikes to aircraft

(b) at least 1.5 kilometres from an airport used by piston aircraft

(c) at least 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

(d) at least 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area

(e) at least 100 metres from:

(i) the nearest surface water (whether permanent or intermittent)

(ii) a 1 in 100 year average return interval flood event area.

16 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.

17 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 mg/L total dissolved salts

(ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts

(iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.

18 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.

19 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.

Overlay Section

Noise and Air Emissions Overlay

Refer to the *Map Reference Tables* for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant *Overlay Map(s) – Noise and Air Emissions*.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this Noise and Air Emissions Overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

1 Protect community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:

(a) shield sensitive uses and areas through one or more of the following measures:

(i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas

(ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source

(iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met

(b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable

(c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

Zone Section

Airfield Zone

Refer to the *Map Reference Table* for a list of maps that relate to this zone.

OBJECTIVES

1 A zone primarily accommodating aircraft operations, passenger terminals and associated light industrial, service industrial, warehouse and storage activities.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Whyalla Airport will continue to serve an important role for the City providing daily passenger services to Adelaide and other scheduled destinations. It also provides various aircraft services including gliding, together with charter operations, flying training, access for the Royal Flying Doctor Service, as well as agricultural and emergency service operations and aircraft maintenance.

It is essential that the airport is responsive to the needs of an expanding community and the regional focus of Whyalla on the Eyre Peninsula and northern parts of South Australia, and is able to broaden its services and improve its capacity to accommodate any foreseen growth in domestic flights and demand for airport related facilities and commercial activities.

The Whyalla airport master plan envisages growth in the regional air services and the charter business operated out of the Whyalla Airport due in large part to the further development of the resources industry in northern South Australia. It is also envisaged that aeronautical services and related commercial activities can be broadened and expanded. Any such growth in services at the airport must also factor in the potential for an extension to the existing runway to accommodate larger aircraft.

All development undertaken within the airport including any upgrades of the terminal and related commercial services will assist in underpinning the appeal and viability of the airport and enhance its aeronautical services. Such development will not diminish the operational capacity or navigation safety at the airport, nor impact on the general amenity of this area.

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
- clubroom
- fuel depot
- light industry ancillary to and in association with aviation activities
- office 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
- store ancillary to and in association with aviation activities
- 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.

Form and Character

5 Development should not be undertaken unless it is consistent with the desired character for the zone.

6 Development should be undertaken in accordance with *Concept Plan Map Wh/7 - Airport and Commercial*.

7 Commercial and light industrial development located on the airport site should:

(a) assist in supporting the needs of the aeronautical industry

(b) be sited in defined clusters and operated so as not to impinge on the safe and efficient operation of the airport

(c) not adversely affect the amenity of surrounding land uses.

Land Division

8 Land division should create allotments that are suitable for their intended use.

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
Abattoir	
Agistment and holding of stock	
Community centre	
Consulting room	
Dwelling	Except for a caretaker's dwelling in association with an existing commercial or industrial activity on the site.
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horse keeping	
Horticulture	
Hotel	
Intensive animal keeping	

Form of Development	Exceptions
Junk yard	
Library	
Motel	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Racecourse	
Residential flat building	
Shop	Except where located within the terminal building.
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Welfare institution	

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
Air passenger or air freight terminal.	
Aircraft related facility.	
Airport	
Clubroom in association with aviation activities.	
Education establishment ancillary to and in association with aviation activities.	
Fuel depot	
Light industry ancillary to and in association with aviation activities.	
Office ancillary to and in association with aviation activities.	
Recreation area	
Service industry ancillary to and in association with aviation activities.	

Caravan and Tourist Park Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 An area 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 STATEMENT

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

Buildings should be single storey and blend in with the natural environment. Vegetation buffers and landscaping will be important in integrating the caravan park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

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

Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- amenity blocks, including showers, toilet and laundry facilities
- cabin
- caravan park
- caravan permanently fixed to the ground
- camping grounds
- 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

Car Parking and Access

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

10 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

Street and Boundary Setbacks

11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:

(a) 1 metre from an internal road

(b) 6 metres from a public road

(c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

12 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

13 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 200.*

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	

Form of Development	Exceptions
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager' residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of 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 Park Act 2007*.
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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 Table for a list of 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 and tourist accommodation located where environmental impacts on the coast will be minimal.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The role of the 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 this zone is to be subservient to the conservation of the coastal environment in order to ensure that the fragile coastal environment is protected and biodiversity maintained. Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of sea level rise due to climate change.

The zone will continue to be a predominantly natural landscape containing coastal features and habitats such as mangroves, wetlands, salt marshes, beaches, sand dunes, cliff tops and native vegetation. Of particular note is the geological monument many kilometres long and 15 metres wide, known as the pebble dune from False Bay to Point Douglas.

There exist a number of areas of outstanding vegetation communities in or adjacent the Coastal Conservation Zone. It is envisaged that impacts on these areas are kept to a minimum and that development not take place where these communities are likely to be threatened by development. These sites include mangroves north of Craig Point, mangroves between Backy Bay and Crag Point, mangroves in Fitzgerald Bay, sand dune ridge from Fitzgerald Bay to Point Douglas, mangroves from Murninnie Beach to Cowleds Landing, mangroves from Cowleds Landing to Eight Mile Creek, Coastal Mallee at False Bay and Tea Tree vegetation south of Point Douglas.

There are also sites along the coast that are culturally significant to the local Aboriginal people. The sites are both archaeological and mythological and are predominantly located near Fitzgerald Bay and include the Seven Sisters Dreaming track.

Development will borrow from, and complement, 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, so as to protect the scenic quality of the coast.

Particular tourism attractions are the good dive sites near Point Lowly for viewing cuttlefish in the aquatic reserve and the trails available. Pedestrian access is available to all beach areas and bicycle paths are encouraged. The Flinders Freycinet path is to be maintained and extended where possible. In addition the Seafood and Aquaculture Trail may be expanded.

The coastline has been a very popular destination for tourists, day-trippers and for overnight camping. A number of sites have been established for these purposes and it is likely more sites will be developed in the future. Informal camping or tourist trails may be premature and should not be developed unless appropriate steps are in place to prevent degradation of the area and loss of the environmental values. To this effect, formalised areas are to contain toilets with external showers, rubbish bins and fencing to control vehicular access.

The zone will include only a limited number of 'iconic', nature-based/eco-tourism developments, located a minimum of 25 kilometres apart. 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 envisaged to be kept free from development. As such, road construction is to be minimal and limited to that which is required to access a car park. Access over dunes and beaches is to be 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 works
- interpretive signage and facilities
- nature-based / eco-tourist accommodation.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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 are anticipated in the zone, where the adjoining land is located in an aquaculture zone, or where the environmental impacts will be minimal.

Form and Character

6 Development should not be undertaken unless it is consistent with the desired character for the zone.

7 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

8 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.

9 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

10 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.

11 Tourist accommodation should be limited to:

(a) high quality nature-based development that contributes to the local economy, complements the natural landscape and has minimal impact on the natural environment

(b) one tourist accommodation development per 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, within the zone.

12 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.

13 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 important native vegetation.

14 Parking for tourist accommodation should be:

(a) a maximum of one 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.

Land Division

15 Land should not be divided unless 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.

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 or for tourist information purposes
Amusement machine centre	
Boarding house	
Builder's yard	
Bus Depot	
Caravan Park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) *National Parks and Wildlife Act 1972* (b) *Wilderness Protection Act 1992*.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of Development	Exceptions
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture
Junk yard	
Land division	Except where: (a) it would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development OR (b) both of the following apply: (i) no additional allotments created wholly or partly within the zone (ii) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the *National Parks and Wildlife Act 1972.*
Outbuilding	Except in association with an existing tourism development
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
Tourist accommodation	Except where the development: (a) is located on one allotment that is greater than 5 hectares in area (b) is located at least 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, from the site of an approved or existing tourist accommodation development within the zone (c) comprises a minimum of 11 tourist accommodation units and maximum of 50 units that could be used as a bedroom for the purposes of tourist accommodation (d) is set-back a minimum of 100 metres from the High Water Mark (e) is not located on a coastal wetland, beach or dune.
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	Except where in association with a tourist development
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Interpretative signage or facility	Tourism/visitor facilities
Coastal protection works	Nature based/eco-tourist accommodation
Conservation works	

Coastal Marina Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone that provides for a marina and maritime structures including:

(a) pontoons

(b) jetties

(c) piers

(d) boat berths

(e) slipways

(f) repair facilities

(g) wastewater collection, storage and transfer facilities.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates coast protection works, marine waterways, berths, pontoons, jetties, piers, slipways and boat ramps. Support services that are integral to the functioning of a marina, such as refuelling areas, and waste management services are also anticipated within the zone, but will be carefully located to avoid conflicts with existing and future adjoining land uses. Club rooms, such as sailing clubs, and general recreation areas that are associated with water activities are appropriate.

The zone will be characterised by a high degree of pedestrian activity, with a particular focus on the waterfront and associated public reserves that provide for passive recreation. A public promenade will form the edge of the waterfront providing access for pedestrians and cyclists and linking areas of public open space and adjoining land uses to the waterfront. Public spaces will be highly landscaped with appropriate coastal species and paved to provide an attractive coastal setting.

Development will have a contemporary flavour, both in terms of built form and overall urban design. The open character of the marina will be supported by the placement of buildings and structures that provide uninterrupted view corridors to the coast from nearby areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- boat berth
- boat construction, maintenance, repair or sale
- boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)
- coastal protection works
- clubroom in association with a marina

- loading and unloading facilities
- marina
- parking for vehicles and boats
- small scale tourist development
- storage
- wastewater collection, storage and transfer facilities.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres

(b) there is an allowance to accommodate land subsidence until the year 2100 at the site

(c) site levels are in accordance with those outlined in following table:

Location of Development	Minimum site level (metres Australian Height Datum)	Minimum floor level (metres Australian Height Datum)
On land	2.4	2.65
Over water (internal)	3.1	3.35
Over water (external)	3.3	3.55

5 Over water development should be limited to boat berthing, boat servicing facilities, walkways and channel markers.

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	
Dwelling	
Special industry	
Office	
Service trade premises	
Shop	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Boat berth	
Coastal protection works	
Loading and unloading facilities	
Marina	
Vehicle or boat parking	

Coastal Open Space Zone

Refer to the Map Reference Table for a list of 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 designed to be sympathetic to the heritage value and historical significance of the zone including the Point Lowly Lighthouse and Lighthouse cottages.

6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone encompasses the foreshore area of the City and Point Lowly Peninsula. The foreshore area includes the beach area of Whyalla in front of the Ada Ryan Gardens. The area is a Regional Open Space as identified by the City Wide Landscape Plan. With 300 days of sunshine a year the foreshore area of Whyalla is a popular recreation spot for all residents of the City.

The Point Lowly Peninsula contains the Point Lowly Lighthouse and Cottages, which are entered in the South Australian Heritage Register as State heritage places and may be the oldest buildings in the local government area. The lighthouse and cottages are major landmarks in the area. The Peninsula has a small marina utilised by private boat owners.

In terms of built form, this zone comprises a highly modified coastal environment located within the urban settlement of Whyalla 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.

It is envisaged that development is primarily for the purposes of passive recreation, while maintaining the open character of the locality, and protecting 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. 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.

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. The area has many water-based activities on offer such as windsurfing that will be encouraged and promoted. It is anticipated that the area will be developed for active and passive recreation pursuits.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are considered appropriate in the zone:

- coast protection works
- conservation works
- jetty and boat ramp
- public car parking
- recreation area
- sporting club facilities directly related to water activities (such as sailing clubs and boat ramps)
- toilet blocks and barbeque facilities.

2 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.

3 Development should be for public purposes and use.

4 Development that does not require a coastal location should not be located in the zone.

Form and Character

5 Development should not be undertaken unless it is consistent with the desired character for the zone.

6 Development should 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.

Hazards

10 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 3.65 metres Australian Height Datum

(b) building floor levels are at least 3.9 metres Australian Height Datum

(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.

11 Development should be set back from the seaward allotment boundary to allow for future coast protection works if required.

Land Division

12 Land division should not be undertaken except where it will facilitate an appropriate use within the zone, no additional allotments are created and 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
Agistment and holding of stock	
Builders yard	
Bus depot	
Bus station	
Camping area	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	
Farming	
Farm building	
Fire station	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Land division	Except where it is for one of the following purposes: (a) to accommodate an existing dwelling (b) to create a road reserve or public reserve (c) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone.
Library	
Motel	
Motor repair station	
Motor showroom	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres
Stable	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Tourist accommodation	
Used car lot	
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.*

Further, the following forms of development are designated:

Category 1	Category 2
Barbecue, picnic table, shelter	
Coast protection works	
Community recreation facility directly related to water activities (such as sailing clubs or boat ramps)	
Jetty	
Play ground, play equipment	
Public car parking	

Coastal Settlement Zone

Refer to the Map Reference Table for a list of 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 role of this zone is to recognise those settlements that are at risk from the processes of the sea. These include settlements along Whyalla's coast. These include, among others, Murninnie, Cowleds Landing Shack sites, Douglas Bay South Shack sites, "One Shack Bay", False Point and Fitzgerald Bay.

Two of these settlements are historically significant to Whyalla and it is important for development to be sympathetic to the heritage value and historical significance of these places, including the Murninnie Graves and Cowleds Landing monument.

The shacks have evolved into permanent residences since the free holding of the land in the 1990s. A majority of the 'shacks' are being redeveloped and utilised as a permanent residence. Therefore the zone and the principles of development control are intended to reflect the urbanisation of the areas.

The design requirements of the zone outline that roofs be low-pitched, of a non-reflective texture, and of natural earth tones. In terms of fencing, the intent is for it to be avoided except where necessary for security purposes. In this event, fencing of an open construction is favoured as it is less likely to detract from the amenity of the locality. In terms of outbuildings, cladding of pre-coated materials are highly desirable.

Cowleds Landing has a slightly different desired character, as it the only location where pole frame housing or two storey housing might be considered.

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 facilities (other than accommodation).

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Dwellings located along the coastline and existing at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown 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 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:

(a) one garage and one shed

(b) rainwater tank(s) and tank stand(s)

(c) open-sided garden structures, such as pergolas and gazebos.

6 Outbuildings should only be constructed in association with an existing dwelling and should:

(a) not exceed 74 square metres in total floor area

(b) where subject to inundation, be fitted with roller doors, removable panels or similar on two ends or sides to enable the free flow of water during times of flood.

Form and Character

7 Development should not be undertaken unless it is consistent with the desired character for the zone.

8 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 landscaped with local indigenous species in order to enhance the amenity of the area and to screen buildings from public view

(d) be sited so that views to the coast are maintained where possible.

9 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

(c) be connected to an approved wastewater and effluent disposal system

(d) not impair the amenity of the locality through appropriate siting, design and use of building materials.

10 There should be no land-based disposal of sewage and sullage in the zone with all sewage and sullage being disposed through a sewerage scheme or into a septic tank connected to a Community Wastewater Management System.

11 The alteration of or addition to an existing dwelling that increases the total living area beyond 90 square metres should ensure the resulting floor level is sufficiently high to offer protection from probable sea level rise.

12 Buildings and structures should not be erected on levels less than the following:

Locality	Minimum Site Level (metres AHD)	Minimum Floor Level (metres AHD)
Cowleds Landing	3.40	3.65
Murninnie	3.30	3.55
Remaining areas	3.65	3.90

13 Dwellings should be designed within the following parameters

Parameter	Value
Maximum wall height (one storey) For the purpose of this principle, the height of dwellings is not considered to include any elevation necessary to minimise the potential for personal or property damage as a result of flood.	3 metres
Minimum number of on site car parking spaces (one of which should be covered)	2 metres

Land Division

14 Land should not be divided unless the division is for the purpose of any of the following:

(a) creating an allotment to accommodate an existing dwelling

(b) creating a public road or a public reserve

(c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

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): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.

Form of Development	Exceptions
Amusement machine centre	
Boarding house	
Builder's yard	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Junk yard	
Land division	Except where the land division is for one or more of the following purposes: (a) to accommodate an existing dwelling (b) to create a road reserve or public reserve (c) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone.
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
	Camping ground
	Caravan park
	Development of two storeys or greater
	Holiday cabin
	Shop or group of shops where the gross leasable area is less than 80 square metres

Commercial Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating a range of commercial and business land uses.

2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone contains a number of separate areas distributed throughout the city. An area south of the regional centre is partially developed for commercial storage, warehousing, showroom and related business purposes. The area is well positioned to accommodate further commercial development including bulky goods, in recognition of its location in proximity to the **Regional Centre** and **District Centre Zones**, and its good access for commercial and heavy vehicles provided by a network of local wide carriageway roads, with allowance for some pedestrian movement associated with the more intensive activity within the **Regional Centre** and **District Centre Zones**. Built form is largely expected to follow existing siting and development patterns, in contrast to the integrated development within adjacent centre zones.

Infill development is anticipated on remaining vacant land within the zone adjacent to the northern side of Lincoln Highway. The pattern of development shows a range of tourist accommodation and various commercial uses predominating. Development will continue to make provision for access via the adjacent service road, so as to maintain the priority control status of the Highway. Careful attention to design is encouraged to overcome constraints imposed by allotment configuration and proportions in this area.

Development in that portion of the zone located on the southern side of the Lincoln Highway, on the former airport grounds, will be undertaken in a co-ordinated manner. Bulky goods and retail showroom development are anticipated to locate initially near the intersection of the Lincoln Highway and Horseshoe Road and proceed progressively in a westerly direction. Storage, warehousing and petrol filling station uses will initially be located around the intersection of Lincoln Highway and Barngarla Avenue and progressively proceed in an easterly direction. No new access to sites adjacent the southern side of the Lincoln Highway frontage will occur, with all access taken from a service road at the southern edge of the zone connecting Horseshoe Road and Barngarla Avenue. The service road will cater for all vehicle traffic, including passenger and service vehicles, and will be designed to provide for the safe and efficient movement of all vehicles. Passenger car parking areas will be located adjacent the Lincoln Highway frontage.

Buildings on sites fronting the southern side of the Lincoln Highway will have attractive facades with public entries, shop fronts and an appealing street address presented to the Highway primarily. Building styles may be varied and will display high design qualities to enhance the visual character of the locality. Signage will appear in a co-ordinated manner, integrated with the building design, and with limited freestanding signage along the southern side of the Lincoln Highway frontage. The height of advertising hoardings in this area will not exceed that of their associated buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bulky goods outlet

- bus depot
- consulting room (other than on land fronting the Lincoln Highway)
- light industry
- motor vehicle related business other than wrecking yard
- office (other than on land fronting the Lincoln Highway)
- petrol filling station
- service trade premises
- shop integrated with a petrol filling station
- store
- warehouse.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Retail development on the southern side of the Lincoln Highway should be limited to small scale or local convenience and hospitality services and bulky goods outlets.

4 Shop or group of shops, other than a bulky goods outlet, on the southern side of the Lincoln Highway should have a gross leasable area less than 250 square metres.

5 Bulky goods outlets and service trade premises on the southern side of the Lincoln Highway should have a gross leasable area of 500 square metres or more for each individual tenancy.

6 Restaurants and cafes on the southern side of the Lincoln Highway should only be located in, or in association with, petrol filling stations, bulky goods outlets or service trade premises and should not have a gross leasable area of more than 250 square metres.

Form and Character

7 Development on the southern side of the Lincoln Highway should not be undertaken unless it is consistent with the Desired Character for the zone.

8 Development on the southern side of the Lincoln Highway should be undertaken in accordance with *Concept Plan Map Wh/7 - Airport and Commercial*.

9 Development should be sited and designed to promote convenient linkages between the various developments within the same site and where possible with adjoining sites.

10 Pick-up areas should be provided to avoid the necessity for customers to carry large items to vehicles.

Land Division

11 The division of land on the southern side of the Lincoln Highway should:

(a) not create allotments with a requirement for direct access to the Lincoln Highway

(b) incorporate a service road for access to all allotments affected by the division

(c) provide for service road access points onto Horseshoe Road and Barngarla Avenue

(d) provide suitable frontages to allow future buildings to have an appropriate orientation to existing roads or proposed service roads

(e) result in road reserves of a sufficient width to accommodate:

(i) the traffic forms and volumes likely to use them

(ii) streetscape landscaping comprising existing vegetation and/or enhanced street tree planting.

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
Agistment and holding of stock	
Camping area	
Caravan park	
Clubroom	
Community hall	
Dairy	
Dwelling	
Educational establishment	Except on an allotment adjacent to the Lincoln Highway.
Farm building	
Farming	
Fuel depot	
General industry	
Golf course	
Golf driving range	
Horse keeping	
Horticulture	
Hospital	
Hotel	Except on an allotment adjacent to the Lincoln Highway.
Intensive animal keeping	
Motel	Except on an allotment adjacent to the Lincoln Highway.
Nursing home	
Place of worship	Except on an allotment adjacent to the Lincoln Highway.
Plant nursery	
Pre-school	
Prescribed mining operations	
Racecourse	

Form of Development	Exceptions
Recreation area	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is 250 square metres or less (b) the shop is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Welfare institution	
Winery	
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
Bulky goods outlet located on the southern side of the Lincoln Highway	Bulky goods outlet
Consulting room	Light industry
Office	Motor vehicle related business other than a wrecking yard
Petrol filling station located on the southern side of the Lincoln Highway	Petrol filling station
Service trade premises	
Shop or group of shops integrated with a petrol filling station located on the southern side of the Lincoln Highway	
Shop or group of shops of less than 250 square metres gross leasable area located on the southern side of the Lincoln Highway	
Store	
Warehouse	

Community Zone

Refer to the Map Reference Table for a list of 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 services
- place of worship
- public administration office
- recreation centre
- theatre
- welfare institution.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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.

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
Agistment and holding of stock	
Builder's yard	
Bus depot	
Camping area	
Caravan park	
Clubrooms	
Dwelling	
Farm building	
Farming	
Fuel depot	
Golf course	
Golf driving range	
Horse keeping	
Horticulture	
Hotel	
Industry	
Intensive animal keeping	
Junk yard	
Major public service depot	
Motor repair station	
Motor showroom	
Petrol filling station	
Plant nursery	
Prescribed mining operations	
Racecourse	
Road transport terminal	
Service trade premises	
Shop	
Stable	
Stadium	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	
Timber yard	
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 are designated:

Category 1	Category 2
Office in association with community services	Cemetery
Outbuilding in association with an existing use	Community centre
Public administration office	Community hall
	Consulting room
	Educational establishment
	Emergency services facility
	Health facility
	Hospital
	Medical service
	Meeting hall
	Place of worship
	Recreation centre
	Theatre
	Welfare institution

Conservation Zone

Refer to the Map Reference Table for a list of 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.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Whyalla Conservation Park was dedicated in 1971 and covers an area of approximately 2,000 hectares. The Park covers a good example of the native flora and fauna of this semi-arid area. Wild Dog Hill, the most outstanding topographical feature of the park rises suddenly from the surrounding plains – its features and imposing profile making it a popular picnic location. Also included in the zone is an area of land extending from the east of Mt Laura to the Whyalla Industrial Estate on the Lincoln Highway, known as the Mt Laura Conservation Reserve. These areas need to be conserved and access and use of the areas restricted and managed.

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 purposes
- scientific monitoring structures or facilities
- small-scale facilities 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 purposes.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.

5 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:

(a) minimising the extent of earthworks

(b) minimising the extent of vehicle access servicing that development

(c) minimising the extent of local indigenous vegetation removal

(d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines

(e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk

(f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

6 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.

7 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

8 Land division should not result in an additional number of allotments partly or wholly within the zone.

9 Boundary realignments may be undertaken 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	

Form of Development	Exceptions
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) *National Parks and Wildlife Act 1972* (b) *Wilderness Protection Act 1992*.
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	
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
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	
Road transport terminal	
Service trade premises	
Shop	

Form of Development	Exceptions
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 Industry Zone

Refer to the Map Reference Table for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily intended for expansion of the industrial area as demand requires.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 No development should be undertaken in the Deferred Industry Zone except that ancillary to approved development in the Special Industry (Hydrocarbons) Zone, pending the requirement of the area for industrial development.

2 Development should be designed and sited so as to conserve buildings, structures or sites of natural or man-made heritage or of particular architectural merit, especially those listed as State Heritage Items, of Aboriginal heritage significance, geological monuments or on the Register of the National Estate.

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
Industry	Except that ancillary to approved development in the ***Special Industry (Hydrocarbons) Zone***
Land division	
Shop	
Stock slaughter works	
Store	
Warehouse	

Public Notification

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

District Centre Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A centre that accommodates a range of retail facilities, offices, consulting rooms, cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.

2 Development of a visually and functionally cohesive and integrated district centre.

3 A centre accommodating medium to high-density residential development in conjunction with non-residential development.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The role of the zone is to support and reinforce the Regional Centre as the retail centre for the City and the Eyre Peninsula. The community and recreational buildings are important elements within the zone, such as the Leisure Centre and the historically significant Mt Laura Homestead Museum.

The activities occurring within the Zone should be retail in nature but also accommodate those uses that are open outside of normal office or retail hours.

Buildings are to be designed to minimise the energy use of building through design, and use of materials. Generally buildings should be single storey unless where it is a mixed use development. Signage should be kept to a minimum number, strategically placed to maximise their impact.

It is envisaged that no permeter fencing forward of the building line is erected other than fencing to secure outside displays. It is highly undesirable for the car parking at the front of the buildings to be fenced.

Access between the community and recreational uses and between the various land uses is to be maintained for both pedestrian and cycling activity. Vehicular activity should maximise the use of the major thoroughfares and ensure that there is adequate access and egress to the routes. Transport nodes for taxis, buses and other special use vehicles is to be provided in appropriate locations.

Linkages are to be maintained to the Civic Park complex, Mt Laura Homestead Museum, the Leisure Centre and the bicycle path. Pedestrian paths are to be provided in and around the Zone to ensure safe and efficient access. Ekblom Street and Ian Street should be landscaped with footpaths and appropriate street trees and verge vegetation. Traffic calming measures in the form of zebra crossings with nibs should be installed to encourage and facilitate the pedestrian flow from the District Centre Zone to the Regional Centre Zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following kinds of development are envisaged in the zone:

- bank
- child care centre

- civic centre
- consulting room
- discount department store
- dwelling in conjunction with non-residential developmentgymnasium
- educational establishment
- emergency services facility
- health facility
- hospital
- hotel
- indoor games centre
- library
- motor repair station
- office
- place of worship
- playing field
- pre-school
- residential flat building in conjunction with non-residential development
- restaurant
- shop
- supermarket
- swimming pool.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Medium to high-density residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

4 Development should not be undertaken unless it is consistent with the desired character for the zone.

5 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.

6 Development should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.

7 Dwellings should be located only behind or above non-residential uses on the same allotment.

Land Division

8 Land division is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

Noise

9 Development should not produce noise pollution, traffic volumes or other disturbances to an extent likely to adversely affect the residential use and amenity in adjoining Residential Zones. This can be achieved by a combination of, but not limited to, the following:

(a) utilising noise attenuation devices and building design to minimise the emission and effects of noise

(b) locating goods delivery and waste collection and storage areas away from the boundary with the Residential Zone and within specially designed enclosures.

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 in conjunction with a non-residential development
Fuel Depot	
Horticulture	
Industry	
Major public service depot	
Motor repair station	
Road transport terminal	
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*.

Industry Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The nature of the land uses could mean that impacts will be felt by sites in proximity to the zone boundary if design is careless. Planning for development will need to consider this matter and minimise offsite impacts as much as possible. Many sites will also require fencing and it is envisaged that this take the form of chain mesh fencing rather than solid fencing.

In terms of the natural environment, any area of conservation significance is to be preserved where possible with retention of natural vegetation cover and supplementary plantings encouraged as one means of limiting the impacts that may be felt by adjoining zones.

The role of the Industry Zone is to allow for the development of the Whyalla Industrial Estate on the Lincoln Highway adjacent the SteelWorks is to facilitate development that require ready access to the Highway and to the rail system and will service companies associated with mining, the Steelworks and the residents of Whyalla.

Within the zone it is intended to preserve the mixtures of allotment sizes in order to facilitate the variety of requirements of the envisaged developments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- handling, transportation and storage of bulk commodities
- industry
- transport distribution
- warehouse

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Unpainted metal or cement cladding surfaces should not occur.

5 Visitor car parking should be provided:

(a) at the front of the main building between landscaping and the building

(b) in an easily accessible location.

6 Access to an allotment should be a minimum width of 6 metres, with major traffic generating development requiring a wider, divided access point.

7 Direct vehicular access should not be provided from the Lincoln Highway or Arthur Glennie Drive.

8 Access points should not be provided within 30 metres of an intersection.

9 Landscaping should be:

(a) in the form of drought tolerant native species

(b) of trees with mature sizes appropriate to the scale of adjoining buildings and also comprise shrubs, ground covers, mulch and earth shaping and mounding where appropriate

(c) provided with supplementary watering via underground systems serviced by recycled water or rainwater captured on site

(d) protected by fixed barriers or kerbs where adjacent to traffic movement areas

(e) provided in a minimum 2 metres wide strip around the perimeter of an allotment

(f) provided between a road and the buildings fronting the road

(g) used to cover and integrate cut scars, fill batters and retaining walls with the wider landscape works

(h) in the form of screen tree plantings of a minimum height of 8 metres when fronting the Lincoln Highway or Arthur Glennie Drive.

10 Native vegetation on-site should be retained until such time as the land is required for development.

11 Fencing:

(a) where of a 'solid' nature should:

(i) be of no more than 2.1 metres height

(ii) not project forward of the building line where facing a street

(iii) be of no more than 1 metre height if to be located between the building line and the street

(iv) not be of unpainted metal cladding

(b) where of a 'transparent' nature (i.e. wire mesh) should be of no more than 2.4 metres height.

12 Buildings should be designed and sited to:

(a) take advantage of natural lighting opportunities

(b) enable use of renewable energy technologies.

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

14 Development should be sited and designed to:

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

(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

(c) minimise surface water runoff

(d) prevent soil erosion and water pollution

(e) enable re-use of grey water, where practical.

15 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.

16 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.

17 Any external plant and equipment (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.

18 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.

19 Advertisements and/or advertising hoardings should be located and of maximum dimensions as follows:

(a) for single occupant sites:

(i) one low level free standing advertisement or advertising hoarding of no more than 1 metre height and 6 metres length located between the building line and the road, or alternatively

(ii) one free standing pole or pylon advertisement or advertising hoarding of no more than 5 metres height and a display area or panel size of no more than 4.5 square metres in area or 2.25 square metres if double sided

(iii) one flush level wall advertisement or advertising hoarding of no more than 6 square metres in area

(b) for multiple-business tenancy complexes:

(i) one low level free standing directory board of no more than 2 metres height and 6 metres length located between the building line and the road, or alternatively

(ii) one free standing pole or pylon advertisement or advertising hoarding of no more than 5 metres height and a display area or panel size of no more than 4.5 square metres in area or 2.25 square metres if double sided

(iii) one flush level wall advertisement or advertising hoarding of no more than 6 square metres in area per tenancy.

20 Aerobic systems should be installed rather than Septic Tank systems.

Land Division

21 Land division should create allotments that are of a size and shape suitable for the intended use.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Camping area	
Caravan park	
Clubroom	
Community centre	
Consulting room	
Dwelling	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Educational establishment	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Nursing home	

Form of Development	Exceptions
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Plant nursery	
Pre-school	
Place of worship	
Racecourse	
Shop or group of shops	Except where the gross leasable area is less than 450 square metres
Stable	
Stadium	
Tourist accommodation	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Handling, transportation and storage of bulk commodities	
Office ancillary to industrial development	
Transport distribution	
Warehouse	

Industry Buffer Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone primarily to enable the continuation of the existing pastoral usage, and the retention of natural vegetation, while restricting residential and other types of urban development, which may be incompatible with the proposed adjoining special industrial usage.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The continuation of the current pastoral usage should be the predominant type of development in the zone.

Form and Character

2 Development which may be incompatible with special industrial uses should not be permitted in this zone.

3 Development should be designed and sited so as to conserve buildings, structures or sites of natural or man made heritage or of particular architectural merit, especially those listed as State Heritage Items, of Aboriginal heritage significance, geological monuments, or on the register of the National Estate.

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 park	
Camping area	
Caravan park	
Clubrooms	
Dog track	
Dwelling	Except for that associated with the existing pastoral activity
Feedlot	Except for that associated with the existing pastoral activity
Fun fair	

Form of development	Exceptions
Hospital	
Hotel	
Intensive animal keeping (except feedlot)	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Piggery	
Plant nursery	
Racecourse	
School	
Shop	
Sports ground	
Stable	Except for that associated with the existing pastoral activity

Public Notification

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

Infrastructure Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone primarily accommodating the needs of infrastructure provision.

2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Contained within this zone is the summit of Mount Laura. It is important that that the summit of Mount Laura is kept free of development wherever possible.

The Mount Laura Landfill site and the sewerage treatment works are key infrastructure sites for Whyalla. Both of these facilities are required to operate to environmental guidelines and facilitate recycling and energy minimising processes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- drainage systems, including stormwater retention basins
- electricity substation
- landfill
- methane extraction plant
- public service depot
- rail infrastructure
- sewerage infrastructure
- waste transfer depot.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

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	
Advertising hoarding	
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
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 it is: (a) ancillary to development for the purposes of infrastructure (b) necessary to support the operation of the development (c) located on the same allotment.
Place of worship	
Pre-school	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Landfill and associated structures	
Sewage treatment works	

Light Industry Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone accommodating a range of light industrial, storage and warehouse land uses.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

There are two areas within the urban area of Whyalla that are zoned Light Industry: in Whyalla Norrie and Whyalla Playford. Both areas play an integral part of industry development in Whyalla.

The Norrie industrial area has developed a 'showroom' strip along Norrie Avenue that functions as a retail strip. There are a variety of industries within this area.

The Playford industrial area has developed more of a manufacturing industrial area with a less concentrated retail component. The area contains some retail/ showroom development with a variety of industries also within this area.

It is envisaged that both industrial areas continue to reflect their respective existing characters.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- light industry
- motor repair station
- petrol filling station
- service industry
- store
- warehouse.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs

(b) bunting, streamers, flags, wind vanes and similar

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet.

PROCEDURAL MATTERS

Complying Development

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	
Community centre	
Consulting room	
Dairy	
Dwelling	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Educational establishment	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Place of worship	
Pre-school	
Restaurant	
Shop or group of shops	Except where the gross leasable area is less than 450 square metres and in association with industry development
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	

Form of Development	Exceptions
Waste reception, storage, treatment or disposal other than 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 are designated:

Category 1	Category 2
Motor repair station	Dwelling ancillary to industrial development
Store	

Local Centre Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community, subordinate to the Regional, District and Town Centre Zones.

2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.

3 A centre accommodating residential development in conjunction with non-residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- advertisement
- community facility
- consulting room
- office
- office and dwelling
- shop
- shop and dwelling.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

4 Dwellings should be located only behind or above non-residential uses on the same allotment.

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
Agistment and holding of stock	
Builders yard	
Bus station	
Dwelling	Except where in conjunction with a non-residential development
Farming	
Fuel depot	
Horticulture	
Industry	Except light industry
Junk yard	
Motor repair station	Except in conjunction with an existing activity
Plant nursery	
Public service depot	
Road transport terminal	
Service trade premises	
Timber yard	
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*.

Mixed Use (Foreshore) Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 The accommodation of marina berths and waterfront development, together with a range of marina based tourist, recreational, community and commercial activities.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The vision for this zone is one in which a mixture of activities predominate and create an attractive waterfront and maritime environment. The zone's boating facilities serve the community's needs effectively and its reputation as a popular fishing spot is reinforced by the annual snapper competition. Dolphins are regular visitors to the marina and it is expected that future development allows this to continue.

The marina should be developed as a focus for marine sports and as a visitor showcase. Specific actions to achieve this include additional appropriate landscaping, continuing with the Mediterranean style theme and providing more seating and shade.

The zone contains a site of Aboriginal heritage significance that will need to respectfully accommodated in any redevelopment of the marina. In addition, any impacts on the State heritage listed gun emplacements in the adjoining area at Hummock Hill will need to be considered in the context of new development.

Whyalla's historic role as a port town contributes to the zone's identity and will be an important driver in guiding the nature of future development. Whyalla Port is within the Steelworks, although remnants of the original steelworks jetty are located at 'northern beach' that is accessible from the marina.

The zone's location calls for development to take advantage of coastal views. Although the siting of buildings close to waterfront is contemplated, it will need consideration in terms of erosion prevention, potential sea level rise, safe maintenance, and visual attractiveness. In facilitating this, it is envisaged that development incorporates building materials consistent with a maritime theme.

Three particular goals for development in this zone are a limit in the total area of car parking provided (through use of shared car parking spaces), advertisements that are small in scale, and a limitation on fencing.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- boat berth
- clubrooms
- dwelling
- marina
- office
- restaurant
- shop
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Development should be sited to address the waterfront.

5 Building design should feature:

(a) roofs consisting of all of the following:

(i) hipped or gabled forms

(ii) pitches between 22.5 degrees and 30 degrees

(iii) pre-coated or pre-painted materials

(b) walls and cladding consisting of one or more of the following:

(i) stone

(ii) cement

(iii) rendered or bagged brick masonry

(c) trims consisting of one or more of the following:

(i) timber

(ii) painted or powder coated alloys

(iii) metal extrusions

(d) post-supported return verandas.

6 Fencing should be limited in scale and of an unobtrusive nature.

7 Development should have the following minimum floor levels

Location	Floor level (metres Australian Height Datum)
Back from internal waters	2.65
Back from waters external to the marina	2.85
Over water in the internal marina waters	3.35
Over waters external to the marina	3.55

8 Development should include landscaping that occupies at least 20 per cent of the allotment.

9 Development of aerials, antennae, towers and the like should:

(a) not be visually prominent

(b) form an integrated part of the development of the site

(c) include landscaping that will, upon maturity, minimise the visual prominence of the structure.

Land Division

10 Sewage disposal should be in the form of a connection to the town sewerage system.

11 Land should not be divided unless it achieves the following minimum site levels:

Location	Site level (metres Australian Height Datum)
Back from internal marina waters	2.40
Back from waters external to the marina	2.60
Over water in the internal marina waters	3.10
Over waters external to the marina	3.30

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	
Industry	Except where in association with aquaculture development
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 450 square metres
Warehouse	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Clubroom	
Tourist development	

Open Space Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone in which the open space character is preserved to provide a visual contrast to the surrounding urban area.

2 Land within the zone developed for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone includes areas of passive recreation such as Ada Ryan Gardens and Hummock Hill. Hummock Hill is also the site of the historically significant World War Two Gun Emplacements, which are listed on the South Australian Heritage Register, and are a significant feature of the zone. Other historically significant places include the Tanderra Craft Village and the former HMAS Whyalla, which will be preserved and enhanced where possible. The zone also incorporates areas of active recreation such as the Whyalla Golf Course, which should be retained as an important community facility. Where development is necessary, it will need to respect the passive and active recreational nature and historical significance that this zone possesses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- conservation works
- recreation area
- sporting club facilities
- toilet blocks and barbeque facilities.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.

5 Buildings, site landscaping using locally indigenous plant species where possible, paving, car parking and signage should have a coordinated appearance and integrated layout.

Land Division

6 Land division should not be undertaken except where it will facilitate the use of land appropriate uses within the zone and provided no additional allotments are created.

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	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Motor repair station	
Nursing home	
Office	Except where in association with recreation facilities
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
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 are designated:

Category 1	Category 2
Conservation works	Sporting club facility
Outbuilding constructed of pre-coated material when in association with an existing sport, recreation or conservation use	
Recreation area	
Toilet block and barbeque facilities	

Recreation Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone 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 and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone contains the City's significant sporting facilities including the Whyalla Golf Course, Jubilee Park, Civic Park, Memorial Oval and the Bennet Oval complex. It is anticipated that these sporting facilities will be developed into comprehensive multi sport complexes with clubrooms and other facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- car parking
- clubrooms associated with sports facilities
- entertainment, cultural and exhibition facilities
- golf course
- indoor and outdoor recreation facilities
- lighting for night use of facilities
- playground
- shops or groups of shops ancillary to recreation development
- showground
- special event
- spectator and administrative facilities ancillary to recreation development
- sporting facility or building
- swimming pool.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 A shop or group of shops should only be developed in this zone where:

(a) it is ancillary to recreation and sport development

(b) the total gross leasable area is less than 80 square metres.

Form and Character

4 Development should not be undertaken unless it is consistent with the desired character for the zone.

5 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.

6 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

Land Division

7 No additional allotments should be created wholly or partly within the zone.

8 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

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	
Crematorium	
Dwelling	
Fuel depot	
Hospital	
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	Except where associated with recreation activities
Petrol filling station	
Place of worship	
Public service depot	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres
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 are designated:

Category 1	Category 2
Conservation works	Sporting club facility
Outbuilding constructed of pre-coated material when in association with an existing sport, recreation or conservation use	
Recreation area	
Toilet block and barbeque facilities	

Regional Centre Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A centre representing the primary focus for business and commercial services for the region, outside the central business district of Adelaide, providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.

2 A centre providing a focus for public transport interchanges and networks.

3 Development of a visually and functionally cohesive and integrated regional centre.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will continue to provide the main retail role within the council area and indeed the Eyre Peninsula. It will accommodate an intensive type of retailing which involves high turnover, low value goods, a large number of customers, high carparking requirements, small storage of stock areas located within the Westland Shopping Centre complex. Around the perimeter of the shopping centre are fast food outlets, retail outlets, fuel outlet, stand alone retail 'bulky goods' type retail. In between the buildings is landscaped carparking.

The built form is to address environmental constraints such as solar orientation, materials and design. The height should generally be single storey but consideration will be given to two storey construction, particularly for a residential component. Any development in close proximity to the Mount Laura Homestead Museum and associated buildings is to be sympathetic to the heritage value of the site.

The circulation/movement within the zone is to encourage and reinforce pedestrian access and adequately control and vehicular activity while providing a transport node at the main entrance of the Shopping Centre.

Ekblom Street and Ian Street should be landscaped with footpaths and appropriate street trees and verge vegetation. Traffic calming measures in the form of zebra crossings with nibs should be installed to encourage and facilitate the pedestrian flow from the District Centre Zone to the Regional Centre Zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bank
- child care centre
- civic centre
- community health centre
- consulting room
- department store
- dwelling in conjunction with non-residential development
- educational establishment
- emergency services facility
- entertainment facility

- hospital
- hotel
- indoor games centre
- library
- motel
- office
- place of worship
- playing field
- pre-school
- residential flat building in conjunction with non-residential development
- restaurant
- shop
- supermarket
- swimming pool.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 High-density residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

4 Development should not be undertaken unless it is consistent with the desired character for the zone.

5 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.

6 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.

7 Dwellings should only be located at upper levels of buildings and in conjunction with an envisaged non-residential use located at ground level.

Land Division

8 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

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 in conjunction with a non-residential development
Horticulture	
Fuel depot	
Industry	

Form of Development	Exceptions
Major public service depot	
Motor repair station	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Wrecking yard	

Public Notification

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

Remote Area Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating a remote area to the west and south-west of Whyalla suited to pastoral, conservation and mining activities.

2 A zone recognising the associated Aboriginal and Non-Aboriginal cultural significance of the region, including places of heritage significance and established pastoral, grazing and farming activities.

3 Protection of the conservation values of the region as a semi-arid environment.

4 Development of the zone to reflect the sustained growth in mining, resource exploration and related activities, recognising the significance of mineral deposits throughout the region.

5 Infrastructure provided in an economical and environmentally sensitive manner.

6 Accommodation of wind farms and ancillary development.

7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone forms a part of the Remote Area of the State encompassing significant parts of the State which include land rich in minerals and established pastoral and grazing activities.

Land within the zone generally comprises Crown land west and southwest of Whyalla held under perpetual lease as rangeland country. The zone includes land forming part of the pastoral properties of Nonowie, Mullaquana and Moonabie stations. Land within the zone is to continue in use predominantly for primary production purposes with mineral exploration activity in the south-western sector on land formerly part of Mullaquana pastoral property.

Development will reinforce the open, semi-arid rural landscape character of the region, through buildings related to pastoral purposes and where appropriate mining-related activities. Further fragmentation of land within this zone by land division creating additional allotments would undermine protection of the pastoral industry and primary production, having regard to its distinctive open character, fragile landform, remoteness from public utilities, and a need to prevent encroachment of more intensive or incompatible forms of development from occurring.

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) may be envisaged within the zone. 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 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:

- airfields
- industry in association with mining
- prescribed mining activities (including petroleum exploration and production)
- pastoral, grazing and farming activities
- tourism development
- mining settlements in association with an approved mining lease
- wind farm and ancillary development
- wind monitoring mast and ancillary development.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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 Mining settlements should be only constructed in association with an approved mining lease and should be limited to an appropriate range of facilities for persons engaged in mining exploration or the continuation and maintenance of a mine and associated plant.

5 Development should not create the need for new public infrastructure.

Form and Character

6 Development should not be undertaken unless it is consistent with the desired character for the zone.

7 Development should not mar the natural features and scenic beauty of landscapes within the zone.

Infrastructure

8 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.

9 Development should not be undertaken unless infrastructure to meet the needs of the development is in place or forms part of the development.

10 Development should only be undertaken in a manner that protects fragile ecosystems and the natural environment, and avoid hazards and impacts of inundation in those parts of the zone that are subject to occasional flooding.

Land Division

11 Land division should not be undertaken unless necessary for purposes directly associated with viable primary production, mining or tourism or similar facilities.

12 Allotments or leases to accommodate individual dwellings or units of accommodation should not be created. Settlements or accommodation associated with mining, tourism or similar activities should be located on single parcels to avoid land tenure fragmentation.

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 either (a) or (b): (a) it is adjacent to a road with a speed limit of less than 80 km/h (b) it has an advertisement area of 2 square metres of less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.

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
Mining settlement(s) associated with an approved mining lease.	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: (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists (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). Wind monitoring mast and ancillary development

Residential Character Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 Preservation of the existing development patterns and built form.

2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The area identified by the zone was developed in the first 40 years of Whyalla up until the 1940s. This has enabled the inclusion of many of the dwellings constructed prior to the influx of public housing. The dwellings in this zone illustrate the increasing prosperity of the City from small corrugated iron cottages to substantial stone houses constructed for the senior staff of the Steelworks.

By providing design guidelines for this area it is hoped that the historic residential character of the area can be retained and enhanced. These guidelines require the roof pitch be sympathetic to the historic bungalow houses and the existing roof space be used to incorporate minor extensions to the dwelling.

A pedestrian and cycle connection to the foreshore, Ada Ryan Gardens and Hummock Hill is intended to be retained and enhanced where possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling (excluding multiple dwelling and residential flat building)
- dwelling addition
- supported accommodation
- child care facility
- consulting room
- health and welfare services
- office
- open space
- primary or secondary school
- recreation area

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings as 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 needs of the local community

(b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents.

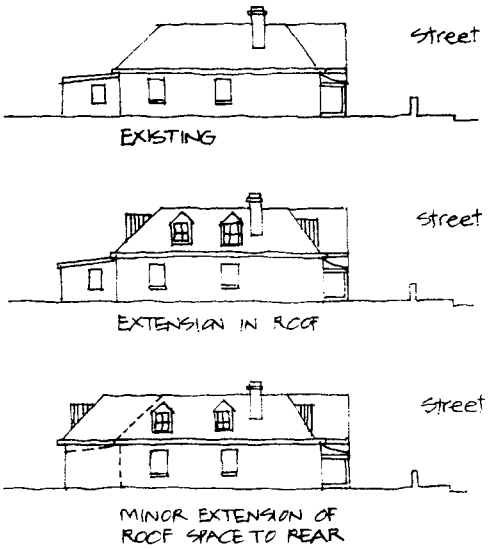
5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

6 Development should not be undertaken unless it is consistent with the desired character for the zone.

7 Development should be limited to one storey, except where a dwelling faces a public road (ie is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

(a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)



(b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

(c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

8 Development should preserve and enhance streetscapes within the zone by:

(a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality

(b) limiting the number of driveway crossovers.

9 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

10 Dwellings should be designed within a minmum of 2 on site car parking spaces, one of which should be covered.

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

Parameter	Value
Maximum floor area (of all buildings)	54 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 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 per cent of the allotment frontage

Land Division

12 Land division should create allotments with an area of greater than 400 square metres.

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	

Form of Development	Exceptions
Advertising hoarding	
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farm building	
Farming	
Fire station	
Fuel depot	
Golf course	
Golf driving range	
Horse keeping	
Horticulture	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Junk yard	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Plant nursery	
Prescribed mining operations	
Public service depot	
Racecourse	
Restaurant	
Road transport terminal	
Service trade premises	
Shop	
Show ground	
Stable	
Stadium	

Form of Development	Exceptions
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 are designated:

Category 1	Category 2
	Dwelling of two or more storeys
	Dwelling that results in two or more dwellings on an allotment
	Motel

Residential Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A residential zone comprising a range of dwelling types including affordable housing.

2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The residential areas of Whyalla are predominantly located within the area bounded by Iron Knob Road/McBride Terrace in the north and Lincoln Highway/Broadbent Terrace in the south. Development within this area clearly illustrates the evolution of housing in Whyalla which, over time, has occurred in 'rings' from the east to the west from the suburb of Whyalla, to Whyalla Playford, Whyalla Norrie, Whyalla Stuart and Whyalla Jenkins.

The influence of public housing on the City is evident with the commencement of South Australian Housing Trust development in the 1940's. In the late 1960's, AV Jennings, a private development company, commenced building in the City with the subdivision pattern reflective of the dominant style of the time. Residential demand decreased in the early 1990's, slowing the westward expansion of the City. However, in the early 2000's increased confidence in the State's mining and exploration future, together with the expenditure on the Steelworks, resulted in an increased demand for land for housing.

To accommodate this demand, infill development is encouraged as well as developing the vacant residential zoned land in the west of the City.

These stages of development have resulted in different patterns of land division and residential character in different parts of the zone.

The earlier developed areas within the suburbs of Whyalla and Whyalla Playford generally comprise allotments of between 750 square metres and 1250 square metres. While containing predominantly detached dwellings, examples of older style residential flat buildings also exist within each suburb with a limited number of semi-detached dwellings concentrated in two small areas.

The character of these earlier suburbs features wide streets and verges, with the occasional mature street tree including distinctive plantings of Norfolk Island pines. Residential development consists primarily of single storey, low density detached dwellings. Housing is well set-back from the primary street frontage and set within spacious allotments. Much of the earlier pre- and immediate post-War housing character in the suburb of Whyalla still remains, although additions and alterations are common. In such streets, new development will be designed to have regard to the character of the locality.

New housing within these suburbs will primarily be provided for in the form of infill development on sites in excess of 400 square metres area. Buildings will be designed and sited so as to enhance the visual attractiveness of the locality when viewed from the street and will also relate visually to neighbouring dwellings in terms of building mass and proportion. New residential development in those streets with an identifiable or predominant character of repetitive style, decorative elements, roof form and external materials will also demonstrate a built form and external appearance that complements existing housing forms and streetscape. Particular regard will be given to matters such as height, scale, siting, orientation, separation between dwellings and front and side setbacks.

The construction of dwellings at higher densities, than that prevailing within the locality, is only appropriate on relatively large, obsolete sites or where a surplus non-residential site is available and the overall development results in a unified, co-ordinated design.

Existing development within the suburbs of Whyalla Norrie, Whyalla Stuart and, to a limited extent, older parts of Whyalla Jenkins substantially reflects the strong influence of housing construction carried out by the former South Australian Housing Trust, with a higher occurrence of semi-detached dwellings than elsewhere. Regeneration has occurred more recently through redevelopment in the form of new housing within discrete localities which has resulted in considerable revitalisation of neighbourhoods in functional and character terms, with a mix of new and upgraded dwellings, enhanced streetscapes including new footpath paving, street lighting and reserve and street tree planting. It is intended that a significant proportion of Whyalla's residential demand for affordable housing will be met in these suburbs through provision of a diversity of housing styles and densities in keeping with the dominant housing style in the locality.

New residential development in those suburbs will occur so as to provide a range of allotment sizes but nevertheless achieving a 400 square metres or greater median size. A lower median size of 325 square metres per allotment may be appropriate where a comprehensive redevelopment of obsolete housing stock or land uses is undertaken, particularly where associated with a formalised affordable housing project, rather than via piecemeal development of individual allotments. Ad hoc individual land division is not encouraged, other than in the circumstances of a corner allotment, a double-width allotment or where it adjoins a reserve or other land of an open nature. Land division with a battle-axe configuration is discouraged so as to avoid impacts on the amenity of the established development pattern and potential conflicts of inappropriately sited dwelling arrangements and living activity areas.

Newer broad acre residential areas on the western side of the city and south of the city centre offer a mix of vacant land and house/land developments within a pre-planned 'estate' environment. Allotment sizes range generally from 400 to 700 square metres. These areas will continue to offer allotments with sizes generally over 400 square metres with the ability to accommodate substantial detached dwellings and garaging without adverse impact on the streetscape. However, a range of dwelling types and smaller site areas may be appropriate in areas close to existing or proposed community facilities. These smaller allotments will be provided through comprehensive site land division and development, rather than occurring through the division of individual allotments scattered generally throughout the area.

Localities comprising portion of Middleback Estate and Lifestyle –termed allotments adjacent to Ocean Eyre Estate contain larger allotments for 'rural residential' living purposes ranging from 2000 square metres to over 4000 square metres in area. These allotments provide an opportunity to accommodate a larger dwelling and ancillary outbuildings. While an outbuilding of up to 150 square metres floor area may be accommodated, the number of outbuildings on an allotment should be restricted and significant open areas and set-backs to adjoining allotments provided to retain the open nature of the area. This extremely low-density form of residential development is to be maintained so as to reinforce the primary purpose for specific residential lifestyle needs for residents within a more open character environment. Further division of the land will be limited to minor boundary adjustments, with the resultant allotment areas consistent with those already created.

Front fences within the zone will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm. However, more significant front fencing may be appropriate for sites abutting collector or higher order roads to assist in acoustic mitigation of traffic noise.

For larger allotments (i.e. greater than 2000 square metres) within the newer rural residential areas, the major portion of the site will be fenced with post and wire fencing to retain an 'open' feel, with more solid fencing being provided around the sides and rear of the dwelling for privacy and security.

Except where a site is satisfactorily protected by approved flood mitigation works, fencing within floodplain areas will generally consist of post and wire fencing so as to not detain or change the flow of floodwaters.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- small scale non-residential uses that serve the local community, for example:
  - child care facility
  - health and welfare service
  - open space
  - primary and secondary school
  - recreation area
  - shops, offices or consulting room
- supported accommodation.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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 needs of 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 Development should not be undertaken unless it is consistent with the desired character for the zone.

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	4 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

8 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Allotments up to 1000 square metres	
Where the maximum number of buildings is 1, the Maximum floor area shall be no greater than: Maximum wall height (from natural ground level): Maximum building height (from natural ground level:	 80 square metres 3 metres 4 metres
Where the maximum number of buildings is 2, the Maximum floor area per building shall be no greater than: Maximum wall height (from natural ground level): Maximum building height (from natural ground level):	 55 square metres 2.7 metres 3.7 metres
Allotments from 1100 - 1500 square metres	
Maximum floor area per building: Maximum number of buildings: Maximum wall height (from natural ground level): Maximum building height (from natural ground level):	100 square metres 1 3 metres 4 metres
Allotments from 1500 - 3000 square metres	
Maximum floor area per building: Maximum number of buildings with floor area exceeding 60 square metres: Maximum wall height (from natural ground level): Maximum building height (from natural ground level):	115 square metres 1 3.5 metres 4.5 metres
Allotments from more than 3000 square metres	
Maximum floor area per building: Maximum number of buildings: Maximum number of buildings with floor area exceeding 90 square metres: Maximum wall height (from natural ground level): Maximum building height (from natural ground level):	140 square metres 3 1 4 metres 5 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 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 per cent of the allotment frontage

9 Other than in **Beach Road Policy Area 1**, 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	400	12
Semi-detached	300	10
Group dwelling	300	18
Residential flat building (ground floor)	200	25
Row dwelling	250	7

Beach Road Policy Area 1

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A residential policy area comprising a range of medium density dwellings.

2 Development that reflects good residential design principles and responds to the coastal foreshore setting.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area occupies a reasonably prominent area located adjacent to the foreshore at Beach Road, Whyalla. It provides opportunity for southerly views over the foreshore area into the seas of Spencer Gulf. It is partially screened from existing, higher elevation residential development to the north and east by the playing fields associated with the Whyalla High School and mature trees along Broadbent Terrace and Roberts Terrace. Land immediately adjacent to the east is open space while sports clubrooms, a gym and the Whyalla Caravan Park are located to the west. A public car parking area is also located on the northern section of Beach Road.

Access to the policy area will be available from Roberts Terrace and Beach Road, with the latter road, in effect, forming the boundary of the policy area on three sides. The closure of portion of Beach Road adjacent to the foreshore is being investigated in order to provide more significant pedestrian and cycling access along the foreshore. No public access will be provided through the land from the northern section of Beach Road to the beach.

Development within the policy area will primarily comprise medium density residential development of up to 3 storeys in height, with buildings of up to 5 storeys on key development sites. A net density of 40 to 85 dwelling units per hectare is envisaged.

Dwellings will be of a high, contemporary design standard and appearance that responds to the coastal foreshore setting. Buildings will be constructed of robust materials that are suitable for the coastal environment, while appearing of 'light weight' construction to reflect the transient nature of the foreshore conditions.

Roofs will be of low-pitched design, of a non-reflective texture, and of tones appropriate to the coastal environment. Verandas and pergola treatments will be used to provide shade and rain protection and to break up the mass of walls.

Fencing will generally be of an open 'see through' nature, except where solid fencing is required to screen the main areas of private open space attached to a dwelling.

Landscaping will be of species suitable for the coastal environment.

A consolidated car park area, located on the western side of the policy area, will service the sports club and gym located on the northern side of the northern section of Beach Road.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- detached dwelling
- group dwelling
- pergola in association with a dwelling
- residential flat building
- row dwelling
- semi-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 should respond to the coastal foreshore setting.

4 Dwellings within the policy area should:

(a) be of a high, contemporary design standard and appearance

(b) be constructed of robust materials suitable for the coastal environment

(c) be designed to appear of 'light weight' construction to reflect the transient nature of foreshore conditions

(d) have low-pitched, non-reflective roof treatments of simple form and design

(e) be constructed utilising veranda and pergola treatments which reduce the impact of vertical external walls while providing climate control measures.

5 Garages, carports and outbuildings should only be constructed in association with an existing dwelling and should not exceed 40 square metres in total floor area.

6 The ground floor level of two or more storey buildings should not provide for open car park spaces visible to primary roads.

7 Outbuildings should be limited in number, with external storage areas integrated into the design of the garage or carport.

8 Fencing should:

(a) be minimised, but where required for security purposes be of an open nature

(b) only be of a solid nature where required for screening of the main area of private open space attached to a dwelling

(c) be designed to provide an attractive element in keeping with foreshore nature and amenity of the area.

9 Dwellings should:

(a) use design elements such as varying building heights, widths, articulation, setbacks, shapes and landscaping to increase wind turbulence to aid the dispersion of air pollutants

(b) avoid windows and balconies on north-eastern facades to minimise the potential for adverse air quality impacts from industrial activities further to the north-east

(c) have closable windows on balconies where positioned on the facade facing the source of the air pollution.

10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	Nil metres
Minimum setback from side boundaries	Nil metres
Minimum setback from back boundary	3 metres Nil metres where rear vehicular access is provided
Maximum building height (from natural ground level)	3 storeys
Minimum area of private open space	20 square metres
Minimum number of on-site car parking spaces (1 of which should be covered)	1 for 1 or 2 bedroom dwellings 2 for 3 or more bedroom dwellings

11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area (total)	40 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Nil metres
Minimum setback from a public road	2.5 metres from a front boundary Nil metres from a rear boundary

Land Division

12 Land division should create allotments that are of a size and shape suitable for the intended use.

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	
Consulting room	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farm building	
Farming	
Fire station	
Fuel depot	
Golf course	
Golf driving range	
Horse keeping	
Horticulture	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Junk yard	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Prescribed mining operations	
Public service depot	
Racecourse	
Restaurant	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Showground	
Stable	
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 are designated:

Category 1	Category 2
Dwelling and residential flat building of up to 5 storeys in **Beach Road Policy Area 1** Outbuilding having pre-finished cladding and one wall sited on a boundary of less than 10 metres in length and not more than 3 metres in wall height.	Dwelling of two or more storeys Dwelling that results in more than one dwelling on an allotment Motel

Rural (Industry Buffer) Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone primarily to enable the continuation of the existing pastoral usage, and the retention of natural vegetation, while restricting residential, industrial and other types of urban development, which may be incompatible with the proposed adjoining special industrial usage.

2 Accommodation of wind farms and ancillary development.

DESIRED CHARACTER

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 continuation of the current pastoral usage should be the predominant type of development in the zone.

2 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

3 Development which may be incompatible with special industrial uses should not be permitted in this zone.

4 Development should be designed and sited so as to conserve buildings, structures or sites of natural or man made heritage or of particular architectural merit, especially those listed as State Heritage Items, of Aboriginal heritage significance, geological monuments, or on the register of the National Estate.

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 park	
Camping area	
Caravan park	
Clubrooms	
Dog track	
Dwelling	Except for that associated with the existing pastoral activity
Feedlot	Except for that associated with the existing pastoral activity
Fun fair	
Hospital	
Hotel	
Industry	
Intensive animal keeping (except feedlot)	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Piggery	
Plant nursery	
Racecourse	
School	
Shop	
Sports ground	
Stable	Except for that associated with the existing pastoral activity

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
	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: (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists (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). Wind monitoring mast and ancillary development

Rural Living Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone consisting of detached dwellings at low densities on large allotments, together with associated rural/residential activities including animal keeping that do not adversely impact the amenity of the locality.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone is located to the south of the City between the airport and the coast. It is characterised by large allotments of regular shape, generally in excess of 2 hectares and up to 3 hectares in area nearest the airport.

Land in this zone is affected by flooding. Housing and other flood sensitive structures will be suitably elevated above the 1-in-100 year ARI flood event.

Residential with rural and quasi-rural activities predominate in the zone. New intensive animal keeping uses are inappropriate in the zone. Dwellings and other activities sensitive to any such existing uses will be designed and sited to minimise the potential for adverse impact from these uses.

This area may also be impacted by noise from aircraft, activity from allied aeronautical industries and commercial activities which are anticipated to extend over time at the airport. Noise sensitive uses or activities will be located where they will not be exposed to detrimental noise impacts. Mitigation measures may be required in some circumstances to provide appropriate attenuation from noise impacts.

Dwellings are to be set in a landscaped, or natural, setting and located centrally to allotments so as to provide a spacious and low density character. Dwellings will be separated from rural/ quasi-rural activities that may take place on neighbouring properties, with these latter activities desirably taking place at the rear of allotments of generally no less than 2 hectares in area. Infill dwellings can be anticipated on vacant allotments of no less than 1 hectare in area. Allotments created from future land division will have a direct street frontage, be regular in shape without hammerhead, flagpole or battle-axe configuration, and be of a width where the desired dwelling siting and open features of the land can be maintained.

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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Outbuildings constructed in the zone should have a floor area not exceeding 250 square metres and be set back further from the road than the existing dwelling on the site, or a distance of 35 metres from the road where there is no existing dwelling.

4 A dwelling should not be erected unless (a) and (b) are satisfied:

(a) it is to be located on an allotment of no less than 1 hectare in area

(b) there is no other dwelling on the allotment.

5 The keeping of animals should be ancillary to and in association with the residential use of the land.

6 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

7 Development should not be undertaken unless it is consistent with the desired character for the zone.

8 A dwelling should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	25 metres
Minimum number of on-site car parking spaces (one of which should be covered)	2

Land Division

9 Allotments should comply with the minimum areas of (a) or (b):

(a) 2 hectares north-west of Mullaquana Road

(b) 1 hectare south-east of Mullaquana Road.

10 Land division should create regular-shaped and well-proportioned allotments of no less than 50 metres in width and having street frontage to depth ratio of no greater than 1-in-4.

11 Hammerhead or similarly-shaped allotments relying on elongated driveway access from a public road to the primary area to the rear of the allotment should not occur.

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): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement hall	
Amusement machine centre	
Bus depot	
Bus station	
Clubrooms	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling on an allotment of no less than 1 hectare in area.
Educational establishment	
Fire station	
Fuel depot	
Golf course	
Golf driving range	
Hospital	
Hotel	
Industry	Except service industry.
Fuel depot	
Intensive animal keeping	
Library	
Major public service depot	
Motel	
Motor repair station	
Office	

Form of Development	Exceptions
Petrol filling station	
Place of worship	
Prescribed mining operations	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
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
Stable	

Settlement Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone providing a mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.

2 A zone accommodating a range of small scale tourist related accommodation and recreational facilities and holiday houses.

3 Small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone includes the small settlement at Point Lowly that is not identified as being at immediate risk of coastal processes at this stage. Located on the Point Lowly Peninsula, it gradually rises from the Spencer Gulf and includes public amenities and some informal camping areas.

The shacks at these settlements have evolved into permanent residences since the freeholding of the land in the 1990s. A majority of the shacks are being redeveloped and utilised as the permanent residences. The settlements are therefore becoming more urbanised, and the policies guiding development in this zone are a reflection of that urbanisation.

The zone's relatively open character entails that fencing is avoided except where necessary for security purposes. In cases such as this, fencing is expected to be of an open rather than solid construction. In doing so, this will assist in preserving the amenity of the locality.

The Point Lowly concept plan (*Concept Plan Map Wh/1 - Point Lowly Settlement Zone*) identifies Point Lowly as an attractive coastal passive recreation area. It includes a boat launching facility, camping area, amenities block and playground. There is public access to the coast and dune areas. The historic functioning lighthouse provides interest.

In this context, the desired character of the Zone is one that highlights the natural beauty and tourism potential of the area. Point Lowly is start of the northern coastline of Whyalla that looks across at Spencer Gulf to the lower Flinders Ranges. By ensuring access to the coast and a coastal road, a majestic view of the Gulf and Ranges will be maintained as a crucial character element of the policy area.

It is anticipated that small scale tourism development may occur on the Peninsula in a predefined manner that is reflected in the concept plan. Specific actions identified to preserve the desired characteristics are to the provision of shade, camping areas. Ongoing development of launching facilities, vegetation, picnic and barbeque areas. A variety of house designs with colours that complement the environment is encouraged. Pedestrian access is sought to all beach areas and bicycle paths are encouraged. The Flinders Freycinet path is to be maintained.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- dwelling
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling addition
- holiday house
- local community facility
- shop or group of shops under 250 square metres in size
- recreation area
- recreation facility
- supported accommodation
- tourist related accommodation.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Business and commercial development should be limited in scale and function to support the local needs of the settlement.

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 should not be undertaken unless it is consistent with the desired character for the zone.

6 Public access along the foreshore should generally be located between public and private land and along streets.

7 Street layouts should respond to land form and provide a high level of visual, pedestrian, cycle and vehicular permeability.

8 Local service facilities should be grouped together in proximity to existing facilities.

9 Development should be undertaken in accordance with *Concept Plan Map Wh/1*.

10 Development including associated roads and parking areas should be protected from sea level rise by ensuring that all of the following apply

(a) the site level is at least 3.65 metres Australian Height Datum

(b) the building floor level is at least 3.90 metres Australian Height Datum.

(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.

11 Buildings and structures within the zone should be:

(a) A mixture of single and two storey dwellings with low-pitched roof treatments of simple form and design.

(b) constructed utilising veranda and pergola treatments which reduce the impact of vertical external walls

(c) constructed on excavated rather than filled sites in order to reduce the vertical profile of buildings

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): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Boarding house	
Builder's yard	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment
Educational establishment	
Fuel depot	
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Junk yard	

Form of Development	Exceptions
Land division	Except where the land division is for one or more of the following purposes: (a) to accommodate an existing dwelling (b) to create a road reserve or public reserve (c) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone.
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operation	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
	Building with a height of two storeys or more
	Camping area
	Camping ground
	Caravan park
	Holiday cabin
	Shop or group of shops with a gross leasable area less than 250 square metres

Special Industry Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone to accommodate large scale manufacturing industry using various chemical reactive processes, and having special siting requirements, due to large areas of land needed for treatment of effluent and evaporative waste disposal.

2 Industry designed and located so as to practically eliminate impacts upon the terrestrial and marine environment of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Major manufacturing industry which uses various types of chemical processing, as a major component of its operations should be the principal type of development in the zone.

Form and Character

2 All major industrial development in the zone should be the subject of an Environmental Impact Assessment.

3 Plant and infrastructure should be located so as to avoid physical disturbance to areas of conservation significance.

4 Plant design should accommodate adequate liquid and solid waste disposal procedures to ensure there is no discharge from the site.

5 Industrial development should only be undertaken where it can be demonstrated that unacceptable ground level concentrations of gaseous emissions, which may create health hazards to adjoining land users, or adversely affect flora and fauna, will not occur.

6 Drainage modification should be undertaken, to ensure that contaminated stormwater is diverted to the appropriate treatment and lagoon system, so that it is prevented from entering the natural drainage system.

7 Storage area and all handling areas of hazardous material should be bunded.

8 Development should incorporate appropriate management systems for ongoing monitoring of evaporation lagoons.

9 Natural vegetation on the site should be used for screening of plant buildings and operations, with maintenance and enhancement to be undertaken where appropriate.

10 The site should be fenced in a manner which will not detract form the visual character of the general locality.

11 Building sites should be no lower than 0.3 metres above the 100 year average return interval water level (combined flood level and tidal) and floor levels should be at least 0.25 metres above this level.

12 Development should not be approved unless it is capable, by reasonably practical means of being protected or raised to withstand a further 0.7 metres of sea level rise.

13 Development should be subject to hazard analysis and risk assessment to ensure that increased risk of fatality at the zone boundary does not exceed one per million, per person, per year.

14 Development should be designed and sited so as to conserve buildings, structures or sites of natural or man made heritage or of particular architectural merit, especially those listed as State Heritage Items, of Aboriginal heritage significance, geological monuments, or on the register of the National Estate.

15 Road access to the site should be from the Point Lowly Road with the Lincoln Highway being used for emergency access only.

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	
Light industry	
Shop	

Public Notification

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

Special Industry (Hydrocarbons) Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A zone to accommodate chemical industry requiring hydrocarbon feedstock, of State and regional significance which may have special siting requirements including the necessity for large areas of land to accommodate effluent disposal and hazard zones.

2 The development of compatible chemical industries ensuring the sharing of infrastructure and resources, and the trade of downstream products.

3 Industry designed and located to minimise impacts upon the terrestrial and marine environment of Spencer Gulf and the recreational resource of the Point Lowly Peninsula..

DESIRED CHARACTER

The Government proposes to undertake an archaeological survey of the area shown on *Concept Plan Map Wh/1 – Point Lowly Peninsula* and an archaeological consultation with relevant Aboriginal groups prior to any development using hydrocarbon feedstock being undertaken.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- chemical industry requiring hydrocarbon feedstock.

2 The development should only be for the manufacture of chemical products and associated processes requiring hydrocarbon feedstock.

Form and Character

3 Development should be in accordance with the *Concept Plan Map Wh/6 – Point Lowly Peninsula*.

4 All development using hydrocarbon feedstock should be the subject of an Environmental Impact Statement.

5 Development should not adversely affect existing and approved industrial activities on Point Lowly Peninsula.

6 Plant and infrastructure should be located so as to avoid physical disturbance of areas of conservation importance.

7 There should be adequate separation between developments to ensure there is no domino effect in the event of an industrial accident.

8 Development should be located so that hazard zones do not encroach upon areas of intensive recreational use and the escape corridor.

9 Plant design should accommodate adequate liquid effluent disposal procedures to ensure no discharge of liquid effluent occurs into the marine environment.

10 Seawater used for cooling purposes should only be discharged to the sea if it can be demonstrated that no long-term damage will be caused to the marine environment.

11 Industrial development should only be undertaken where it can be demonstrated that unacceptable levels of ground level concentrations of gaseous emissions, which may create health hazards, or affect the amenity of nearby recreational areas, will not occur.

12 A common system should be used for the collection, treatment and disposal of liquid and solid waste.

13 Sites for the storage and handling of hazardous materials should be on flat land away from defined watercourses.

14 Drainage modification, including retention basins, should be undertaken around sites containing hazardous materials, to ensure through flow of surface water during periodic storm events does not occur, or that such a flow is effectively prevented from entering the natural drainage system.

15 Storage areas and all handling areas of hazardous materials should be bunded.

16 All ponds and drains associated with effluent disposal should be designed to minimise contaminant infiltration.

17 Development should incorporate features and appropriate management systems for ongoing monitoring.

18 Development should be extensively landscaped to create an attractive appearance particularly when viewed from the Whyalla to Point Lowly Road and the coast.

19 Building sites should be no lower than 0.3 metres above the 100-year average return interval water level (combined stormwater and tidal) and floor levels should be at least 0.25 metres above this level.

20 Development should not be approved unless it is capable, by reasonably practical means of being protected or raised to withstand a further 0.7 metres of sea level rise.

21 Development should be designed and sited as to conserve buildings, structures or sites of natural or man-made heritage or of particular architectural merit, especially those listed as State Heritage items, of Aboriginal heritage significance, geological monuments or on the Register of the National Estate.

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	
Light industry	
Shop	

Public Notification

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

Town Centre Zone

Refer to the Map Reference Table for a list of maps that relate to this zone.

OBJECTIVES

1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the 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.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

In the 1900s the main commercial street was McBryde Terrace and Horwood Street. In the 1930s construction began in Patterson Street and Forysth to create what is now the City Plaza . There has been little development pressure on the street which has resulted in the retention of many of the original buildings.

There are also a number of buildings that illustrate the Art Deco style of construction from the 1930s. It is these buildings that make the centre unique and the retention and enhancement of these buildings is highly desirable. Where infill development takes place, it ought to be sympathetic with the Art Deco style of the centre and promote this unique aspect of the Town Centre.

The zone has physical linkages to Hummock Hill, Ada Ryan Gardens and the Foreshore, which are located in adjoining zones. It is envisaged that these linkages are maintained and improved as a result of future development in the zone.

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 facility.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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 not be undertaken unless it is consistent with the desired character for the zone.

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
Agistment and holding of stock	
Camping area	
Caravan park	
Dairy	
Detached dwelling	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Junk yard	
Major public service depot	
Road transport terminal	
Special industry	
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 are designated:

Category 1	Category 2
	Cultural centre
	Entertainment facility
	Hotel
	Motor repair station
	Petrol filling station

Table Section

Table Wh/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Bank	1 space for each 25 square metres of floor area
Billiard saloon	1 space for each 10 square metres of floor area
Bowling alley	1 space for each 10 square metres of floor area
Clubroom	1 space for each 10 square metres of floor area
Community hall	1 space for each 10 square metres of floor area
Consulting room	5 spaces for each consulting room
Fuel depot	1 space for every 2 employees
General industry	1 space for every 2 employees
Gymnasium	1 space for each 10 square metres of floor area
Hospital	1 space for every 2 patient beds, and 1 space for every 2 resident staff, and 1 space for every 2 employees (not being residents) who are likely to be on the land at any one time
Hotel	1 space for each 2 square metres of floor space available to the public and 1 space for each 6 square metres of lounge or beer garden available to the public
Junk yard	1 space for every 2 employees
Library	1 space for each 25 square metres of floor area
Light industry	1 space for every 2 employees
Motel	1 space for each motel unit, and 1 space for every 6 seats in any restaurant which is provided in the motel and which is open to the public
Motor repair station	4 spaces for each service bay
Motor showroom	1 space for each 75 square metres of floor area
Multiple dwelling	1 space for every dwelling (for resident parking), and 1 space per every two dwellings (for visitor parking)
Office	1 space for each 25 square metres of floor area
Place of worship	1 space for every 5 square metres of floor area
Police station	1 space for each 25 square metres of floor area
Prescribed mining operations	1 space for every 2 employees
Radio or TV Station	1 space for each 25 square metres of floor area
Residential flat building	1 space for every dwelling contained within the residential flat building (for resident parking), and 1 space for every two dwellings contained in the residential flat building (for visitor parking)
Road transport terminal	1 space for every 2 employees

Form of Development	Number of Required Car Parking Spaces
Shop	5.5 spaces for each 100 metres of floor area or in the Regional Centre Zone, 4 spaces for each 100 square metres of floor area
Skating rink	1 space for each 10 square metres of floor area
Special industry	1 space for every 2 employees
Squash court	1 space for each 10 square metres of floor area
Stock slaughter works	1 space for every 2 employees
Squash court	1 space for each 10 square metres of floor area
Store	1 space for every 2 employees
Theatre	1 space for each 10 square metres of floor area
Used car lot	1 space for every 250 square metres of display yard
Warehouse	1 space for every 2 employees
Welfare institution	1 space for every 3 residents, and 1 space for every 2 employees (not being residents) who are likely to be on the land at any one time

Table Wh/2 - 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
POINT LOWLY VIA WHYALLA	Point Lowly Lighthouse Complex (including Lighthouse, Reserve Land of 2.14 Hectares, Power House, Two Keepers' Cottages, Oil Store, and Signal Flag Mast)	A2 A1	F7466 F7466	CT 5879/262 CT 5909/446	d	10307
Broadbent Terrace WHYALLA	Whyalla High School (former Whyalla Technical High School)	S21	H560500	CT 5811/194	a g	19155
Gay Street WHYALLA	World War Two Gun Emplacements, Hummock Hill	A1	D21007	CT 5446/992		14235
Ekblom Street WHYALLA NORRIE	Dwelling - Gay Street Cottage (Relocated to the Mount Laura Homestead Museum Reserve in 1978)	A4100	T560501	CR 5754/311		10213
Ekblom Street WHYALLA NORRIE	Former Wooden Lock-up from Whyalla Policeman's Dwelling (Relocated to the Mount Laura Homestead Museum Reserve in 1978)	A4100	T560501	CR 5754/311		10214

Note: this table was last updated on 13 July 2010 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places 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

Structure Plans

Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference
Council Index Map
Enlargement Index Map – Whyalla

Zone Maps

Zone Name	Map Numbers
Airfield Zone	Wh/20, Wh/23, Wh/24, Wh/25, Wh/26, Wh/27,
Caravan and Tourist Park Zone	Wh/21, Wh/22
Coastal Conservation Zone	Wh/2, Wh/3, Wh/4, Wh/5, WH/6, Wh/9, Wh/10, Wh/11, Wh/12, Wh/21, Wh/25, Wh/27, Wh/28, Wh/29, Wh/30, Wh/31, Wh/32, Wh/33, Wh/34, Wh/35, Wh/36, Wh/37, Wh/38, Wh/39
Coastal Marina Zone	Wh/4, Wh/22, Wh/35
Coastal Open Space Zone	Wh/4, Wh/21, Wh/22, Wh/35
Coastal Settlement Zone	Wh/29, Wh/30, Wh/31, Wh/32, Wh/33, Wh/34, Wh/35, Wh/36, Wh/37, Wh/38, Wh/39
Commercial Zone	Wh/16, Wh/17, Wh/19, Wh/20, Wh/22, Wh/24, Wh/25
Community Zone	Wh/15, Wh/17, Wh/19, Wh/20, Wh/21, Wh/22
Conservation Zone	Wh/7, Wh/8, Wh/14, Wh/15
Deferred Industry Zone	Wh/4, Wh/5, Wh/34
District Centre Zone	Wh/19, Wh/20
Industry Zone	Wh/6, Wh/7, Wh/8, Wh/15
Industry Buffer Zone	Wh/6
Infrastructure Zone	Wh/8, Wh/25, Wh/28
Light Industry Zone	Wh/16, Wh/20, Wh/21
Local Centre Zone	Wh/14, Wh/15, Wh/16, Wh/19, Wh/20, Wh/21
Mixed Use (Foreshore) Zone	Wh/22
Open Space Zone	Wh/7, Wh/8, Wh/9, Wh/15, Wh/16, Wh/17, Wh/18, Wh/19, Wh/20, Wh/21, Wh/22, Wh/23, Wh/24, Wh/26, Wh/27
Recreation Zone	Wh/8, Wh/14, Wh/15, Wh/18, Wh/19, Wh/20
Regional Centre Zone	Wh/19
Remote Area Zone	Wh/1, Wh/8, Wh/9, Wh/10, Wh/11, Wh/12, Wh/13, Wh/18, Wh/21, Wh/23, Wh/26, Wh/39

Zone Name	Map Numbers
Residential Zone	Wh/8, Wh/13, Wh/14, Wh/15, Wh/16, Wh/17, Wh/18, Wh/19, Wh/20, Wh/21, Wh/22, Wh/24
Residential Character Zone	Wh/17, Wh/22
Rural (Industry Buffer) Zone	Wh/6, Wh/7
Rural Living Zone	Wh/24, Wh/25, Wh/27, Wh/28
Settlement Zone	Wh/35
Special Industry Zone	Wh/6, Wh/7
Special Industry (Hydrocarbons) Zone	Wh/4, Wh/5, Wh/35
Town Centre Zone	Wh/17, Wh/22

Policy Area Maps

Policy Area Name	Map Numbers
Beach Road Policy Area 1	Wh/22

Overlay Maps

Issue	Map Numbers
Location	Wh/1, Wh/2, Wh/3, Wh/4, Wh/5, Wh/6, Wh/7, Wh/8, Wh/9, Wh/10, Wh/11, Wh/12, Wh/13, Wh/14, Wh/15, Wh/16, Wh/17, Wh/18, Wh/19, Wh/20, Wh/21, Wh/22, Wh/23, Wh/24, Wh/25, Wh/26, Wh/27, Wh/28, Wh/29, Wh/30, Wh/31, Wh/32, Wh/33, Wh/34, Wh/35, Wh/36, Wh/37, Wh/38, Wh/39
Transport	Wh/1, Wh/4, Wh/5, Wh/6, Wh/7, Wh/8. Wh/14, Wh/15, Wh/16, Wh/17, Wh/19, Wh/20, Wh/21, Wh/23, Wh/24, Wh/35, Wh/37
Development Constraints	Wh/1, Wh/2, Wh/3, Wh/4, Wh/5, Wh/6, Wh/8, Wh/9, Wh/10, Wh/11, Wh/12, Wh/13, Wh/15, Wh/16, Wh/17, Wh18, Wh/19, Wh/20, Wh/21, Wh/22, Wh/23, Wh/24, Wh/25, Wh/26, Wh/27, Wh/28, Wh/29, Wh/30, Wh/31, Wh/32, Wh/33, Wh/34, Wh/35, Wh/36, Wh/37, Wh/38, Wh/39
Heritage	Wh/4, Wh/19, Wh/22
Noise and Air Emissions	Wh14, Wh/15, Wh/16, Wh/17, Wh/19, Wh/21

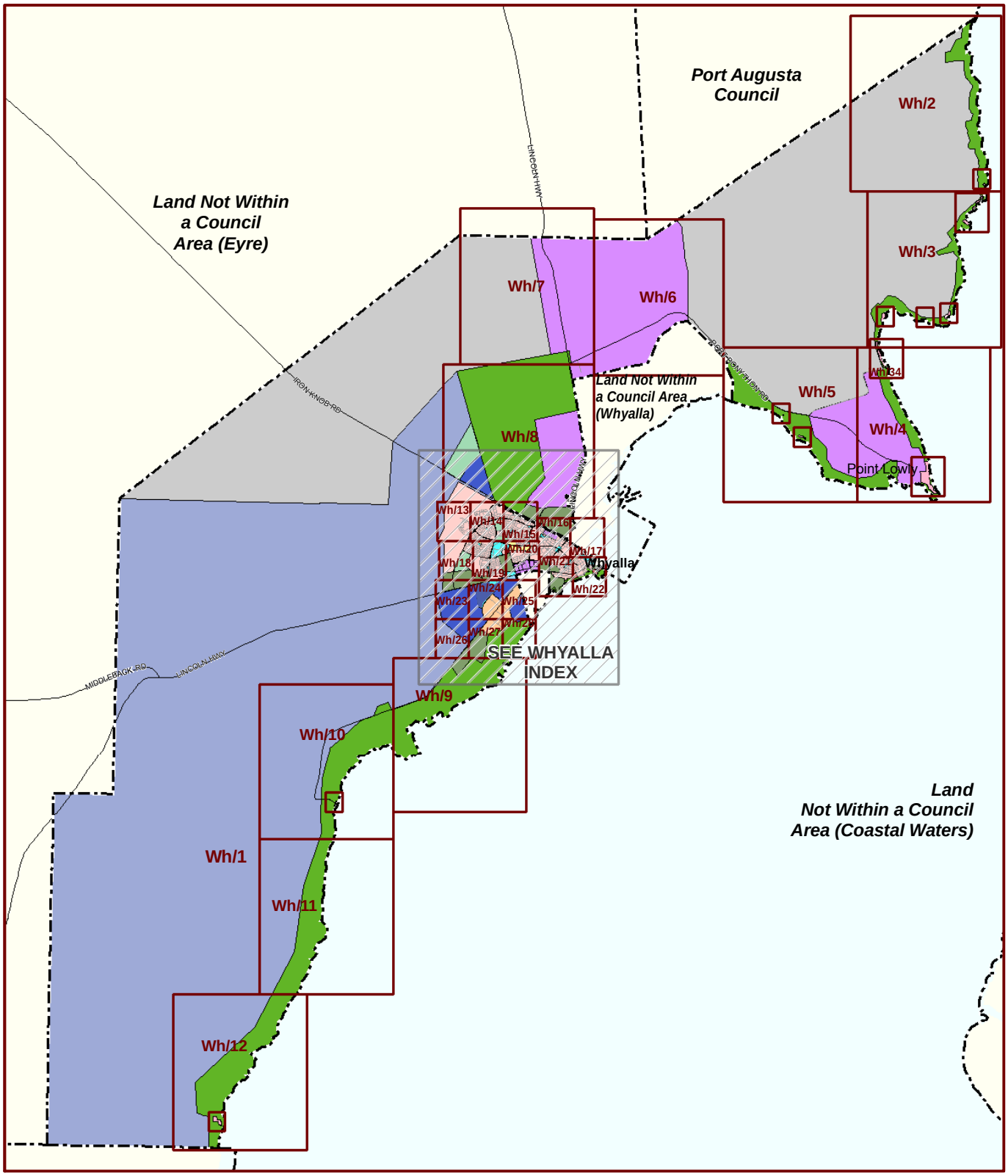
Structure Plans

Structure Plan Title	Map Numbers
Whyalla Town Plan Structure Plan	Structure Plan Wh/1

Concept Plan Maps

Concept Plan Map Title	Map Numbers
Point Lowly Settlement Zone - Point Lowly	Concept Plan Map Wh/1
Future Breakwaters & Berths – Kingfish Harbour	Concept Plan Map Wh/2
Existing and Proposed Bike Path Network - Whyalla	Concept Plan Map Wh/3
ANEF 20 Contour – Whyalla	Concept Plan Map Wh/4
3 km Bird Attracting Radius - Whyalla	Concept Plan Map Wh/5
Point Lowly Peninsula	Concept Plan Map Wh/6
Airport and Commercial	Concept Plan Map Wh/7

Spatial Extent Maps

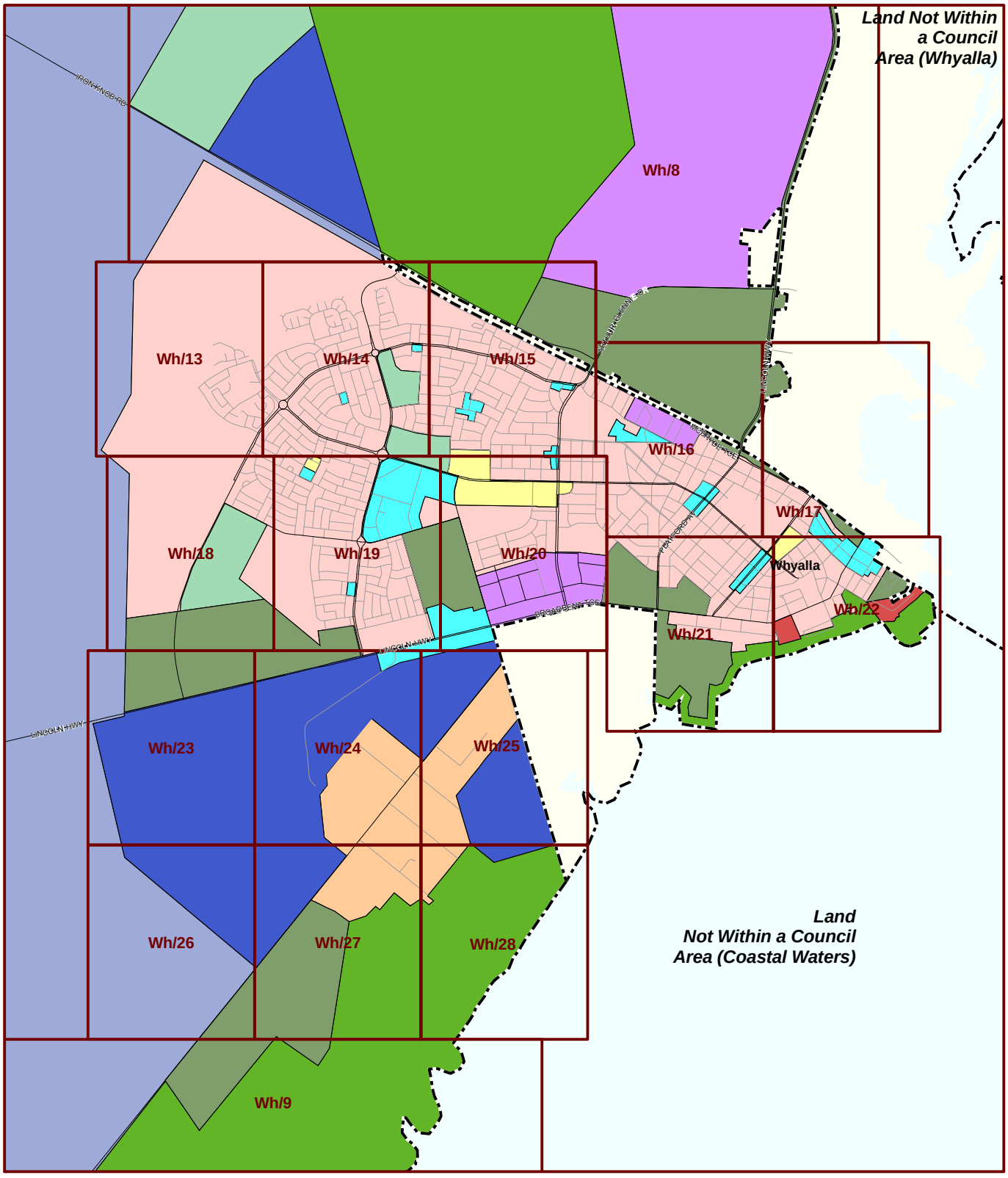


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Wh/1 to Map Wh/39 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre 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.

Council Index Map

Enlargement Index

WHYALLA COUNCIL
Consolidated - 14 June 2017



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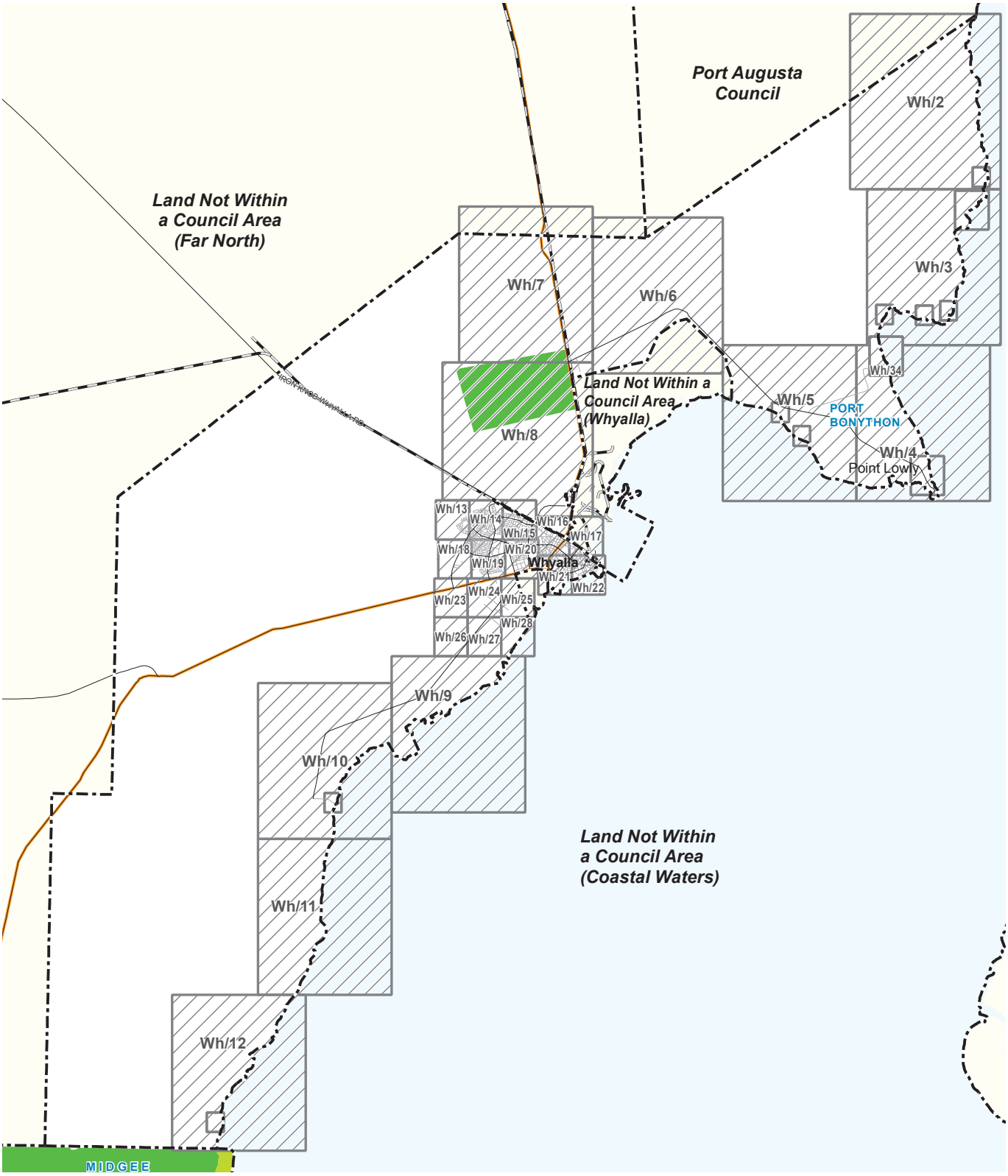
N

0 5 km

WHYALLA

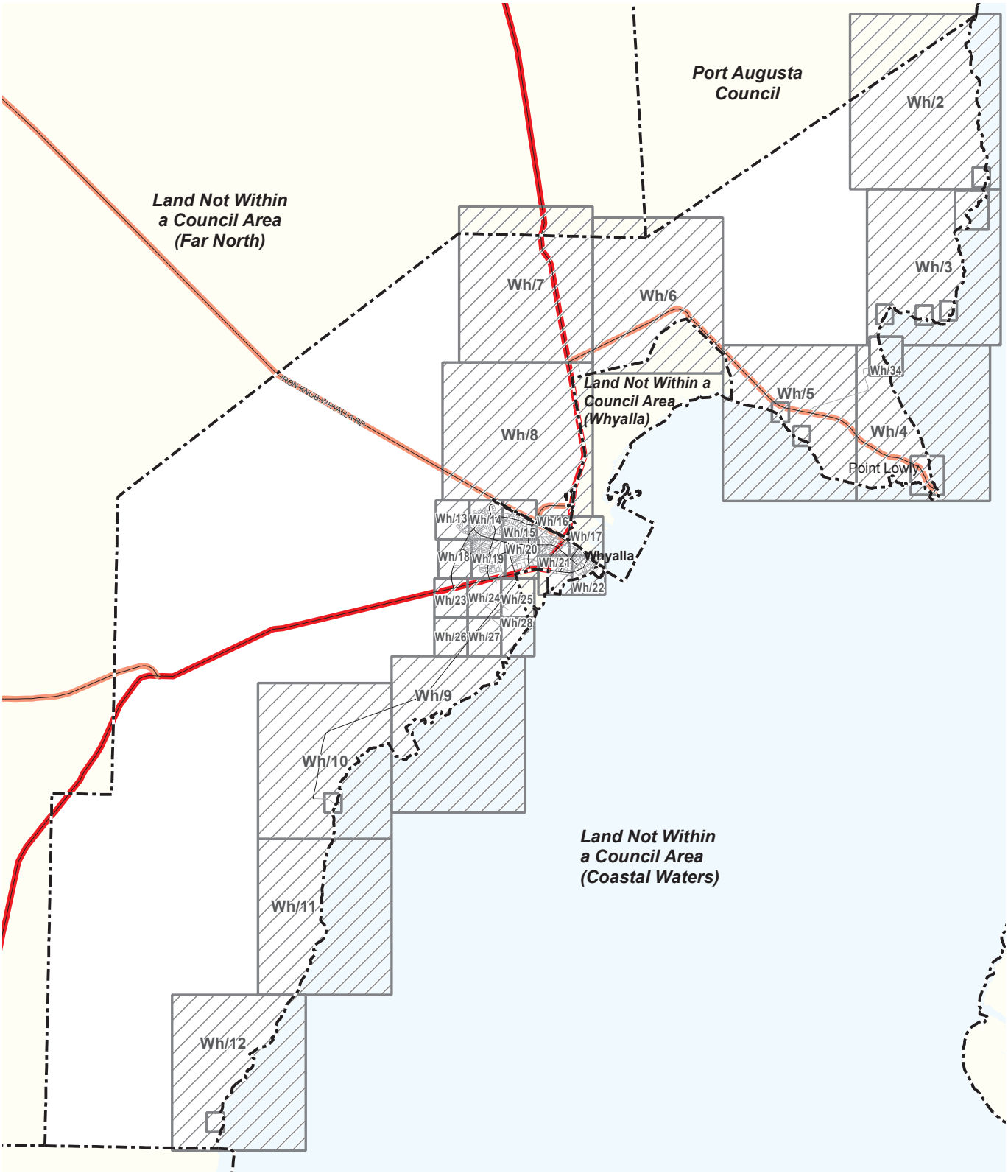
Enlargement Index Map



- Council Office
- Railways
- Tourist Routes
- Conservation Park
- Conservation Reserve
- Development Plan Boundary

Location Map Wh/1

WHYALLA COUNCIL
Consolidated - 14 June 2017



Overlay Map Wh/1

TRANSPORT

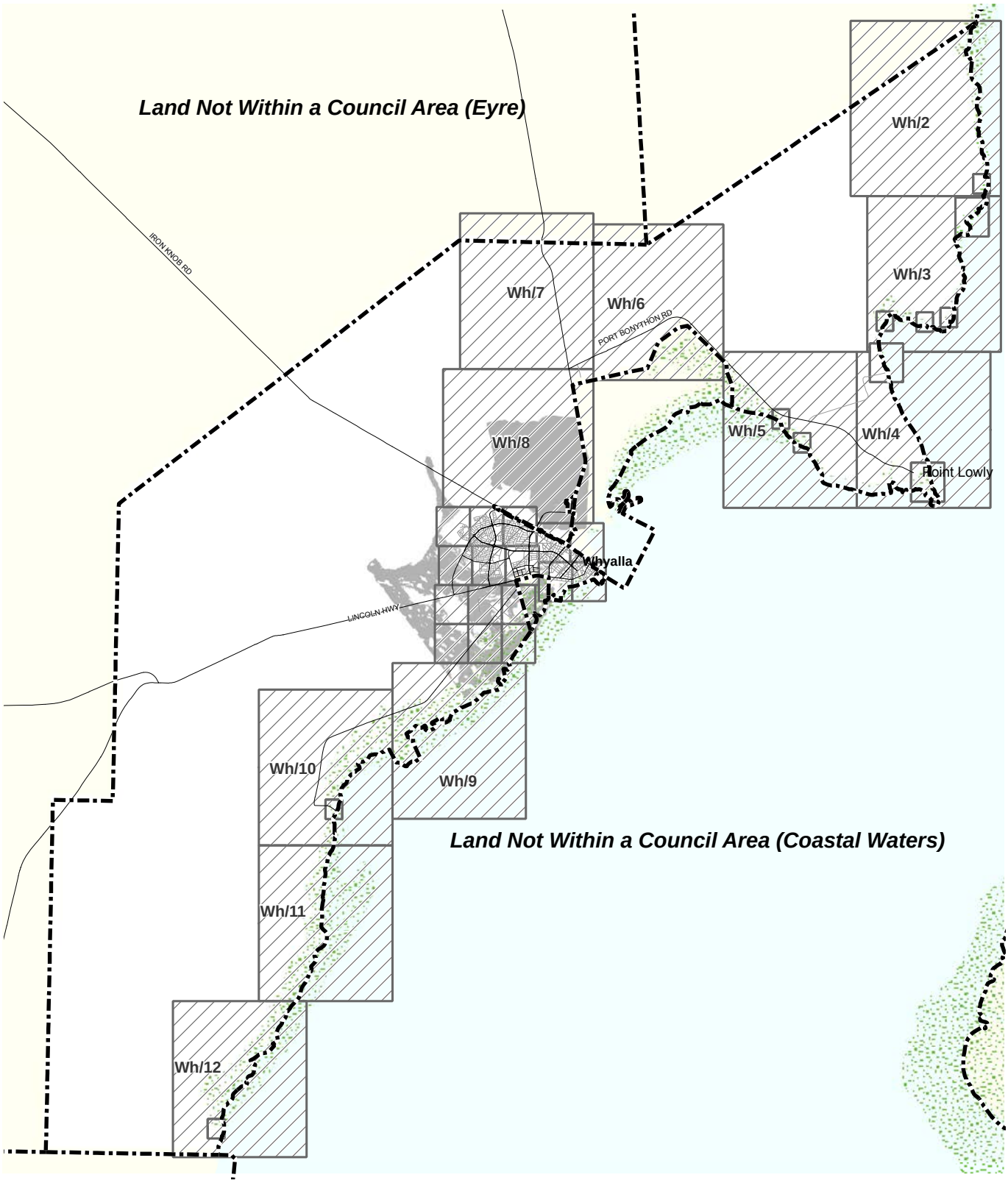
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Disclaimer
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(The floodplain data for the industrial area north of the township was derived using a rainfall on grid approach)

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N

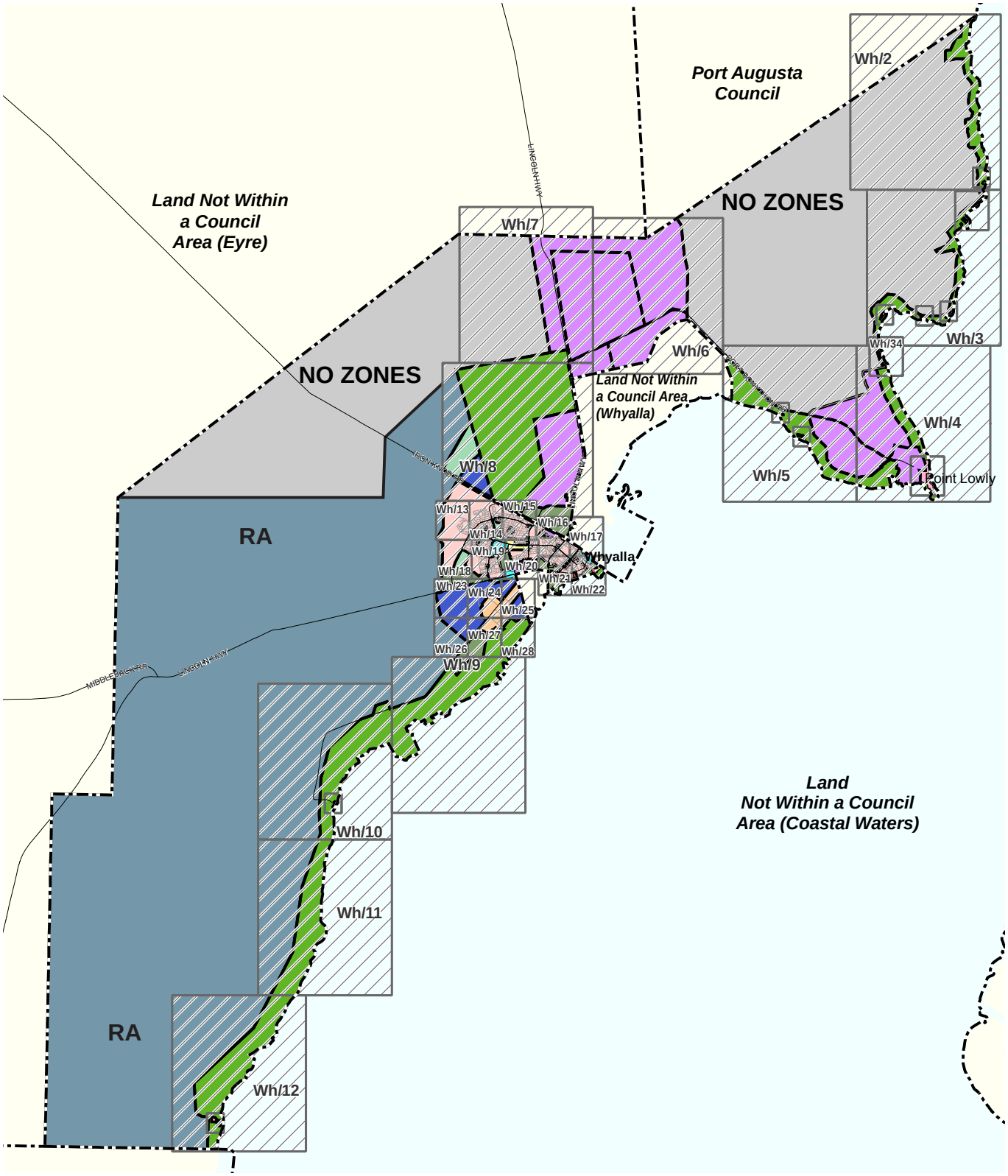
0 10 km

1 in 100 year ARI Flood Event
Coastal Acid Sulfate Soils
Development Plan Boundary

Overlay Map Wh/1

DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL
Consolidated - 14 June 2017



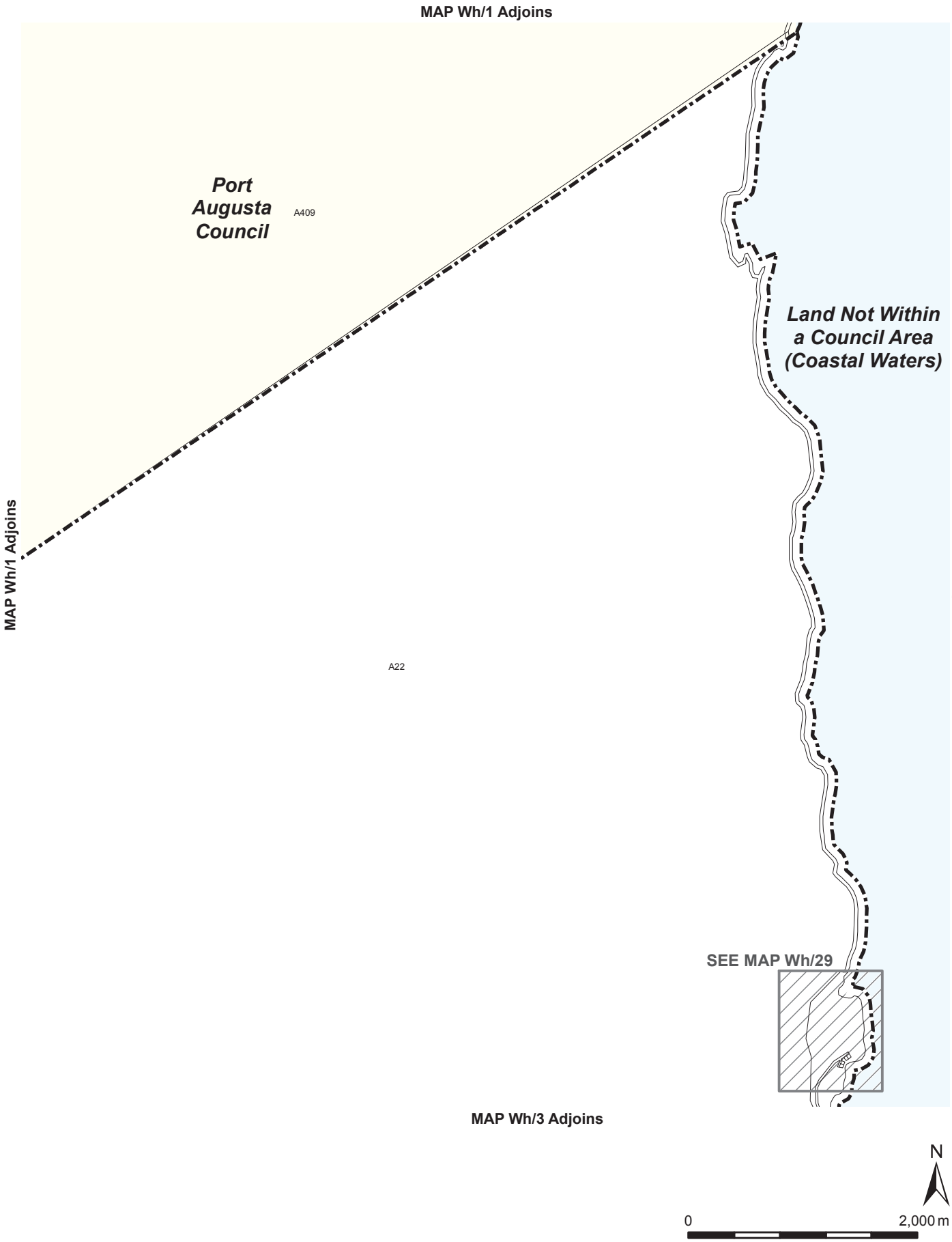
See enlargement map for accurate representation.

Zones

NO ZONES	NO ZONES
RA	Remote Area
	Zone Boundary
	Development Plan Boundary

Zone Map Wh/1

WHYALLA COUNCIL
Consolidated - 14 June 2017

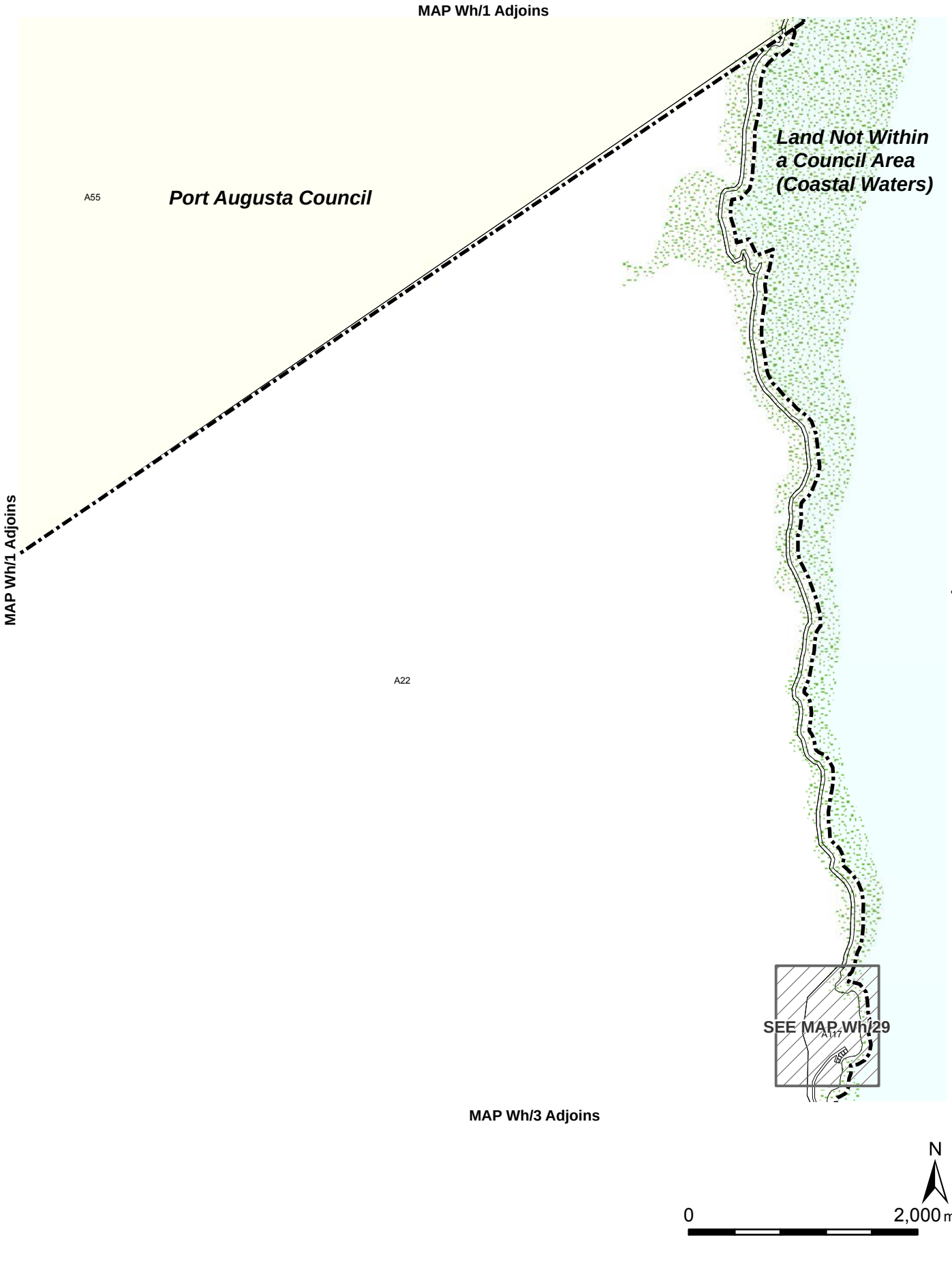


Location Map Wh/2

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Overlay Map Wh/2

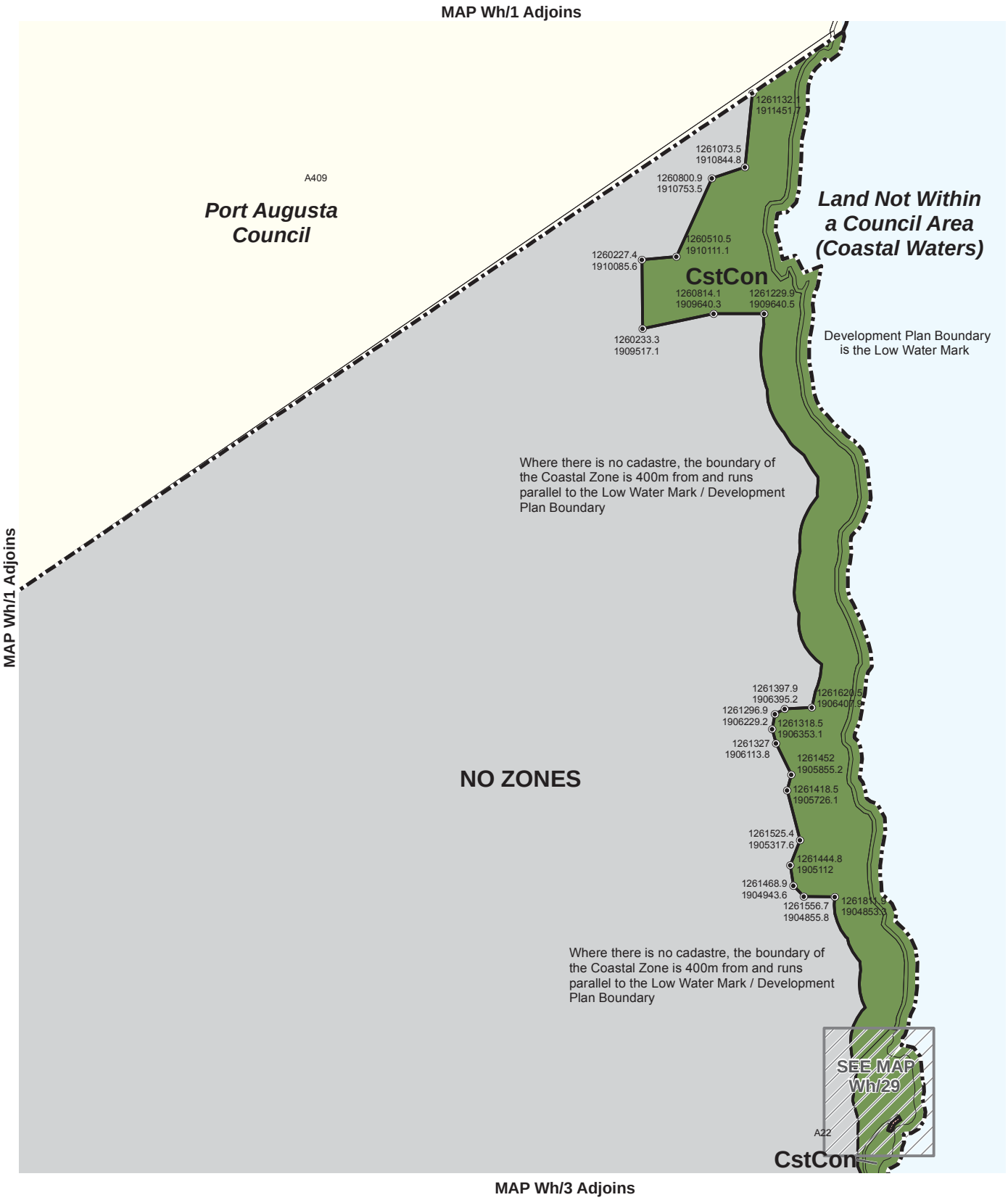
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

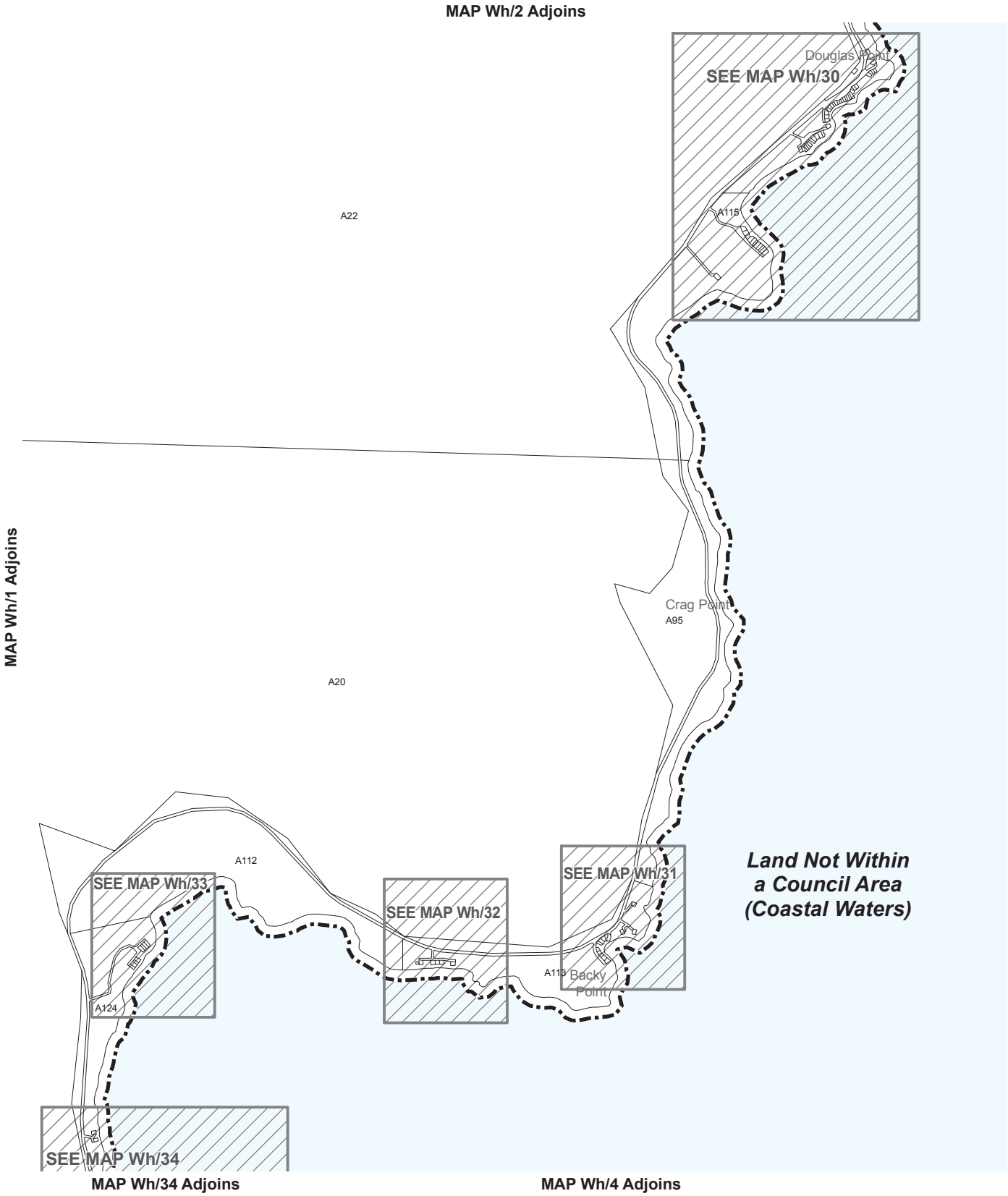
Zone Map Wh/2

Zones

- CstCon — Coastal Conservation
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

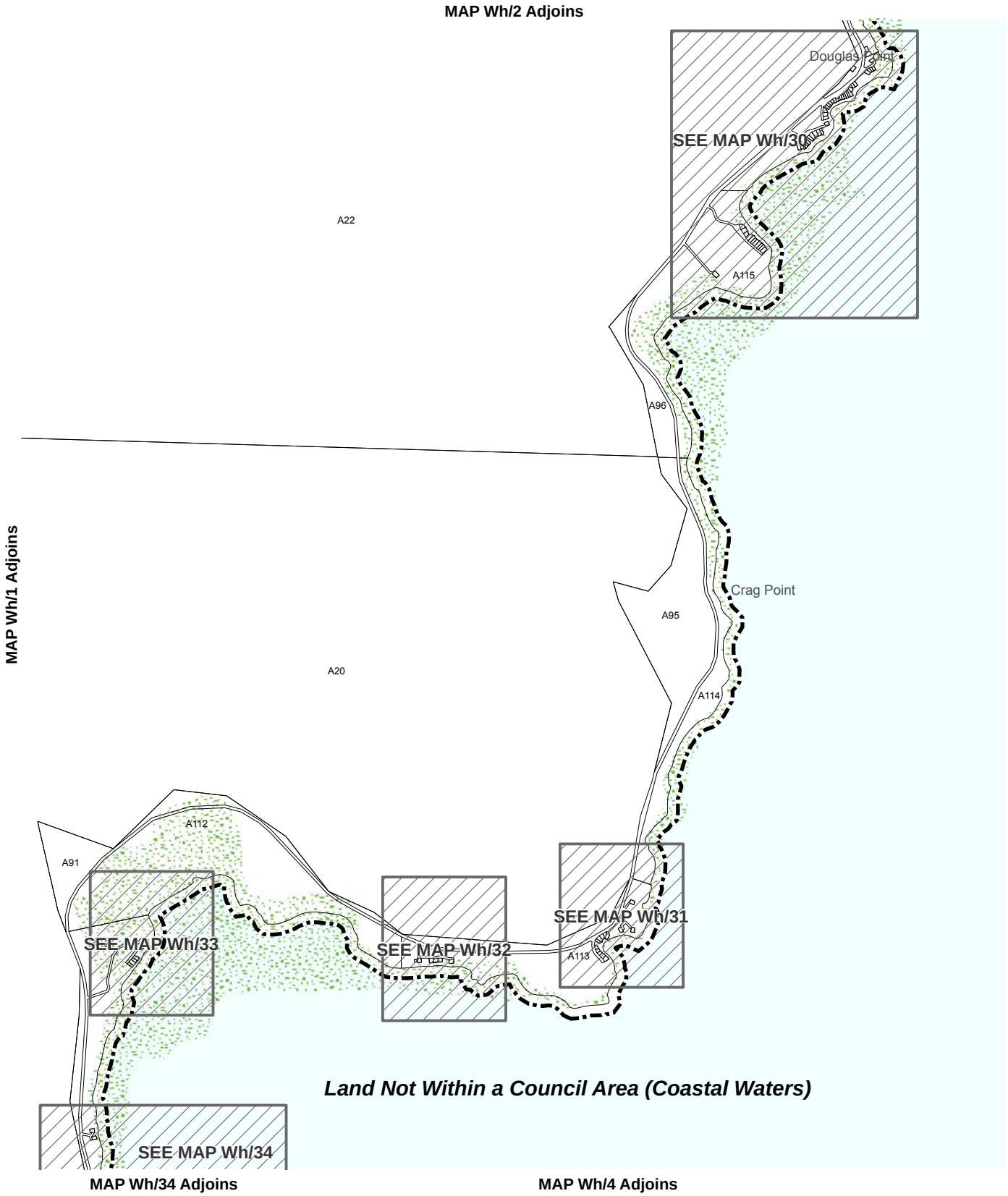
0 2,000 m

Location Map Wh/3

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Overlay Map Wh/3

DEVELOPMENT CONSTRAINTS

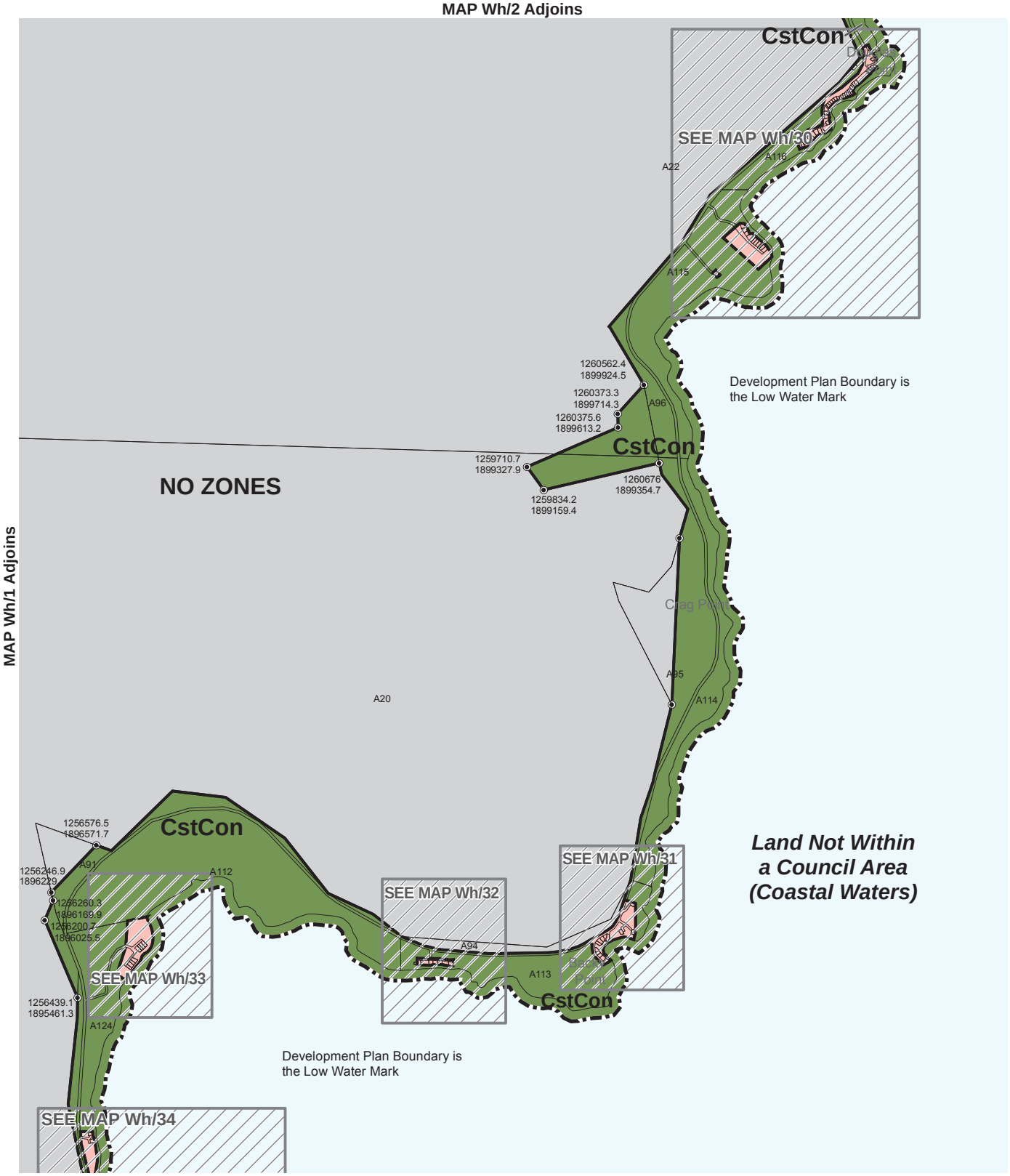
Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/2 Adjoins



MAP Wh/1 Adjoins

MAP Wh/1 Adjoins

MAP Wh/34 Adjoins

MAP Wh/4 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

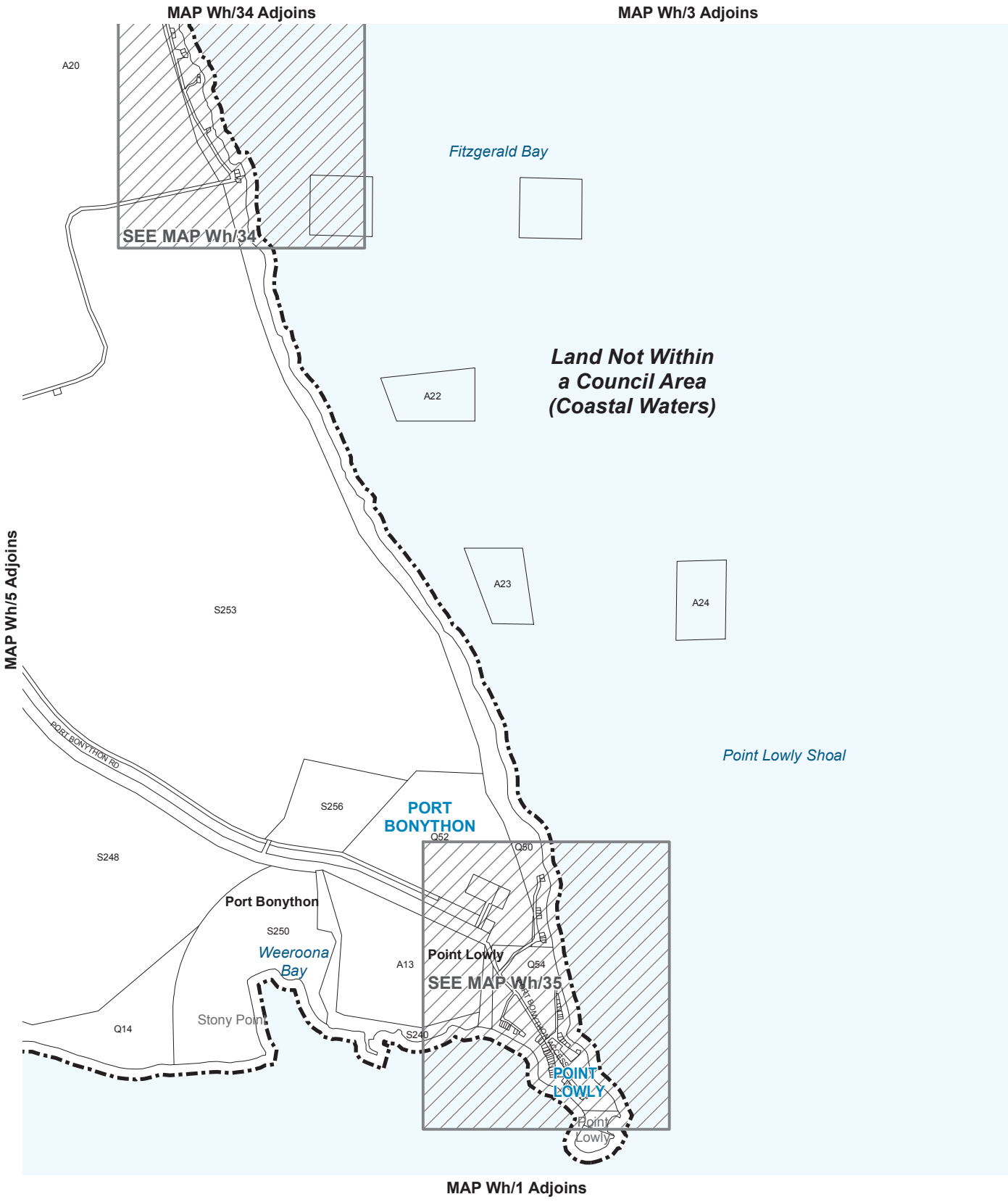
Zone Map Wh/3

Zones

- CstCon — Coastal Conservation
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

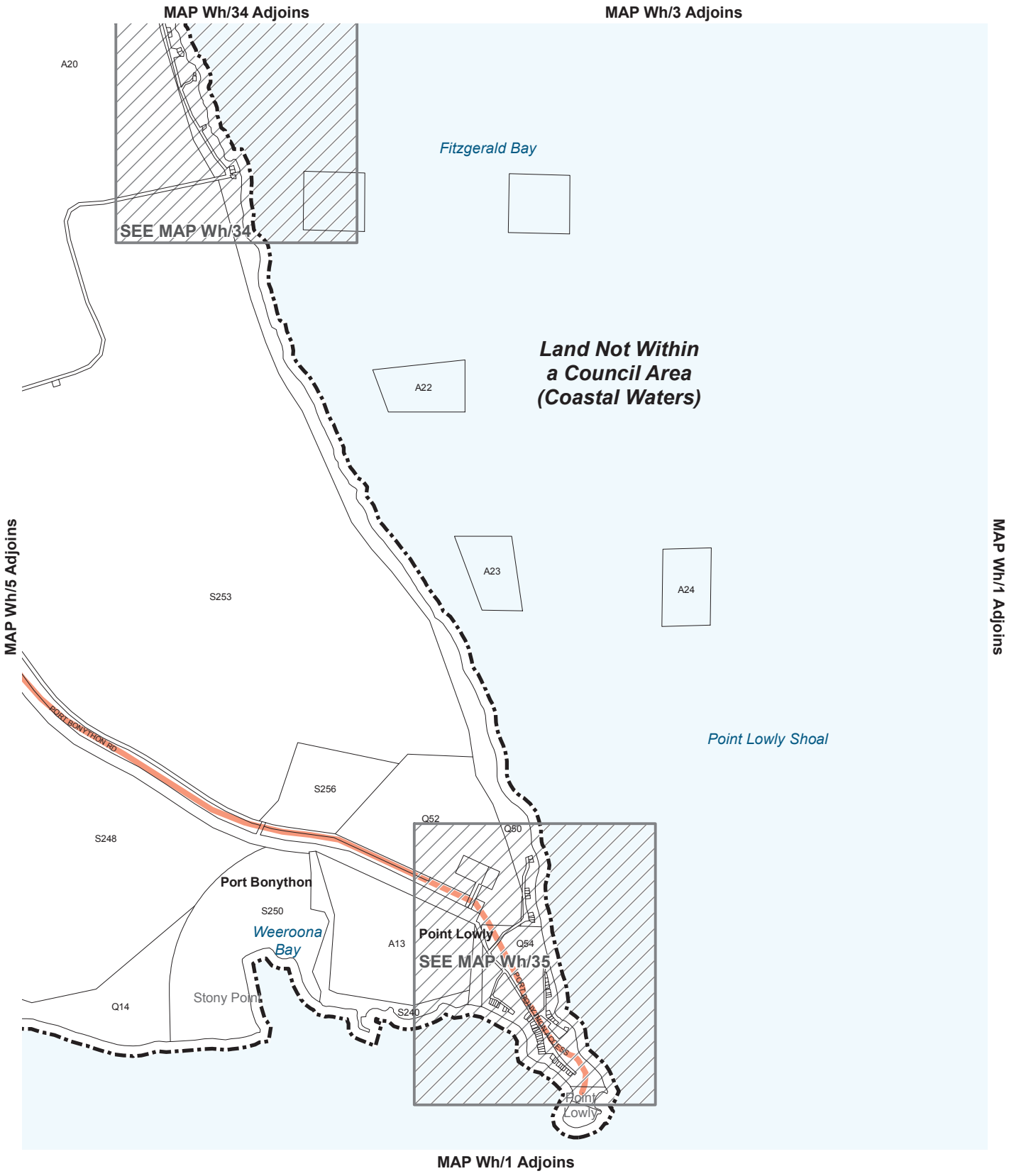


Location Map Wh/4

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Overlay Map Wh/4

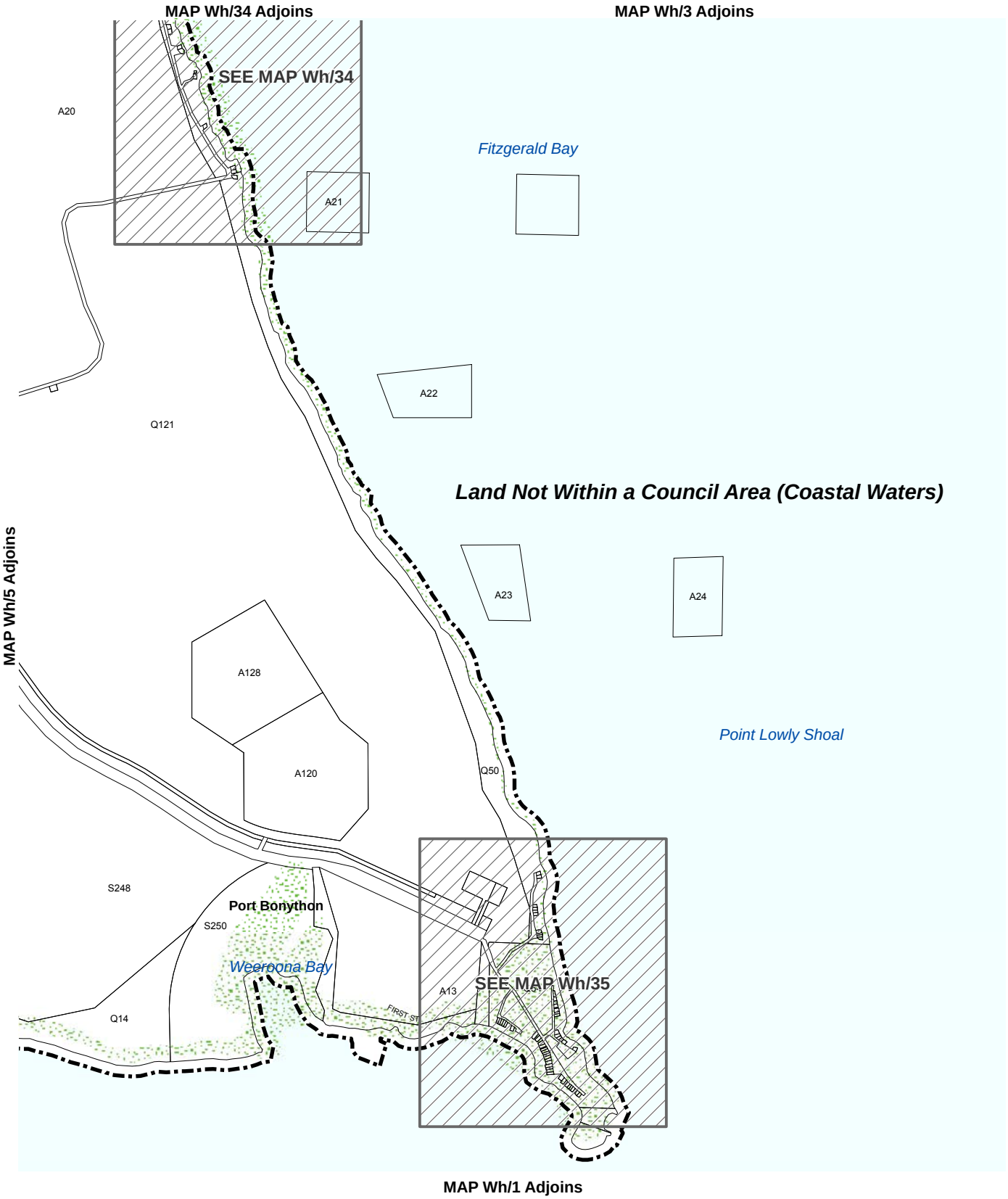
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 2,000 m

Overlay Map Wh/4

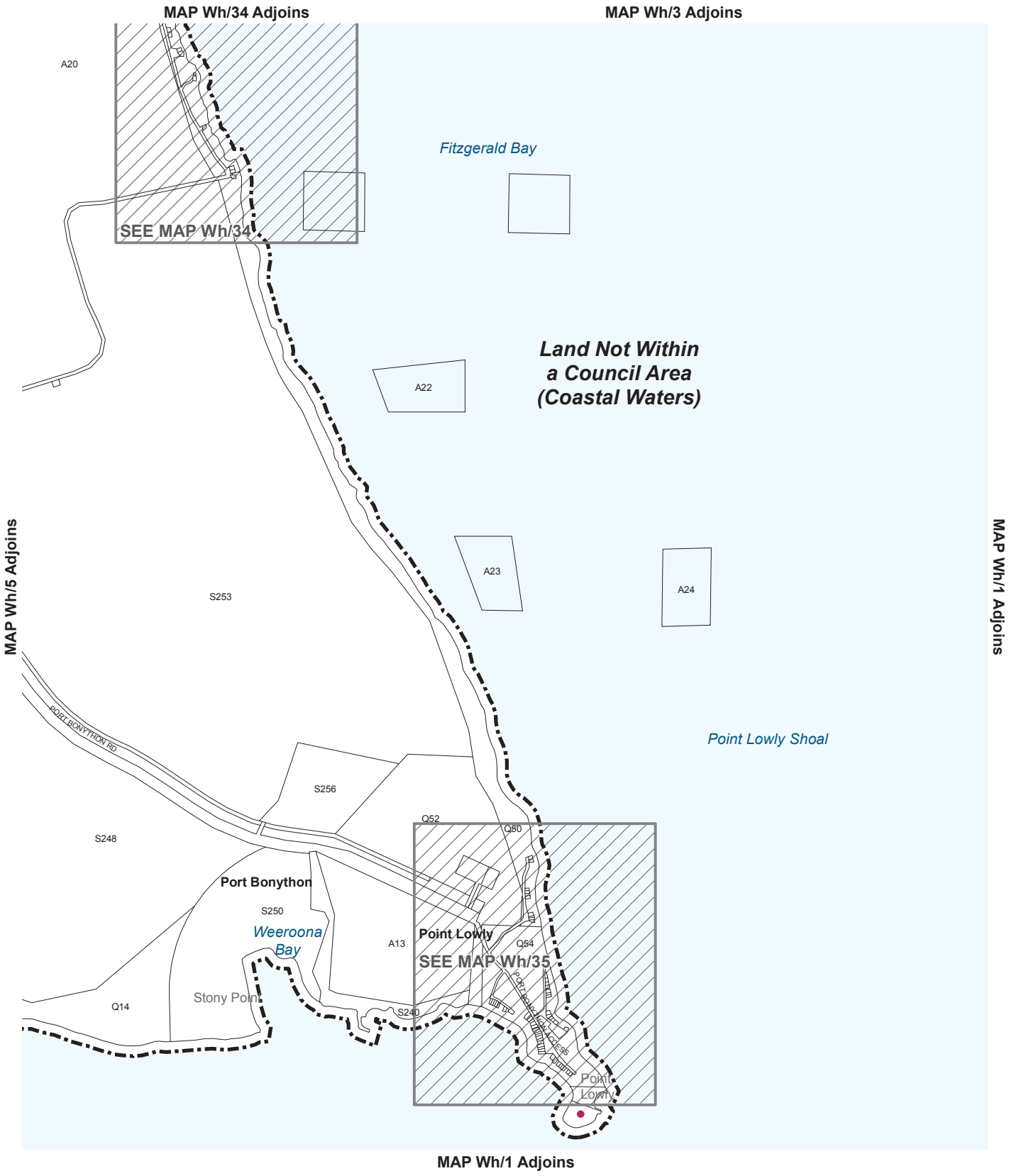
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



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 Wh/4

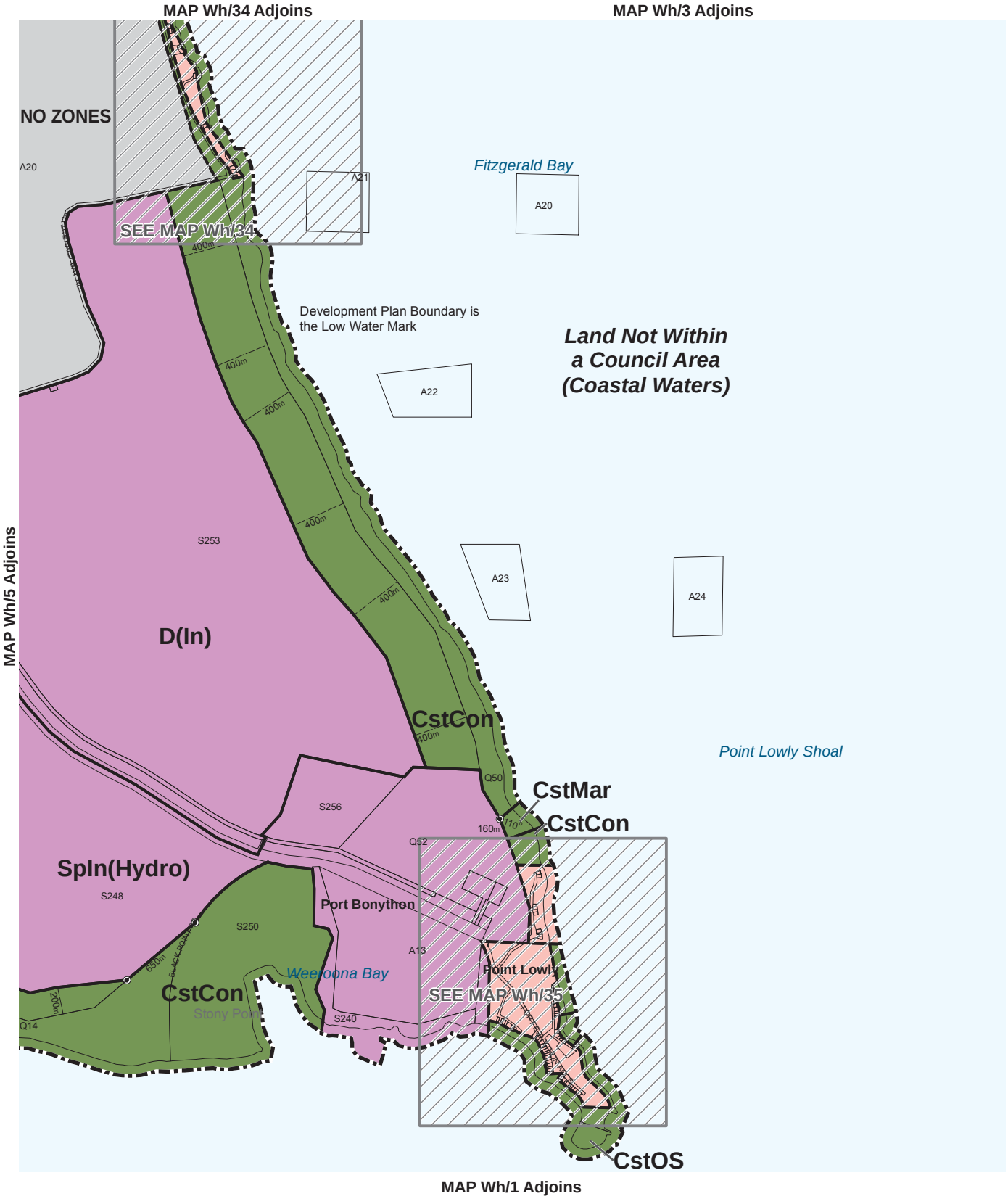
HERITAGE

State heritage place

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

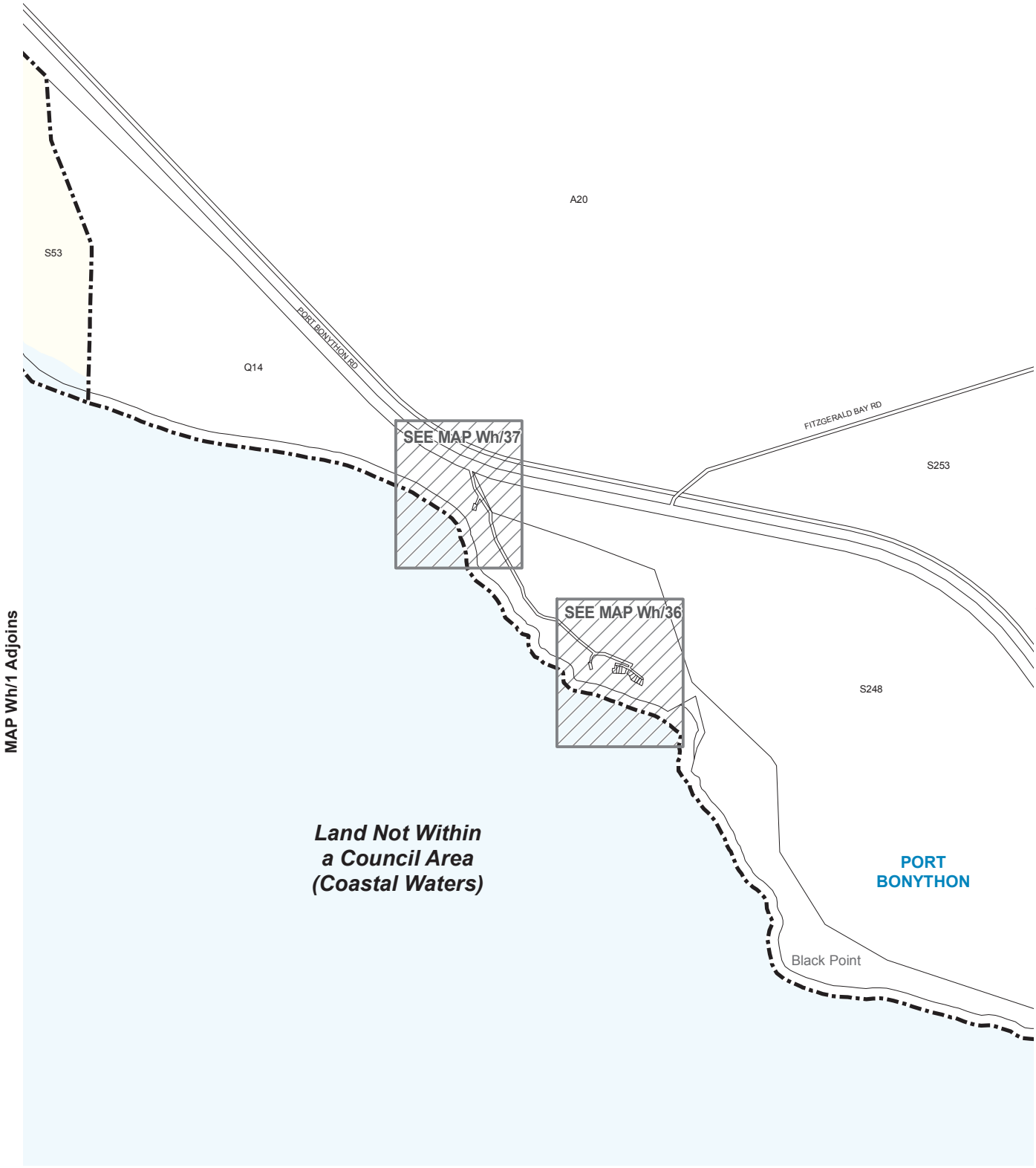
CstCon	Coastal Conservation
CstMar	Coastal Marina
CstOS	Coastal Open Space
D(In)	Deferred (Industry)
NO ZONES	NO ZONES
SpIn(Hydro)	Special Industry (Hydro)
	Zone Boundary
	Development Plan Boundary

Zone Map Wh/4

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/1 Adjoins



MAP Wh/1 Adjoins

N

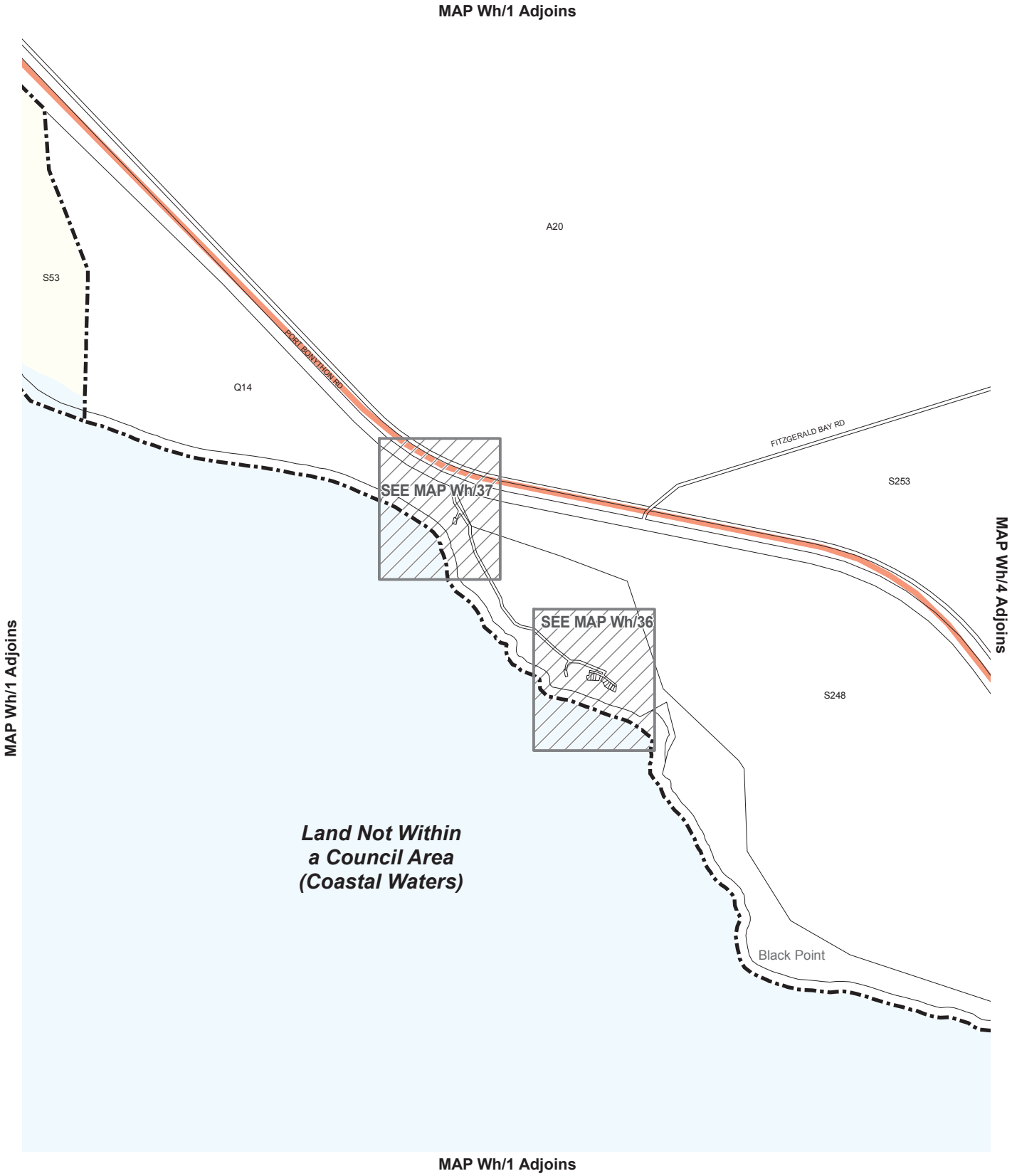
0 2,000 m

Location Map Wh/5

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 2,000 m

Overlay Map Wh/5

TRANSPORT

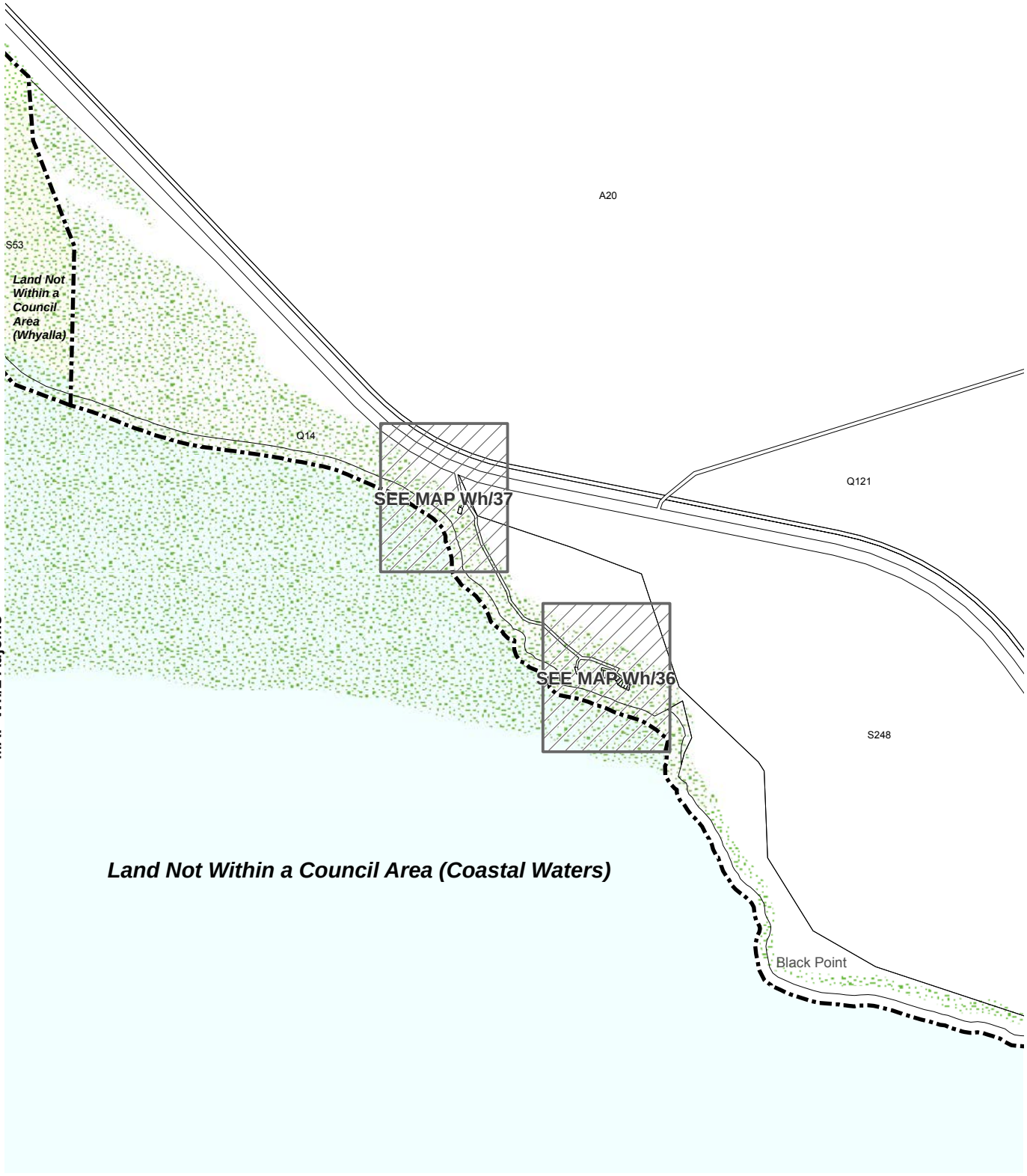
Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/1 Adjoins



MAP Wh/1 Adjoins

MAP Wh/4 Adjoins

MAP Wh/1 Adjoins

N

0 2,000 m

Overlay Map Wh/5

DEVELOPMENT CONSTRAINTS

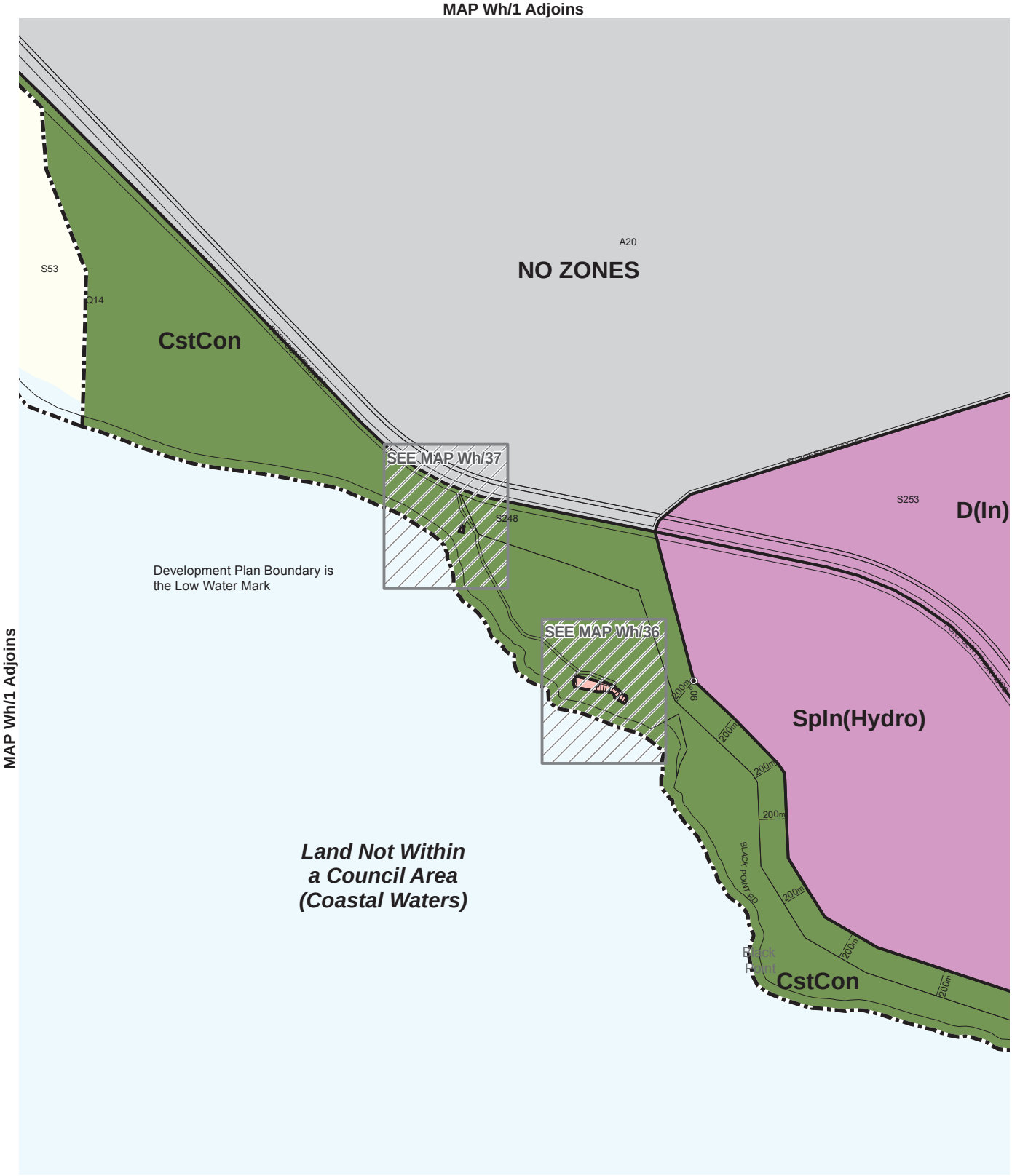
Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/1 Adjoins



MAP Wh/1 Adjoins

MAP Wh/1 Adjoins

MAP Wh/4 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

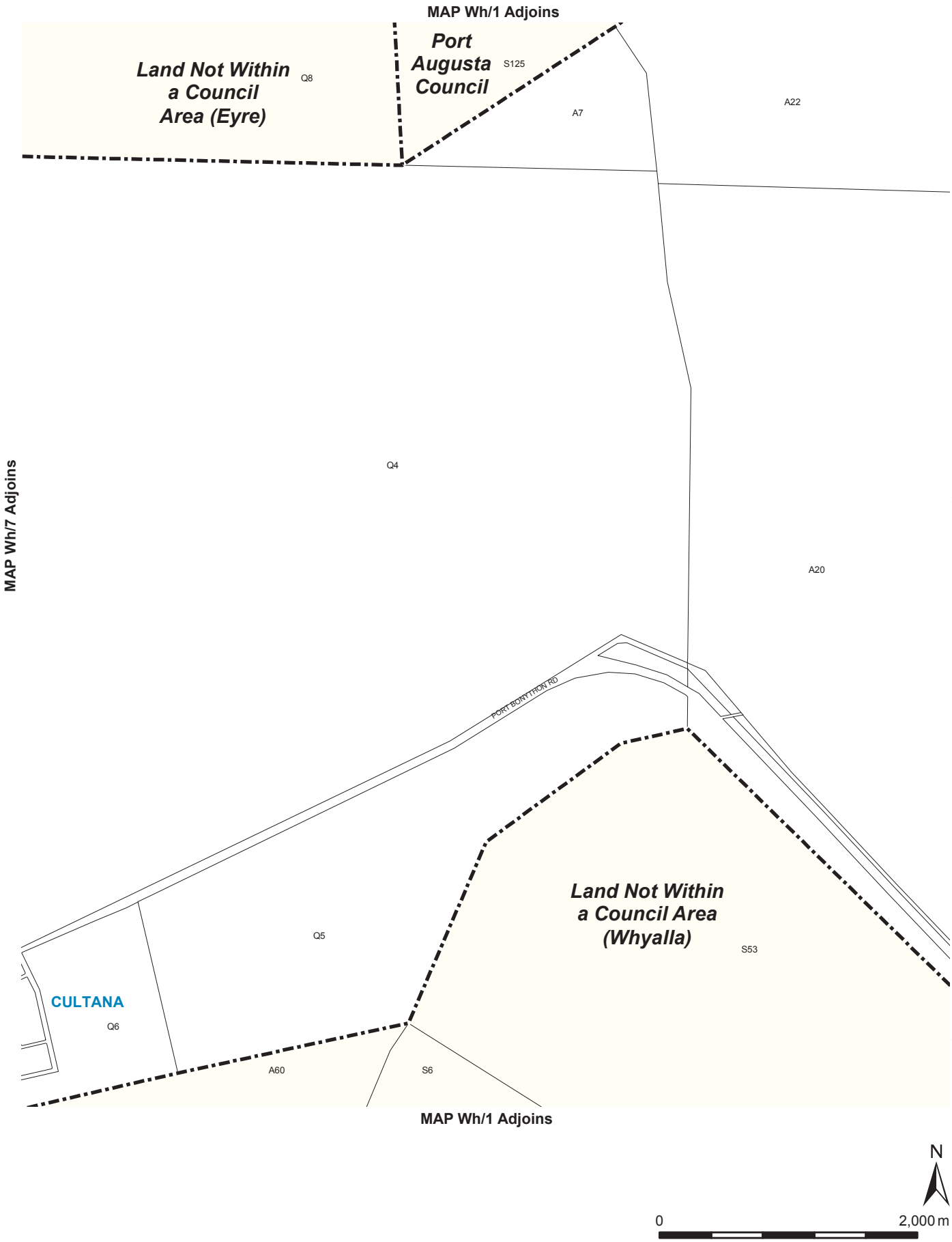
Zones

CstCon	Coastal Conservation
D(In)	Deferred (Industry)
NO ZONES	NO ZONES
SpIn(Hydro)	Special Industry (Hydro)
	Zone Boundary
	Development Plan Boundary

Zone Map Wh/5

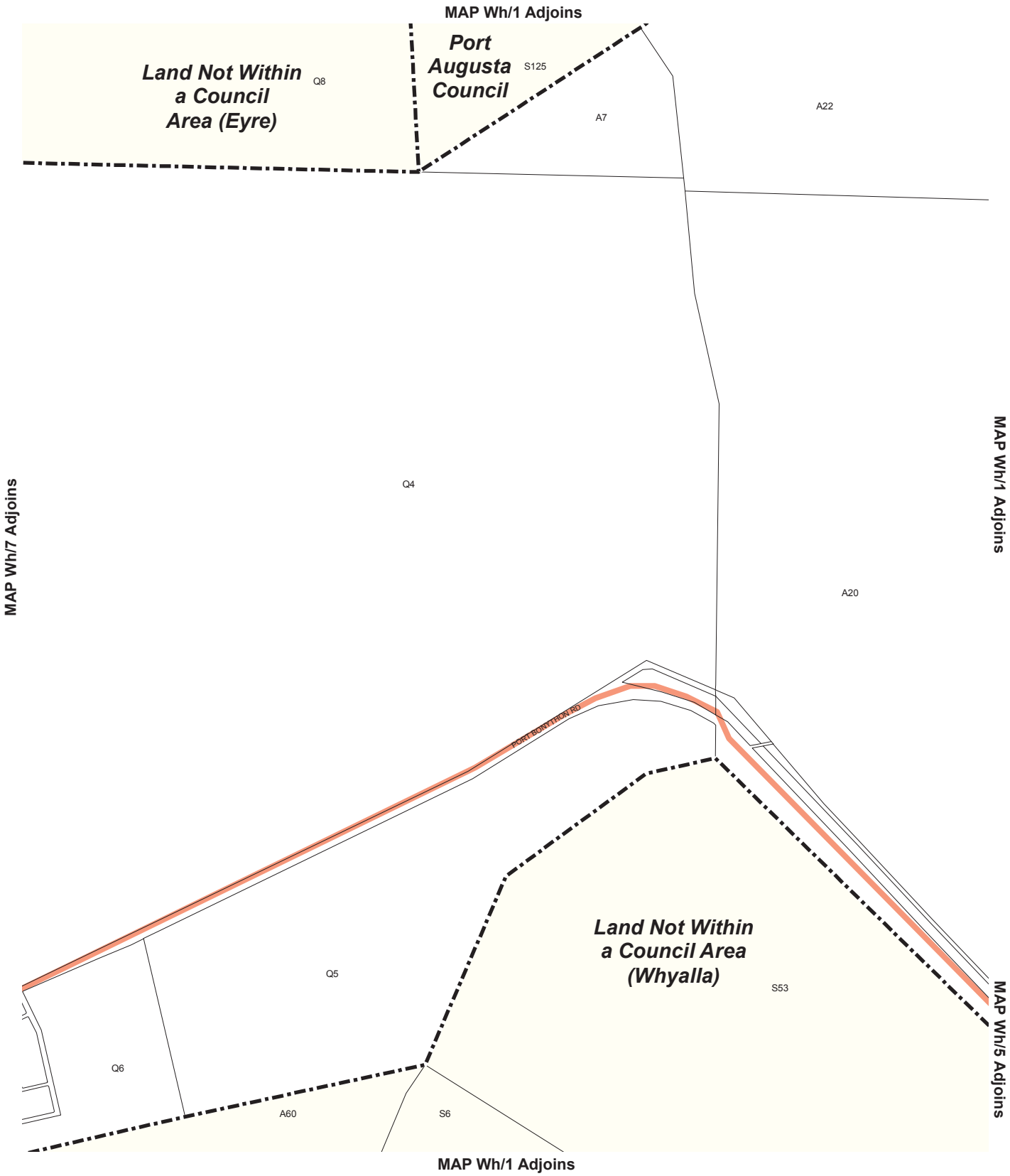
WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/6

Development Plan Boundary



Overlay Map Wh/6

TRANSPORT

WHYALLA COUNCIL

Consolidated - 14 June 2017

Secondary Arterial Roads

Development Plan Boundary

N

0 2,000 m

Overlay Map Wh/6

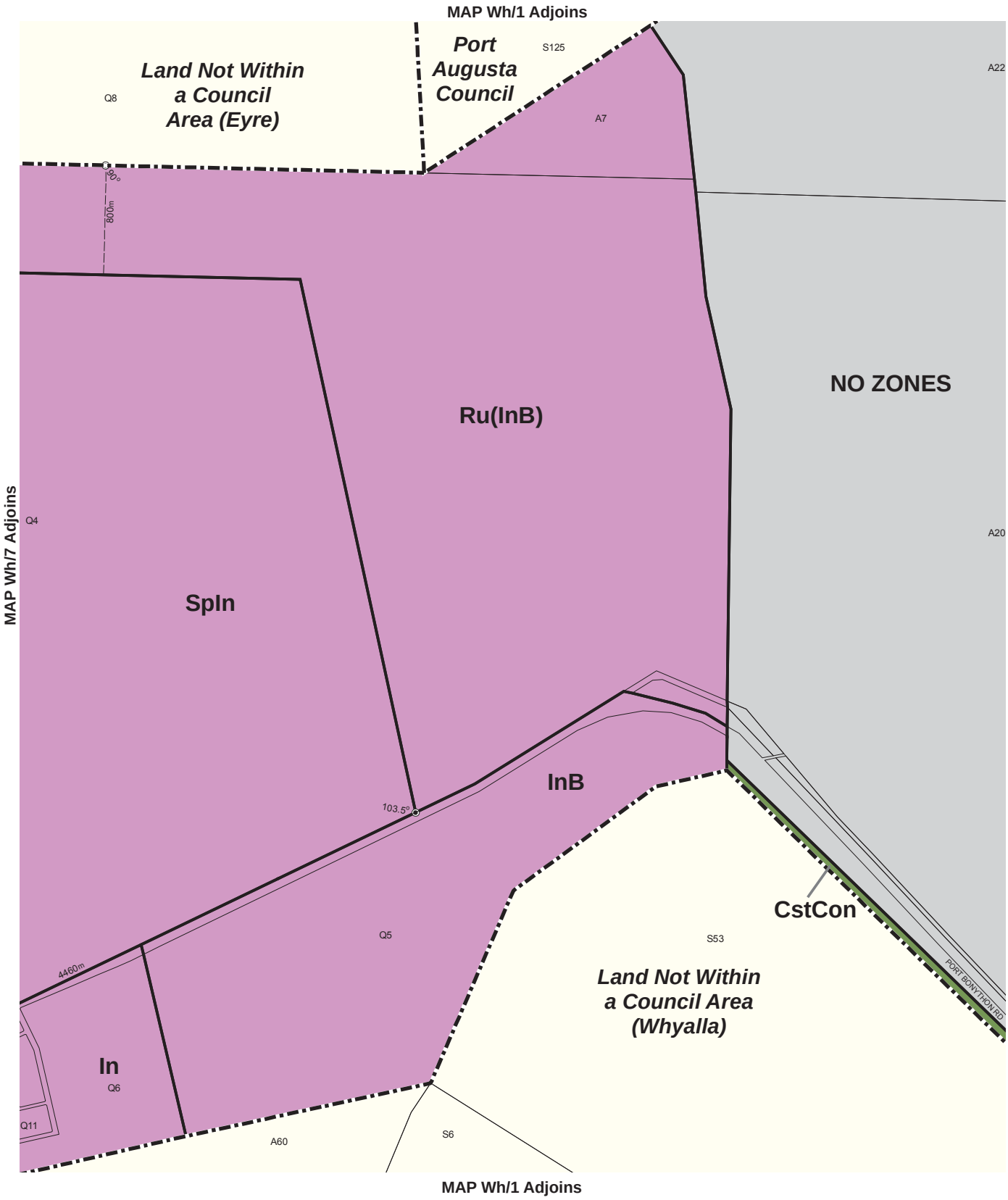
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

- CstCon — Coastal Conservation
- In — Industry
- InB — Industry Buffer
- NO ZONES — NO ZONES
- Ru(InB) — Rural (Industry Buffer)
- SpIn — Special Industry
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/6

WHYALLA COUNCIL

Consolidated - 14 June 2017

Location Map Wh/7

Railways
Tourist Routes
Conservation Park
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

Overlay Map Wh/7

TRANSPORT

WHYALLA COUNCIL

Consolidated - 14 June 2017

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

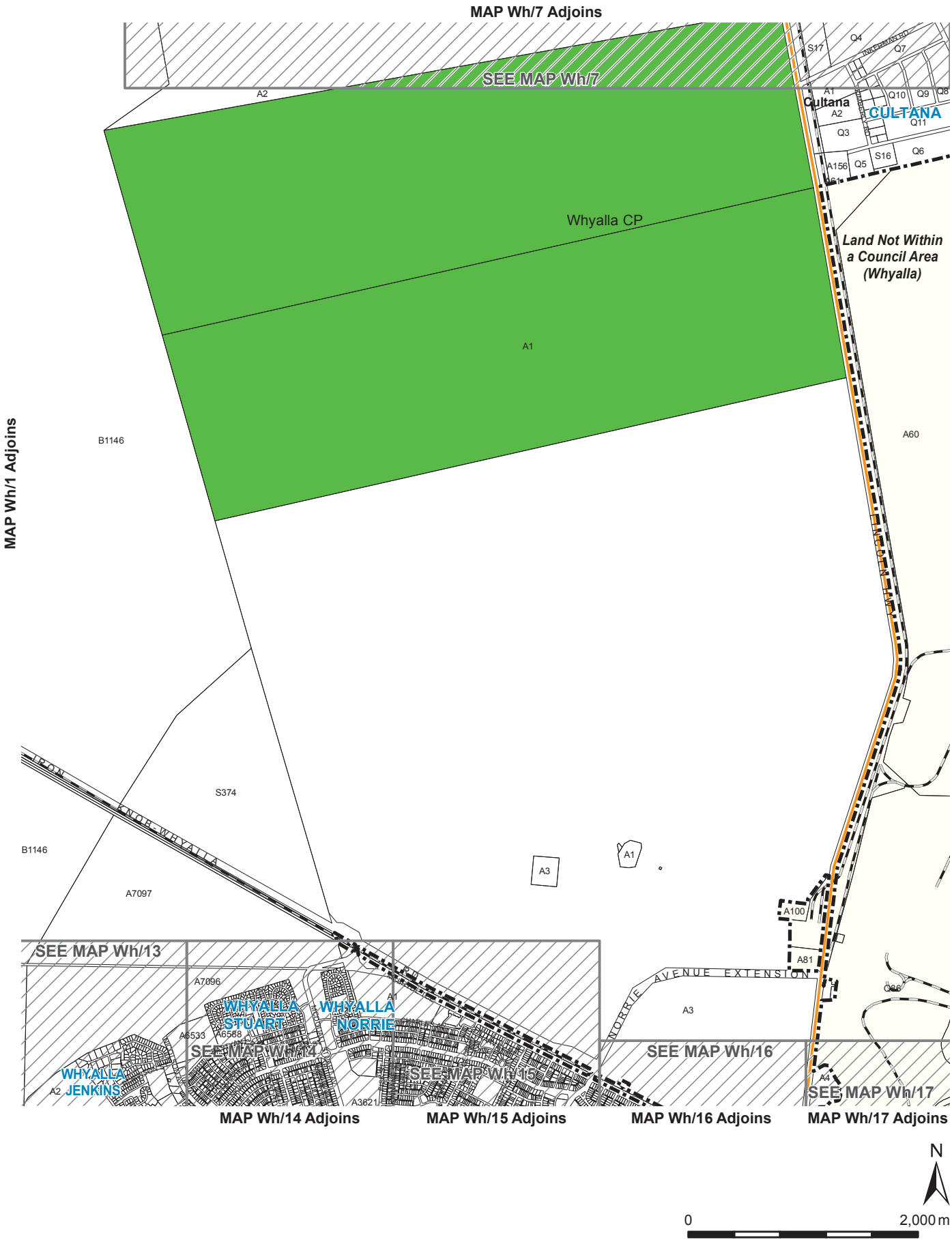
Zones

Con	Conservation
In	Industry
NO ZONES	NO ZONES
OS	Open Space
Ru(InB)	Rural (Industry Buffer)
SpIn	Special Industry
	Zone Boundary
	Development Plan Boundary

Zone Map Wh/7

WHYALLA COUNCIL

Consolidated - 14 June 2017

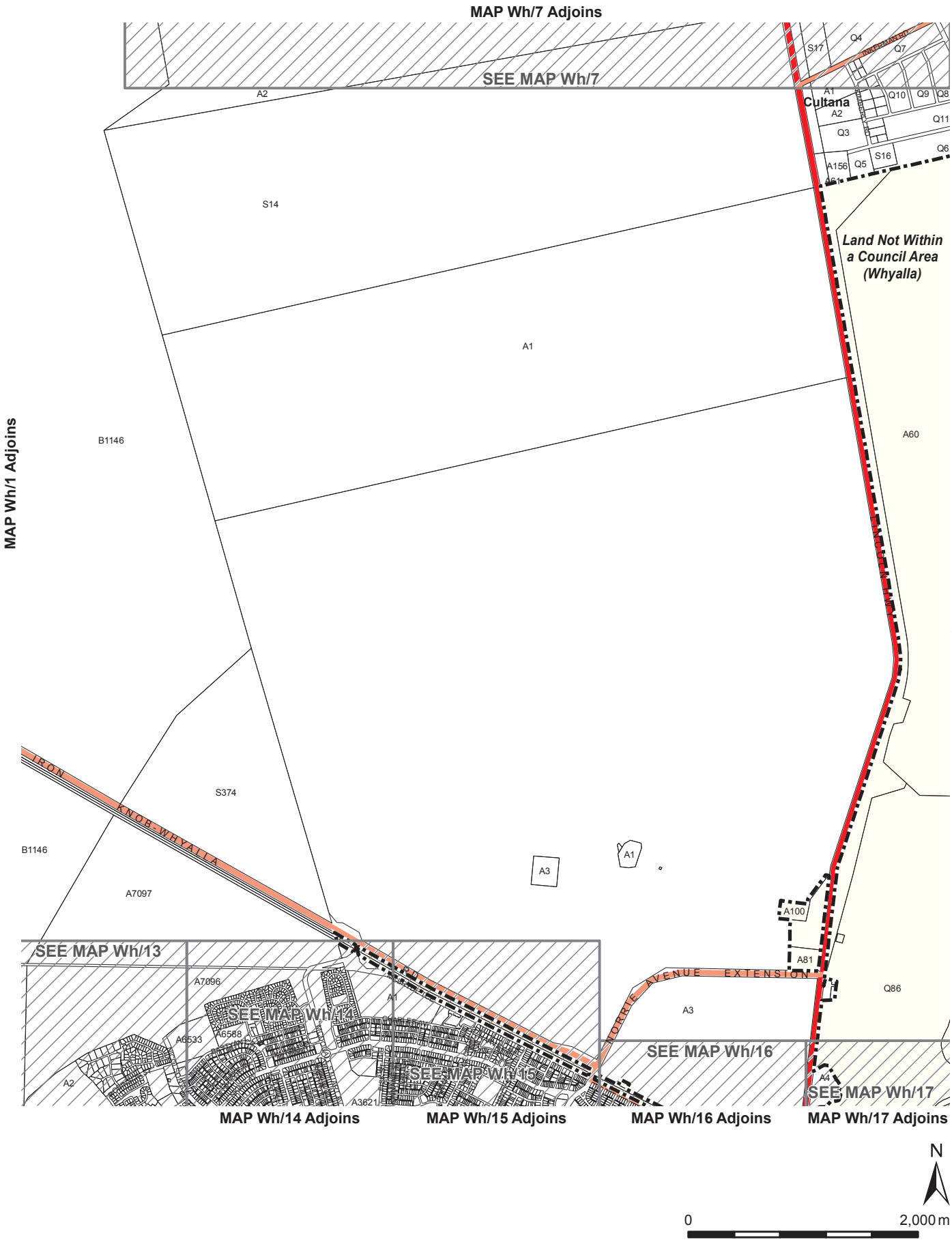


Location Map Wh/8

Railways
Tourist Routes
Conservation Park
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Overlay Map Wh/8

TRANSPORT

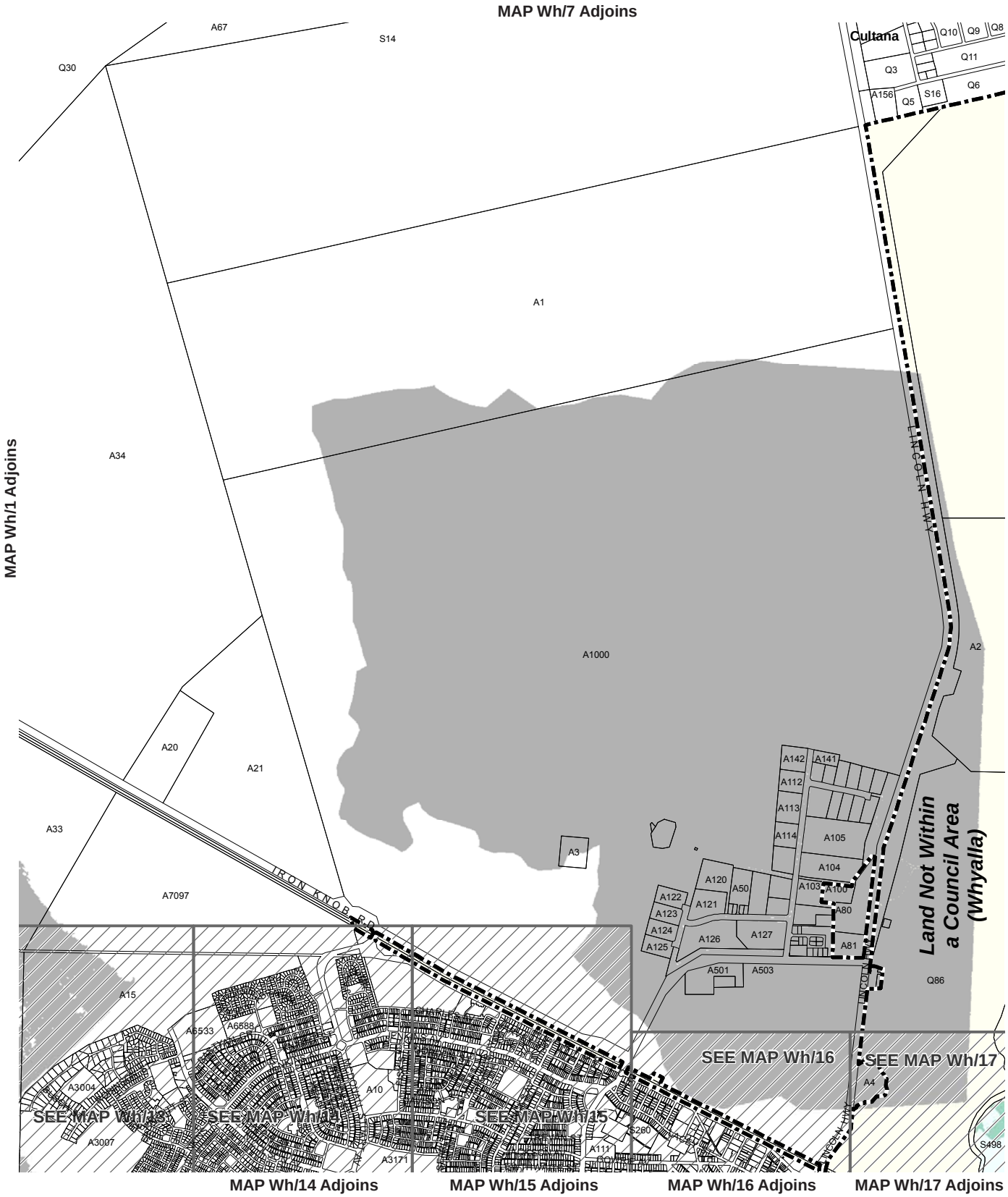
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Disclaimer

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N

0 2,000 m

Overlay Map Wh/8

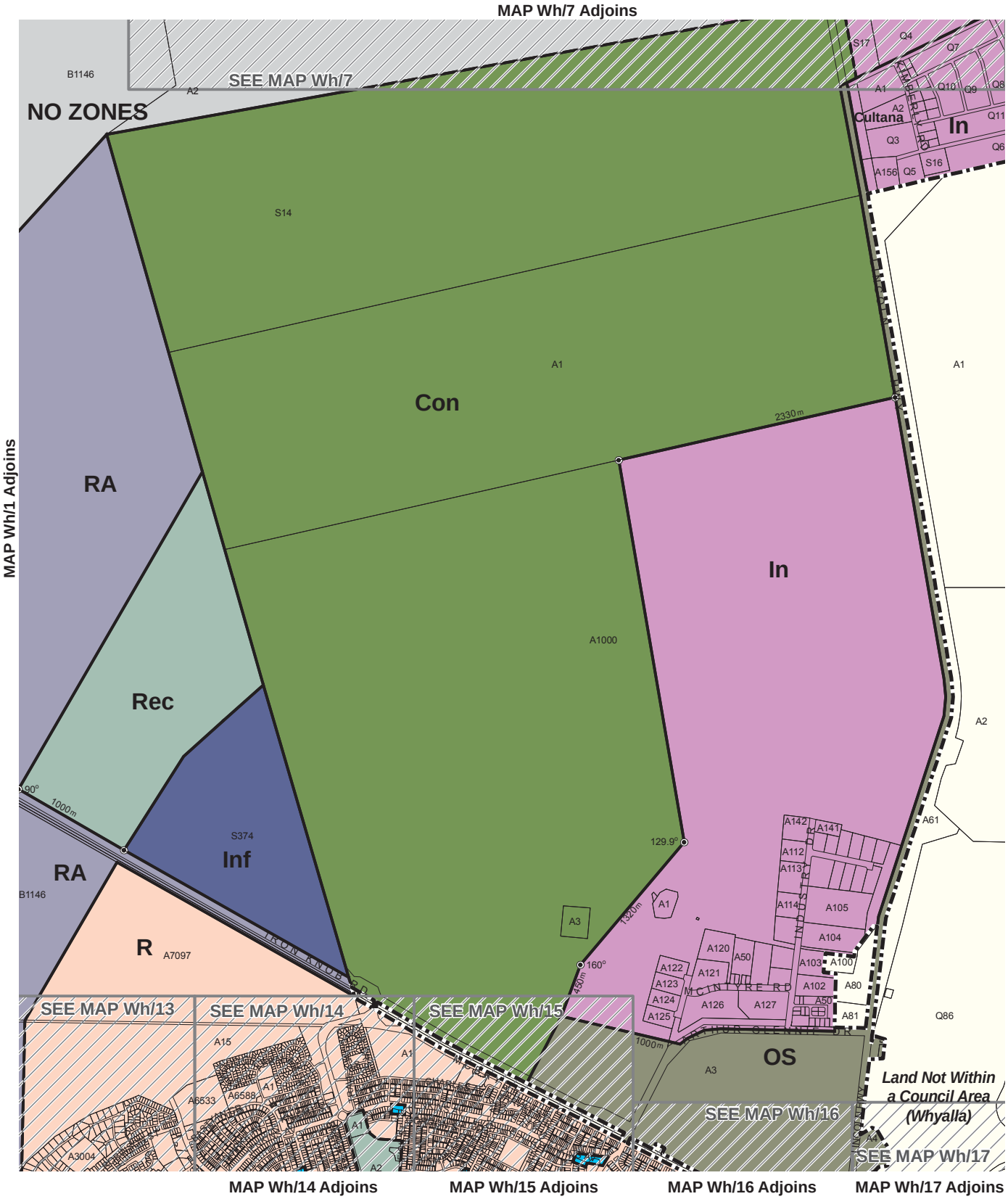
DEVELOPMENT CONSTRAINTS

1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Zones

Con	Conservation
In	Industry
Inf	Infrastructure
NO ZONES	NO ZONES
OS	Open Space
Rec	Recreation
RA	Remote Area
R	Residential
	Zone Boundary
	Development Plan Boundary

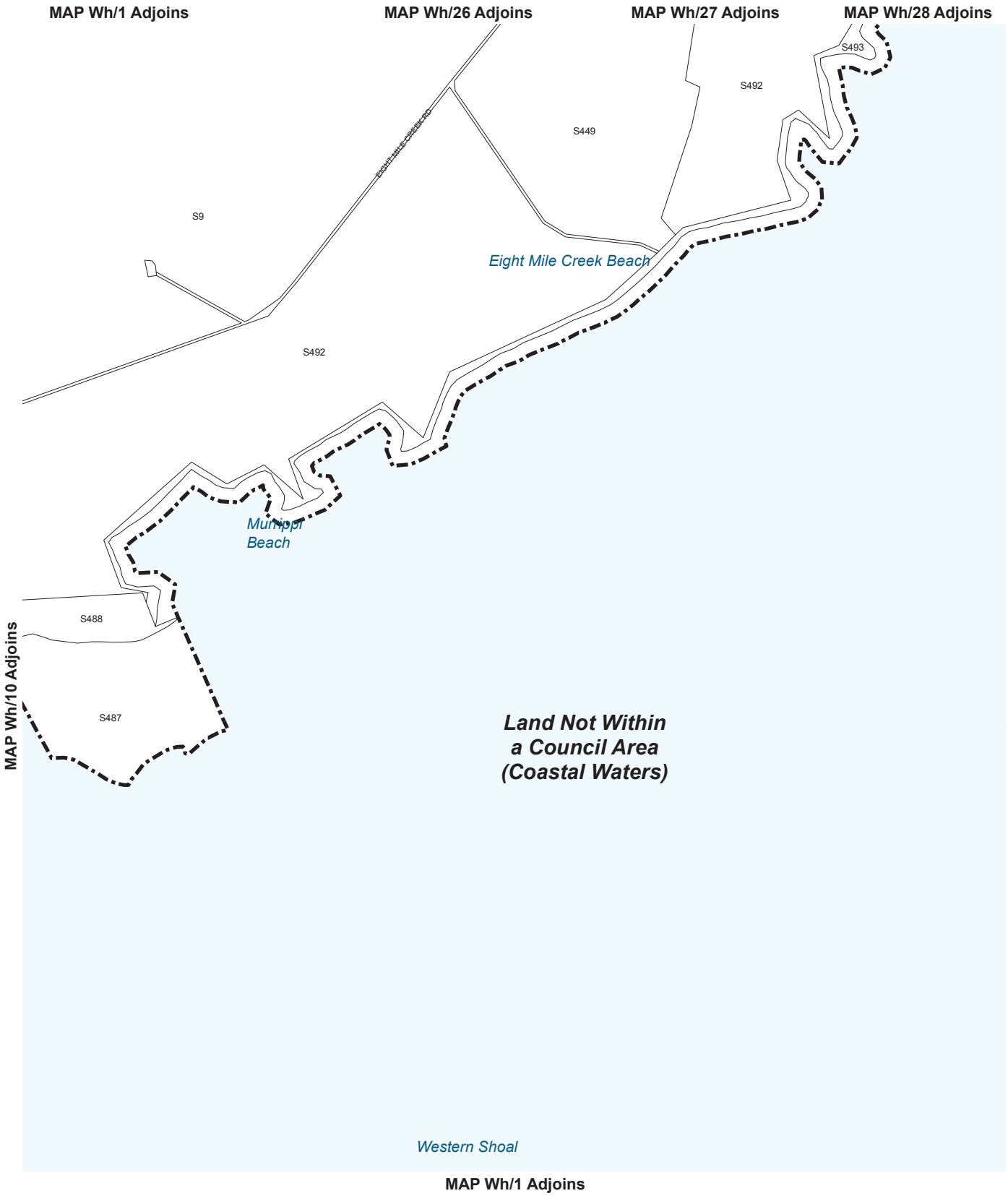
N

0 2,000 m

Zone Map Wh/8

WHYALLA COUNCIL

Consolidated - 14 June 2017

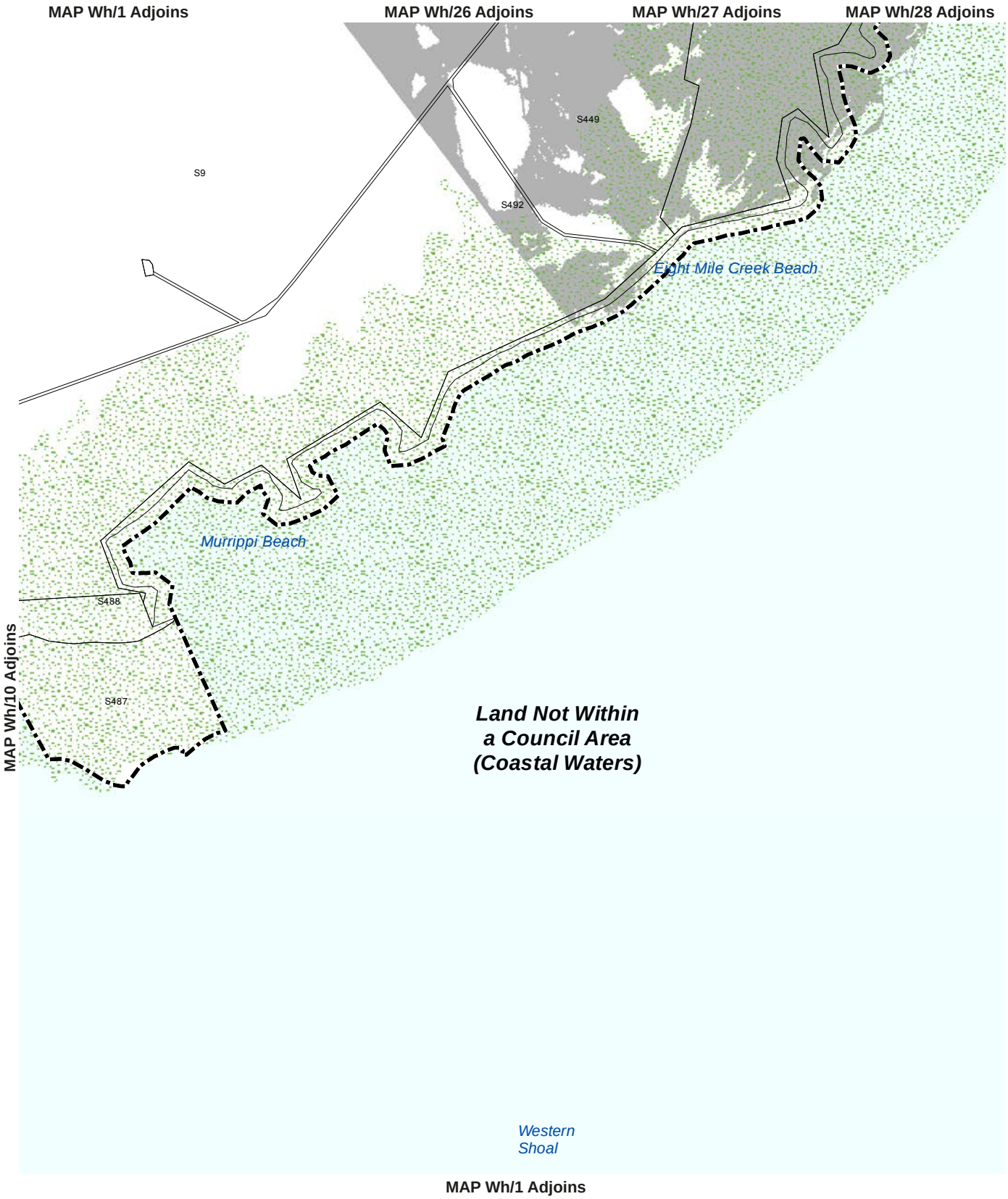


Location Map Wh/9

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

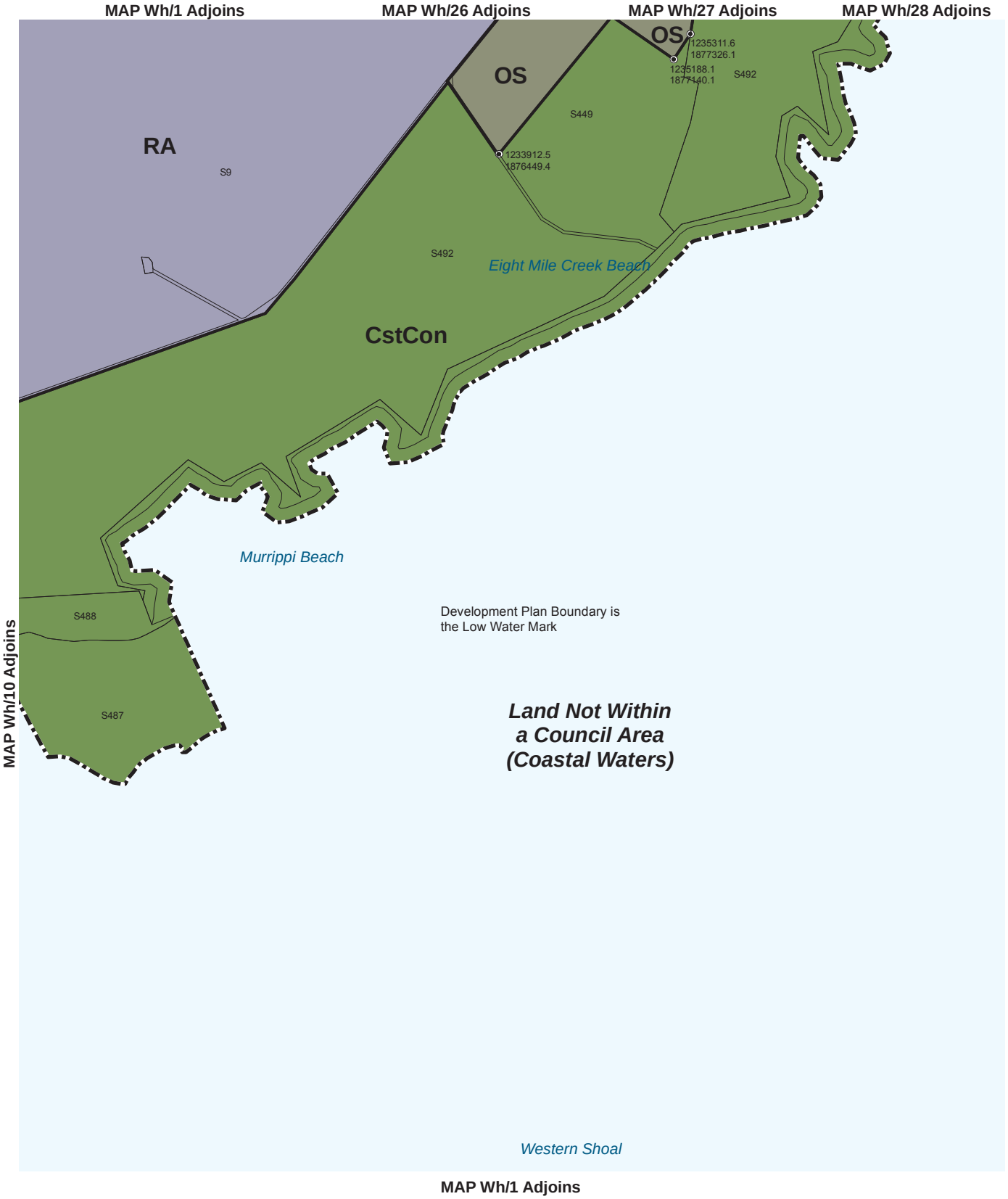
0 2,000 m

1 in 100 year ARI Flood Event
Coastal Acid Sulfate Soils
Development Plan Boundary

Overlay Map Wh/9
DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

- CstCon — Coastal Conservation
- OS — Open Space
- RA — Remote Area
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/9

WHYALLA COUNCIL

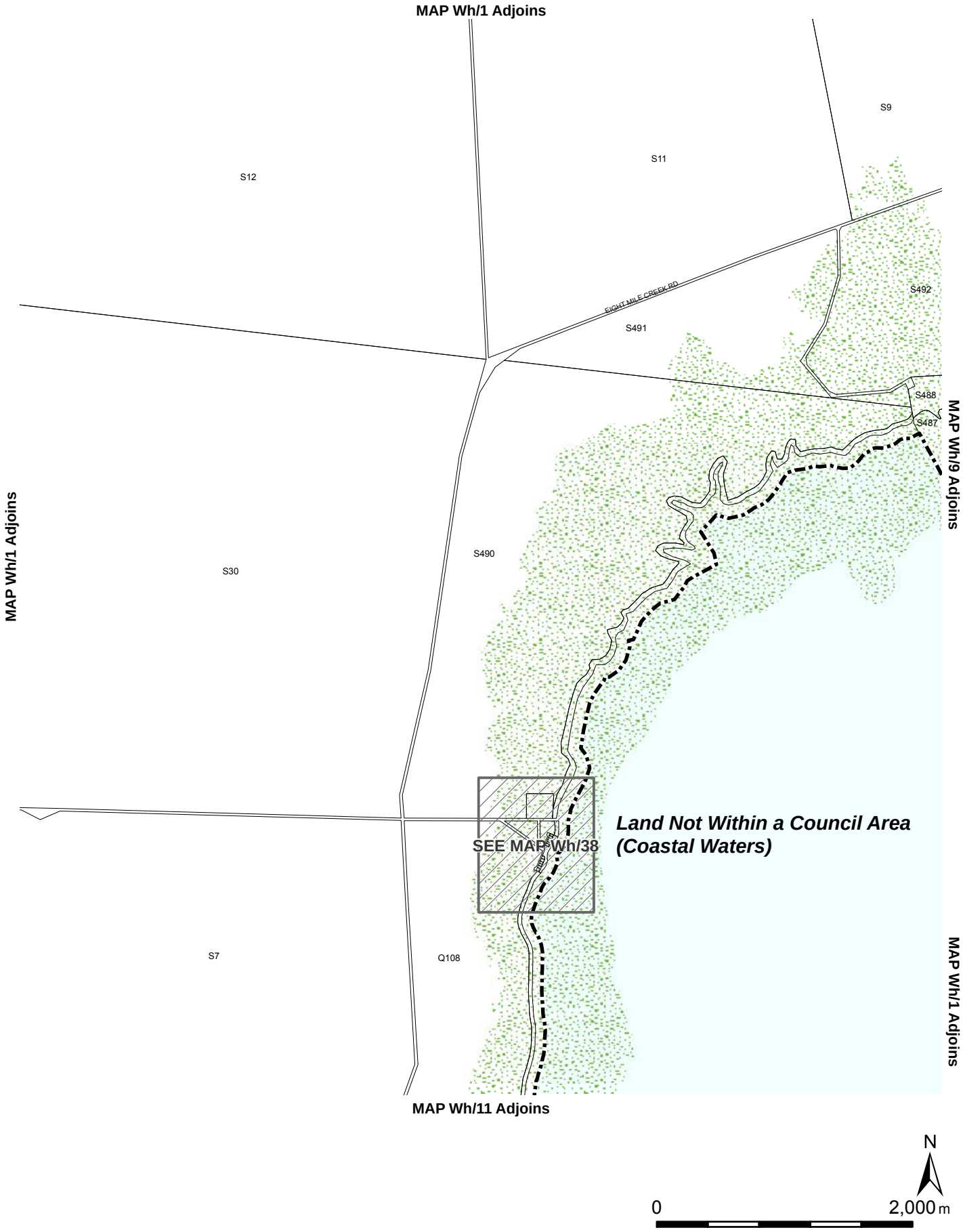
Consolidated - 14 June 2017

Location Map Wh/10

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Overlay Map Wh/10

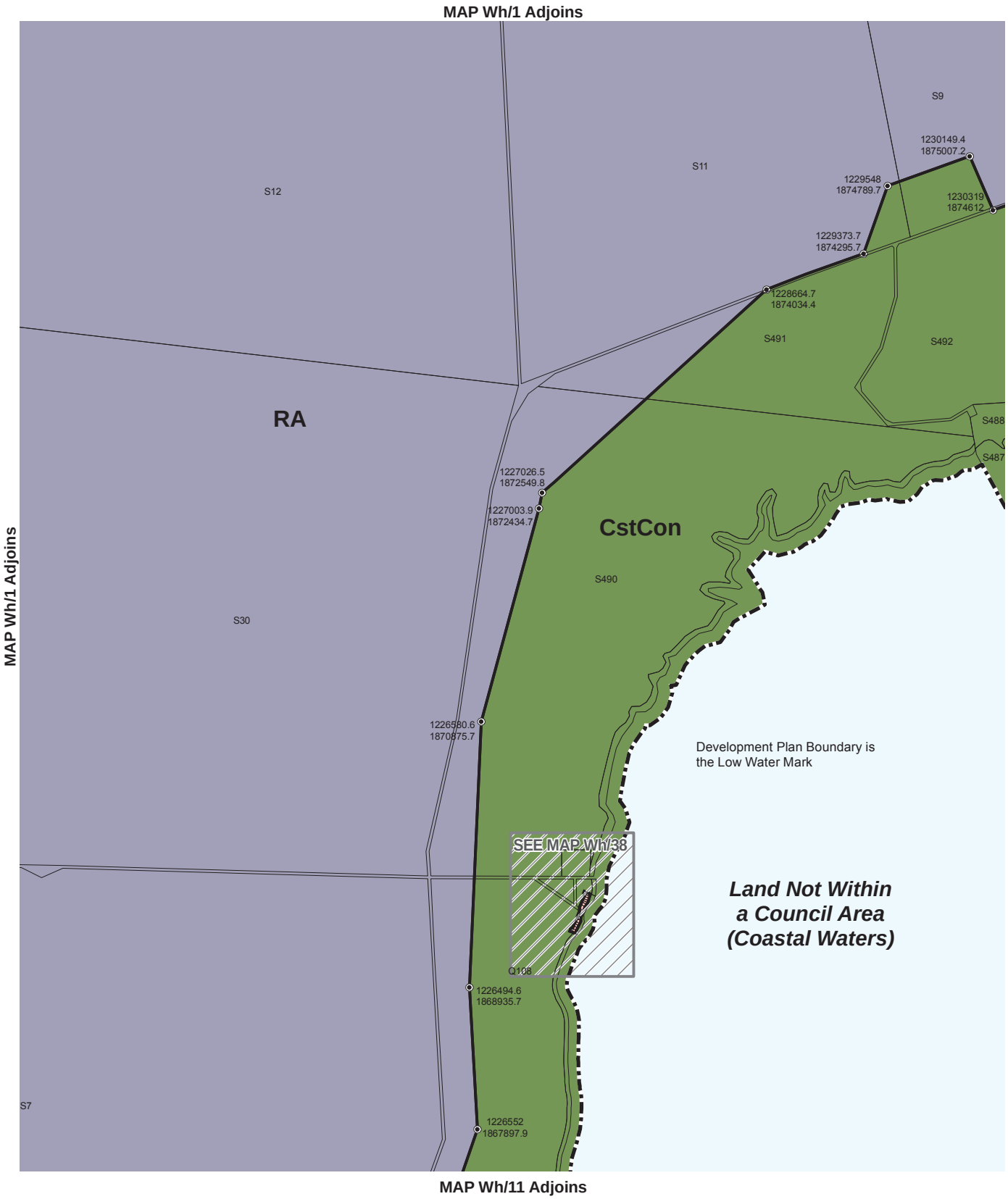
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

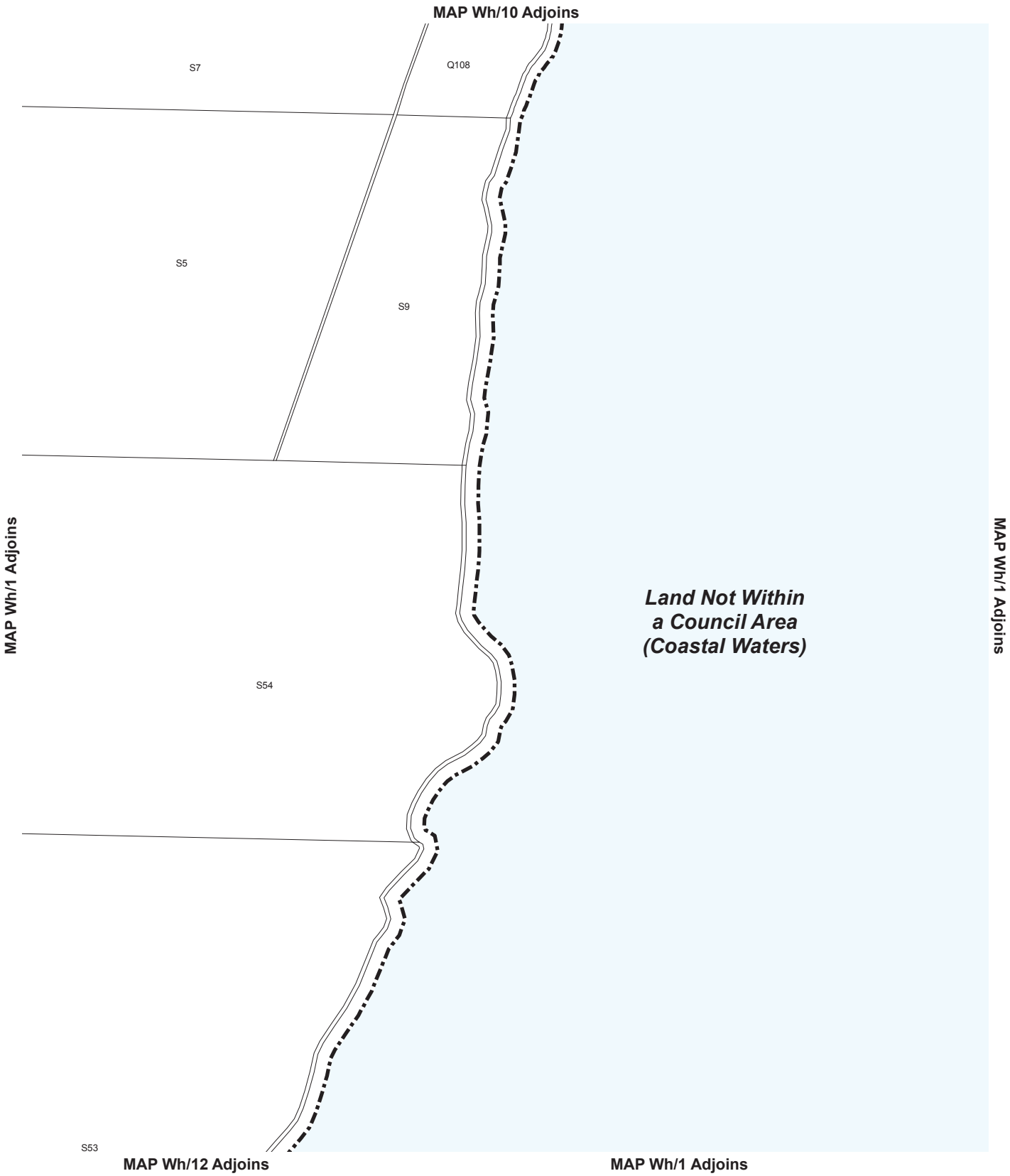
Zone Map Wh/10

Zones

- CstCon — Coastal Conservation
- RA — Remote Area
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/11

Development Plan Boundary

Overlay Map Wh/11

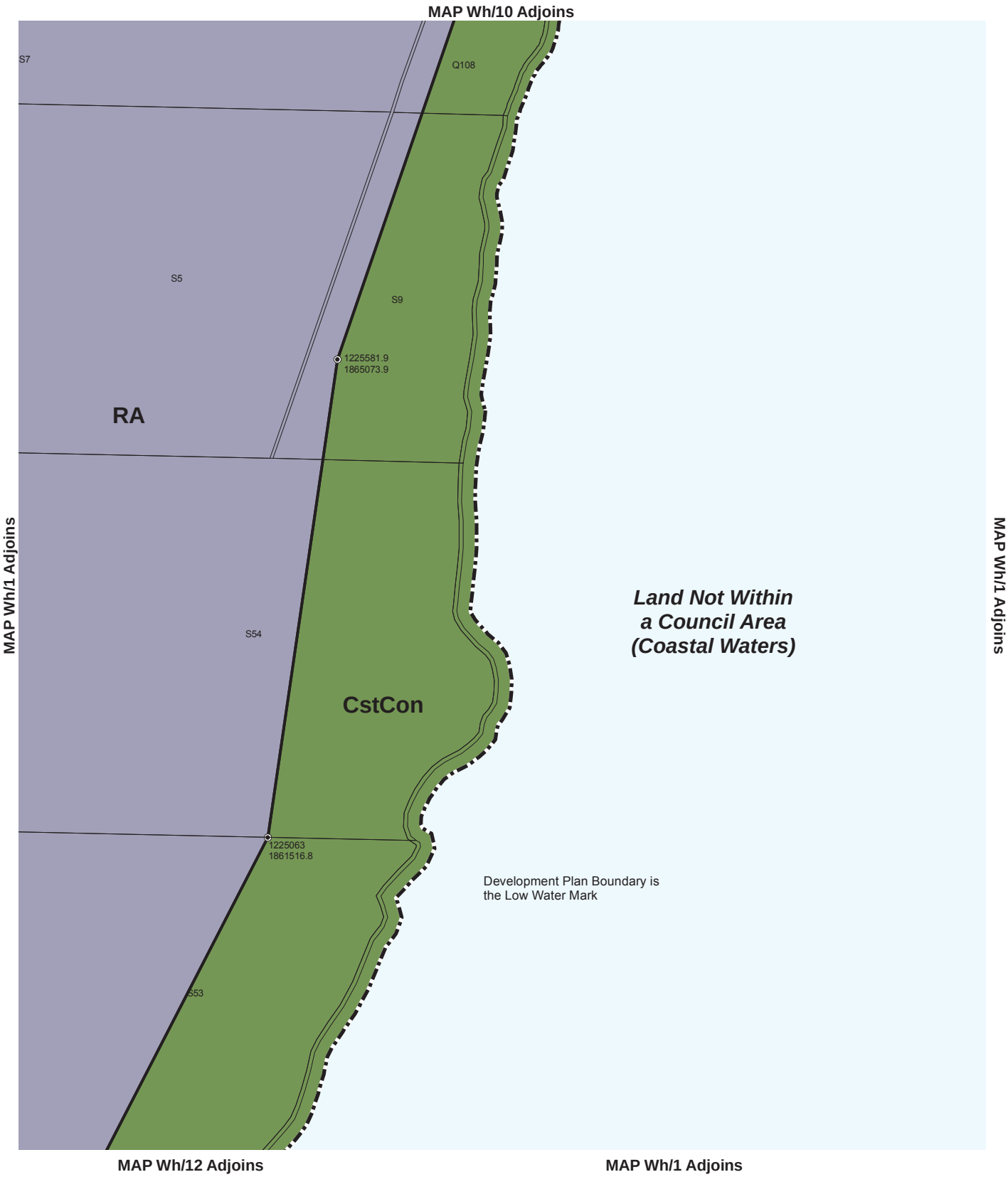
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map Wh/11

Zones

- CstCon — Coastal Conservation
- RA — Remote Area
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

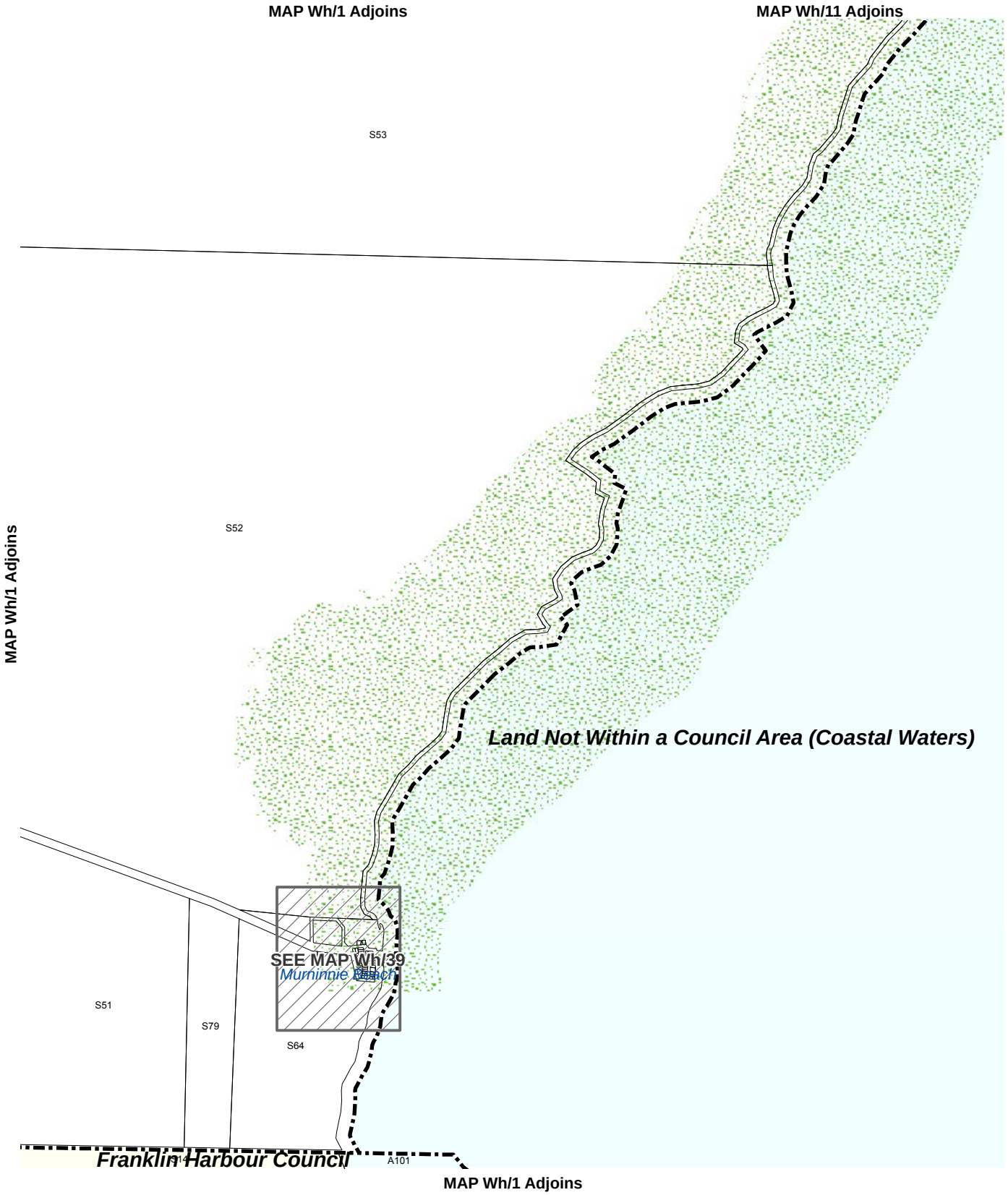
0 2,000 m

Location Map Wh/12

Conservation Park
Conservation Reserve
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 2,000 m

Overlay Map Wh/12

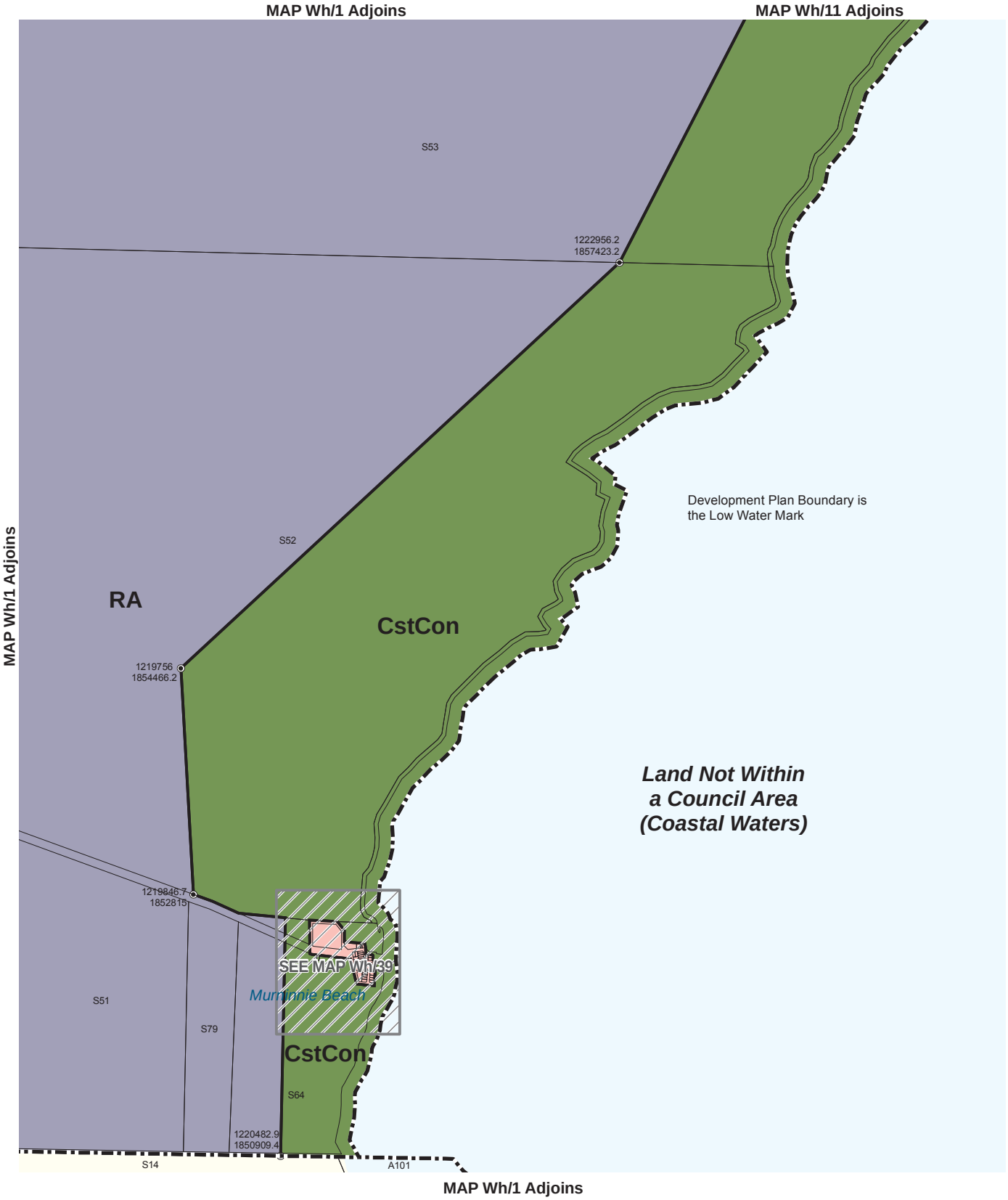
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map Wh/12

Zones

- CstCon — Coastal Conservation
- RA — Remote Area
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

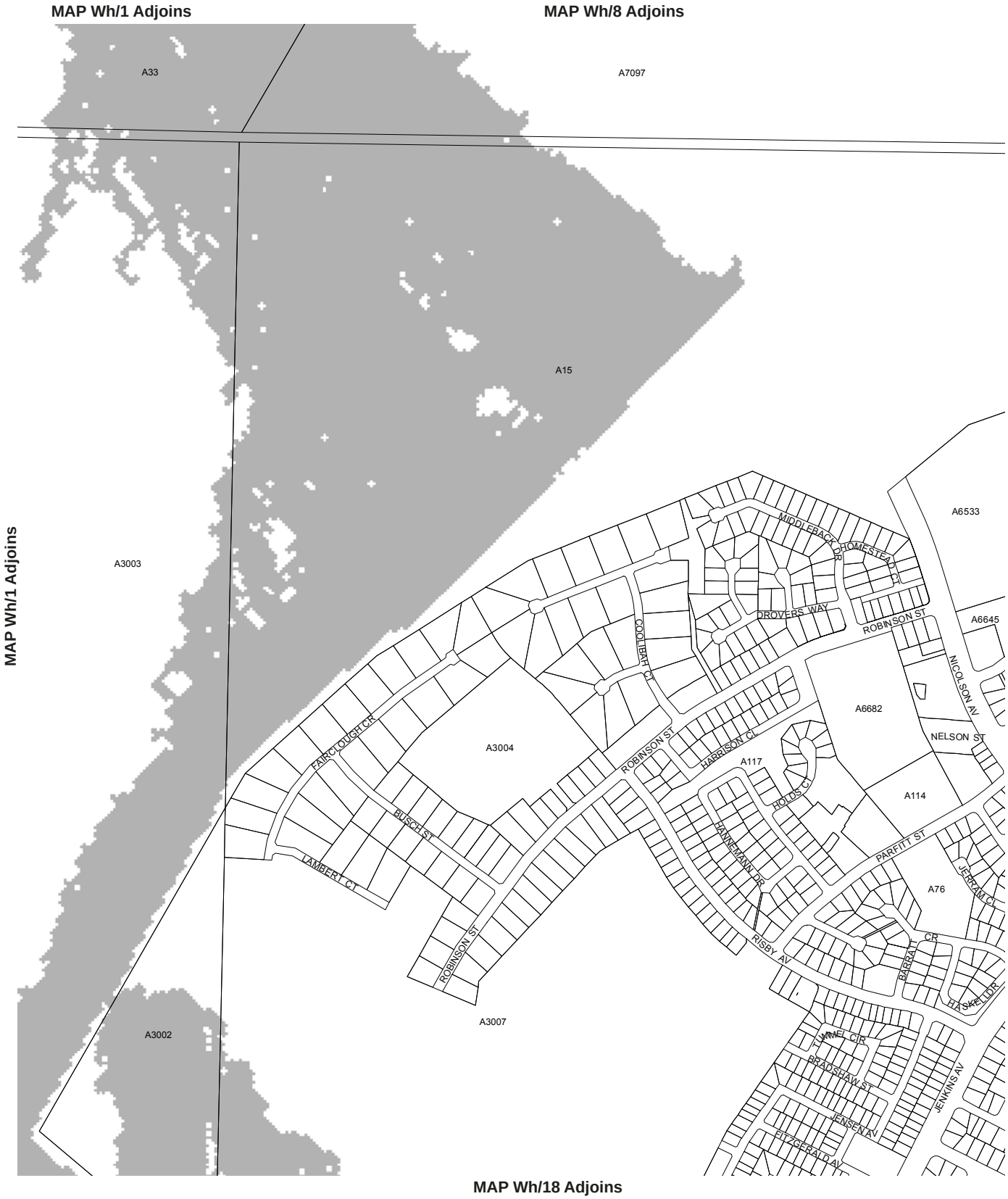
Consolidated - 14 June 2017

WHYALLA

Location Map Wh/13

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

0 500 m

WHYALLA

Overlay Map Wh/13
DEVELOPMENT CONSTRAINTS

1 in 100 year ARI Flood Event

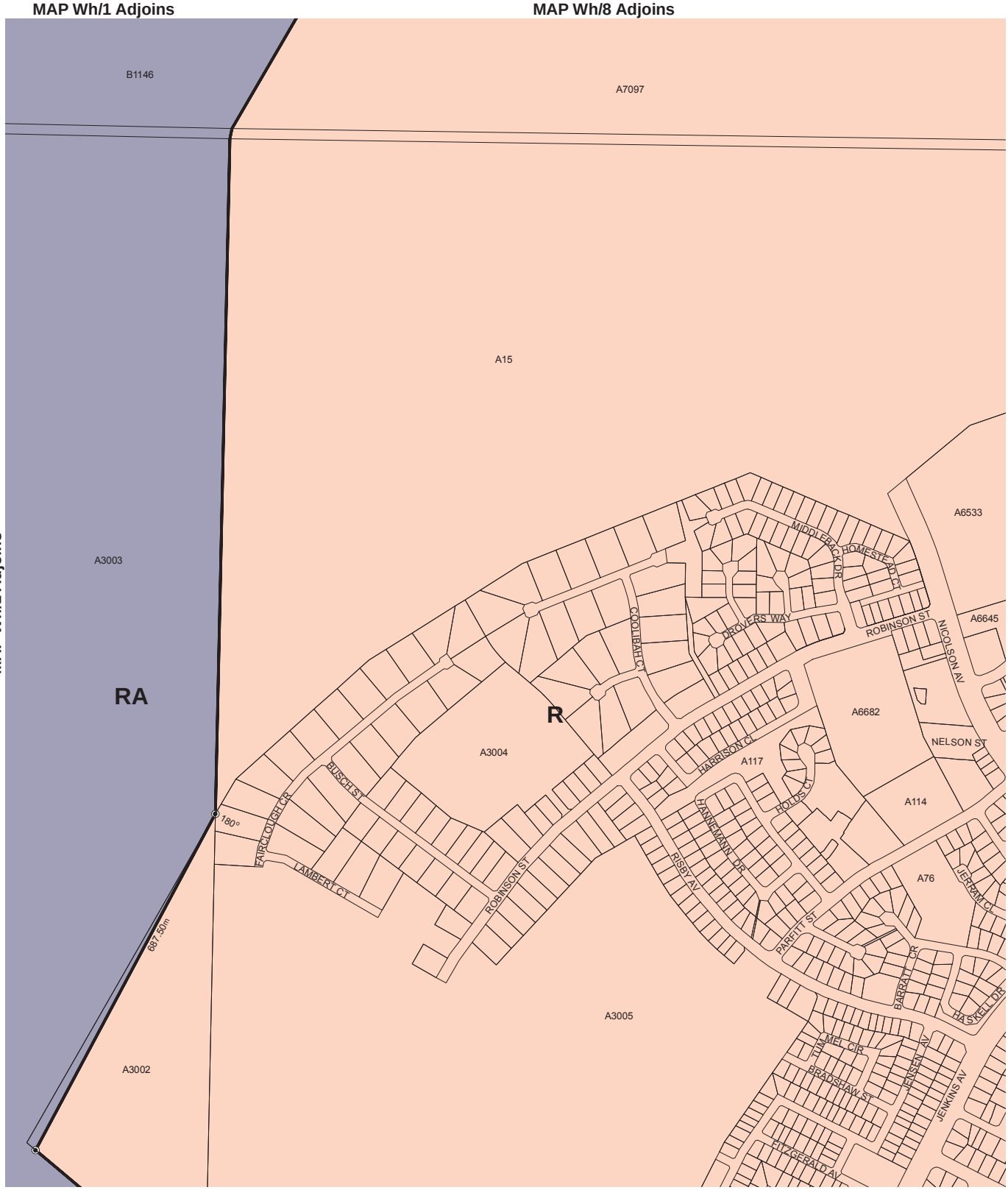
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/1 Adjoins

MAP Wh/8 Adjoins



MAP Wh/1 Adjoins

MAP Wh/14 Adjoins

MAP Wh/18 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

WHYALLA

Zone Map Wh/13

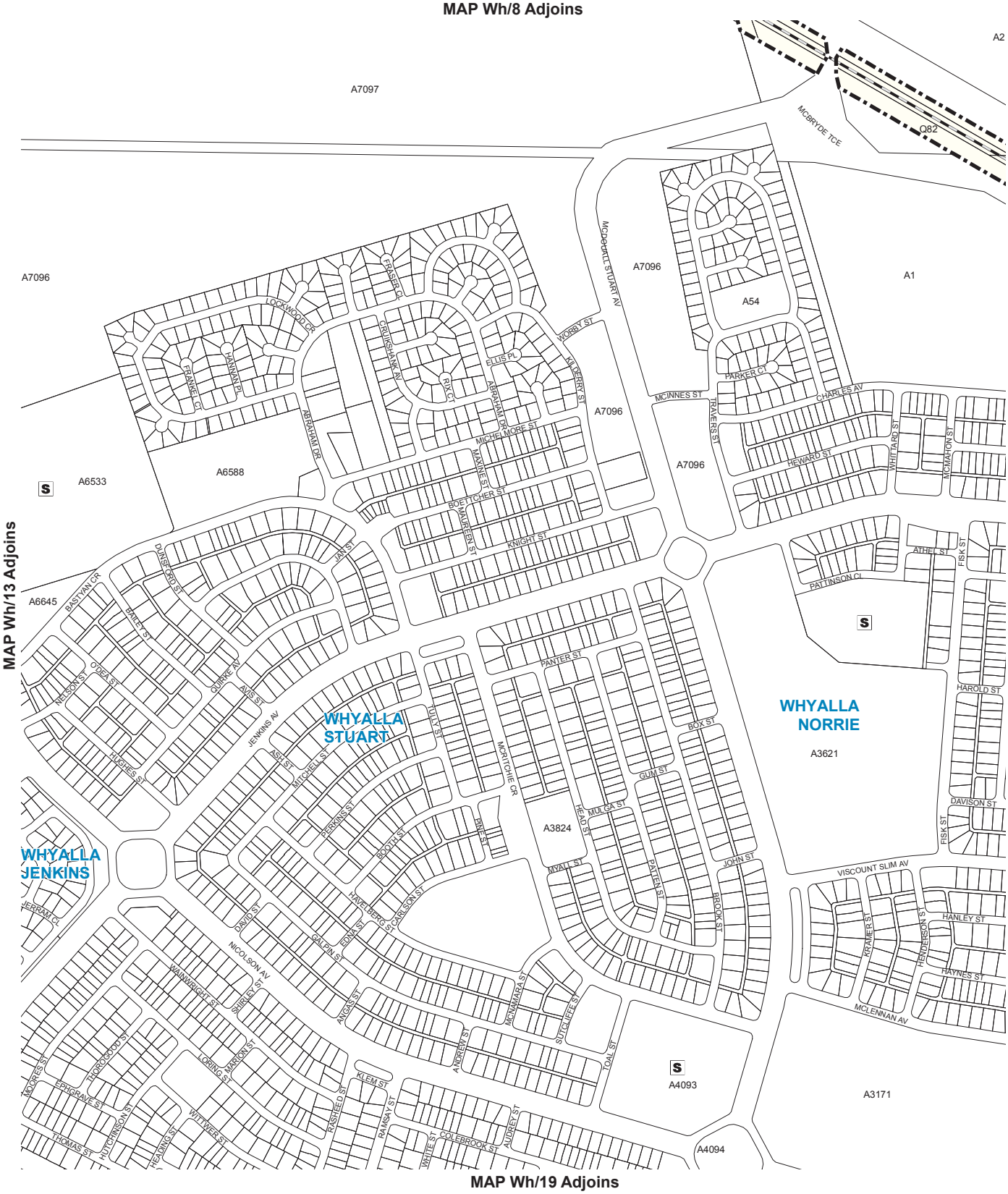
Zones

- RA Remote Area
- R Residential
- Zone Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins



MAP Wh/19 Adjoins

N

0 500 m

WHYALLA

Location Map Wh/14

S School

Railways

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/13 Adjoins

MAP Wh/15 Adjoins

MAP Wh/19 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/14

TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/13 Adjoins

MAP Wh/15 Adjoins

MAP Wh/19 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/14

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

Train Line

Development Plan Boundary

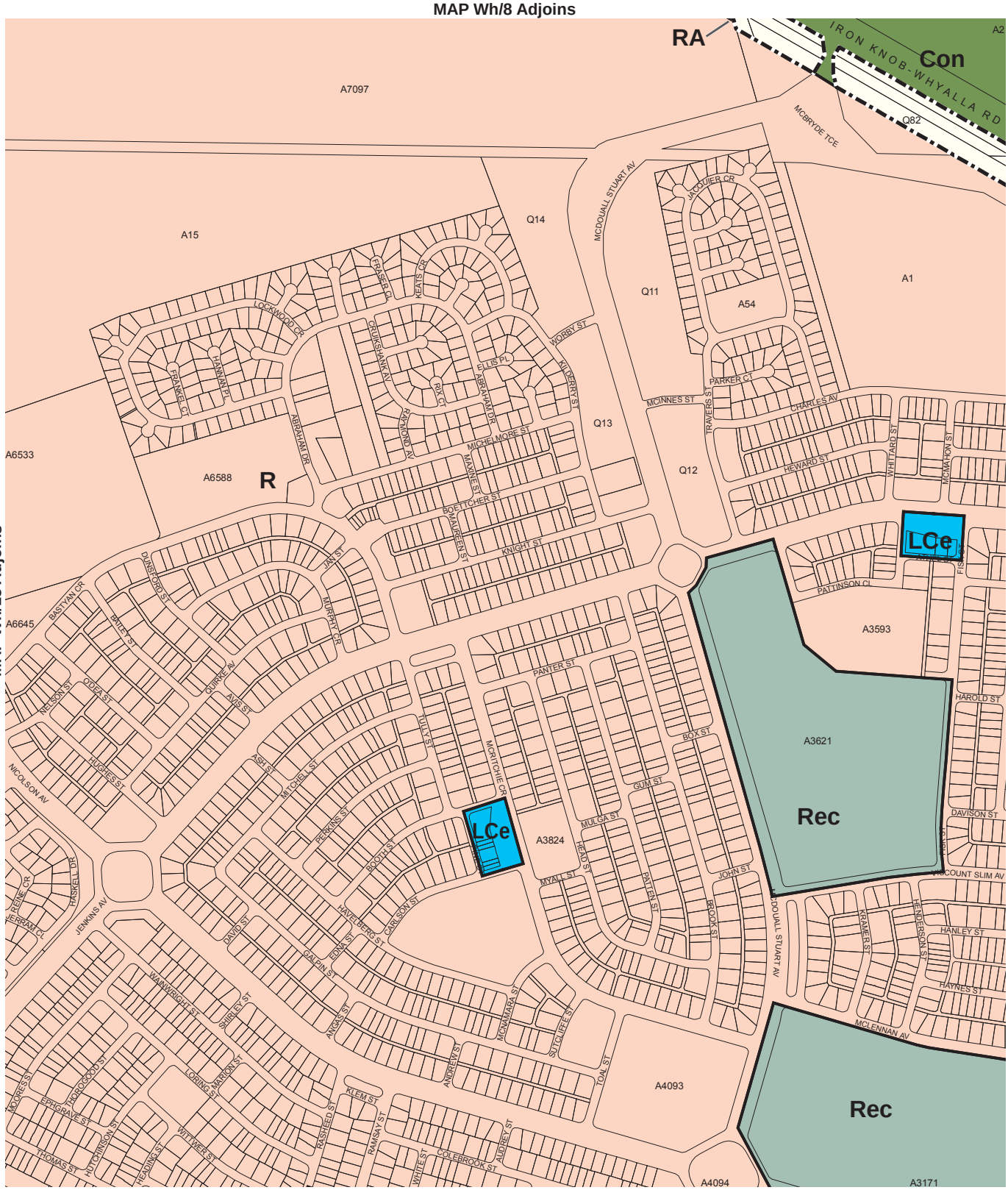
WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/13 Adjoins

MAP Wh/15 Adjoins



MAP Wh/19 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- Con — Conservation
- LCe — Local Centre
- RA — Remote Area
- Rec — Recreation
- R — Residential
- Zone Boundary
- Development Plan Boundary

WHYALLA

Zone Map Wh/14

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/8 Adjoins

MAP Wh/14 Adjoins

MAP Wh/16 Adjoins

MAP Wh/20 Adjoins

N

0 500 m

WHYALLA

Location Map Wh/15

S School

H Other Health Services

Railways

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/15

TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/20 Adjoins

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N

0 500 m

1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA

Overlay Map Wh/15

DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/14 Adjoins

MAP Wh/16 Adjoins

MAP Wh/20 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/15

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

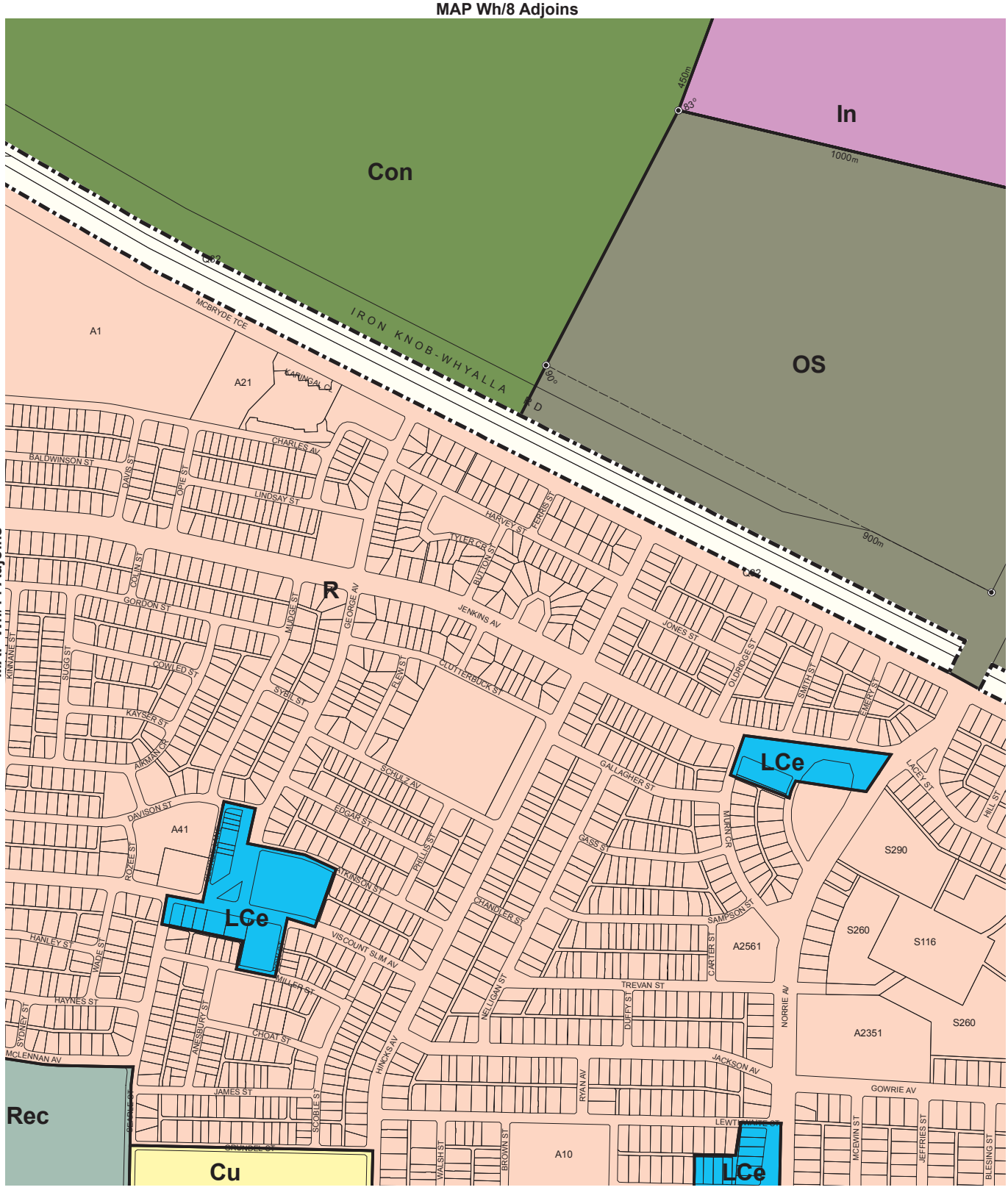
Train Line

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins



MAP Wh/14 Adjoins

MAP Wh/8 Adjoins

MAP Wh/16 Adjoins

MAP Wh/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

Cu	Community
Con	Conservation
In	Industry
LCe	Local Centre
OS	Open Space
Rec	Recreation
R	Residential
	Zone Boundary
	Development Plan Boundary

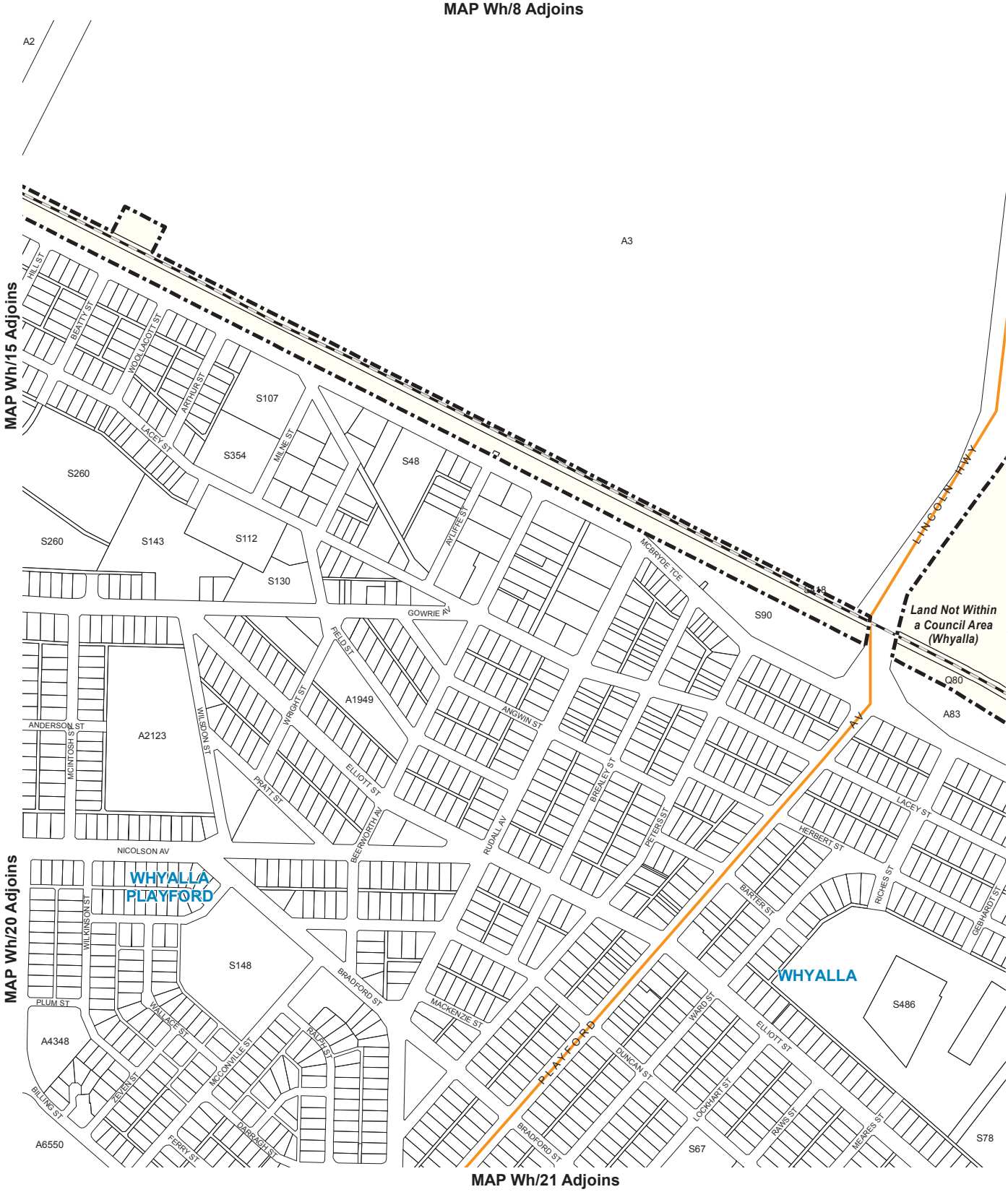
WHYALLA

Zone Map Wh/15

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins



MAP Wh/21 Adjoins

N

0 500 m

WHYALLA

Location Map Wh/16

Railways

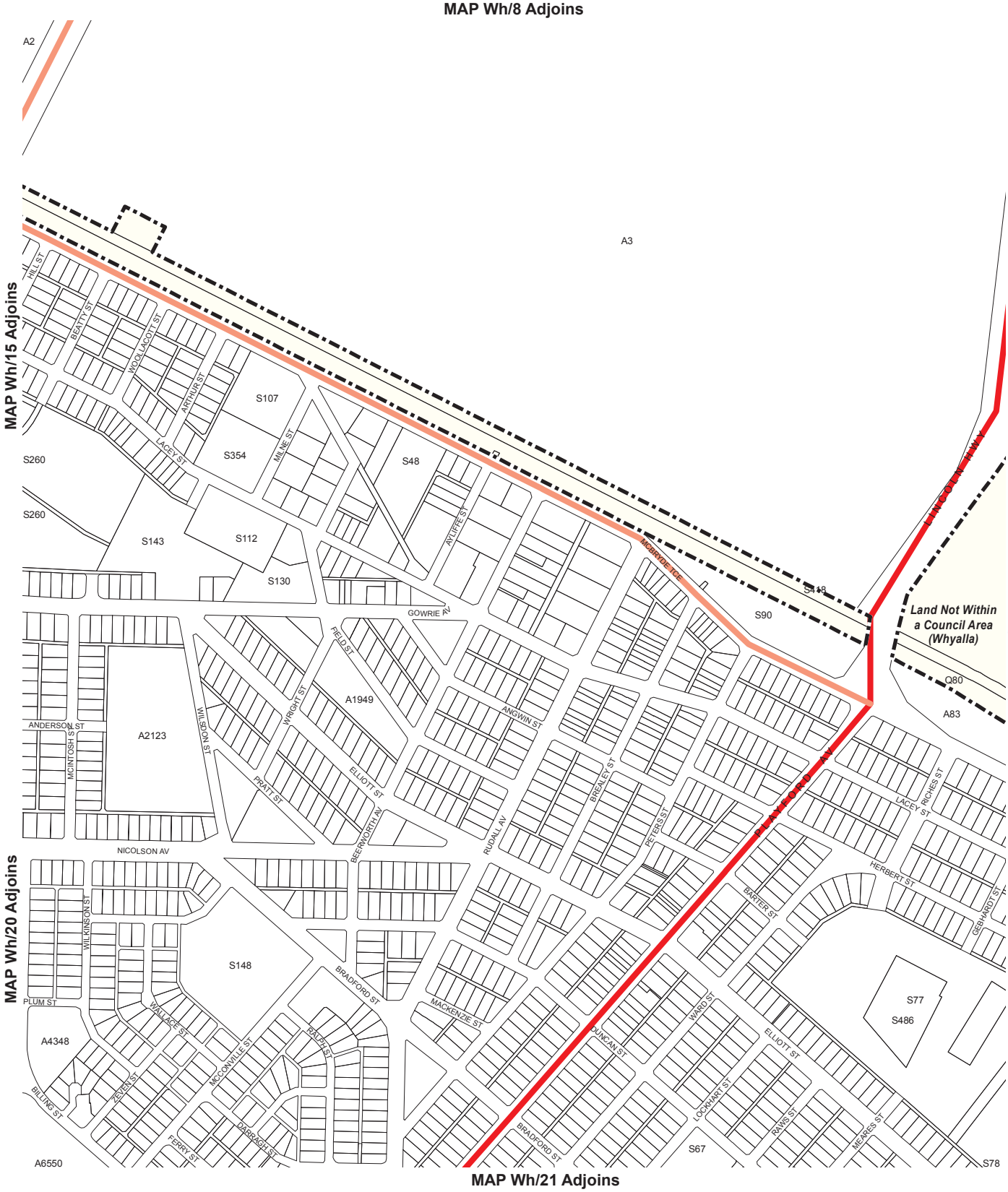
Tourist Routes

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins



MAP Wh/21 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/16

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

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N

0 500 m

1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA

Overlay Map Wh/16

DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/16

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

Designated Road : Type R

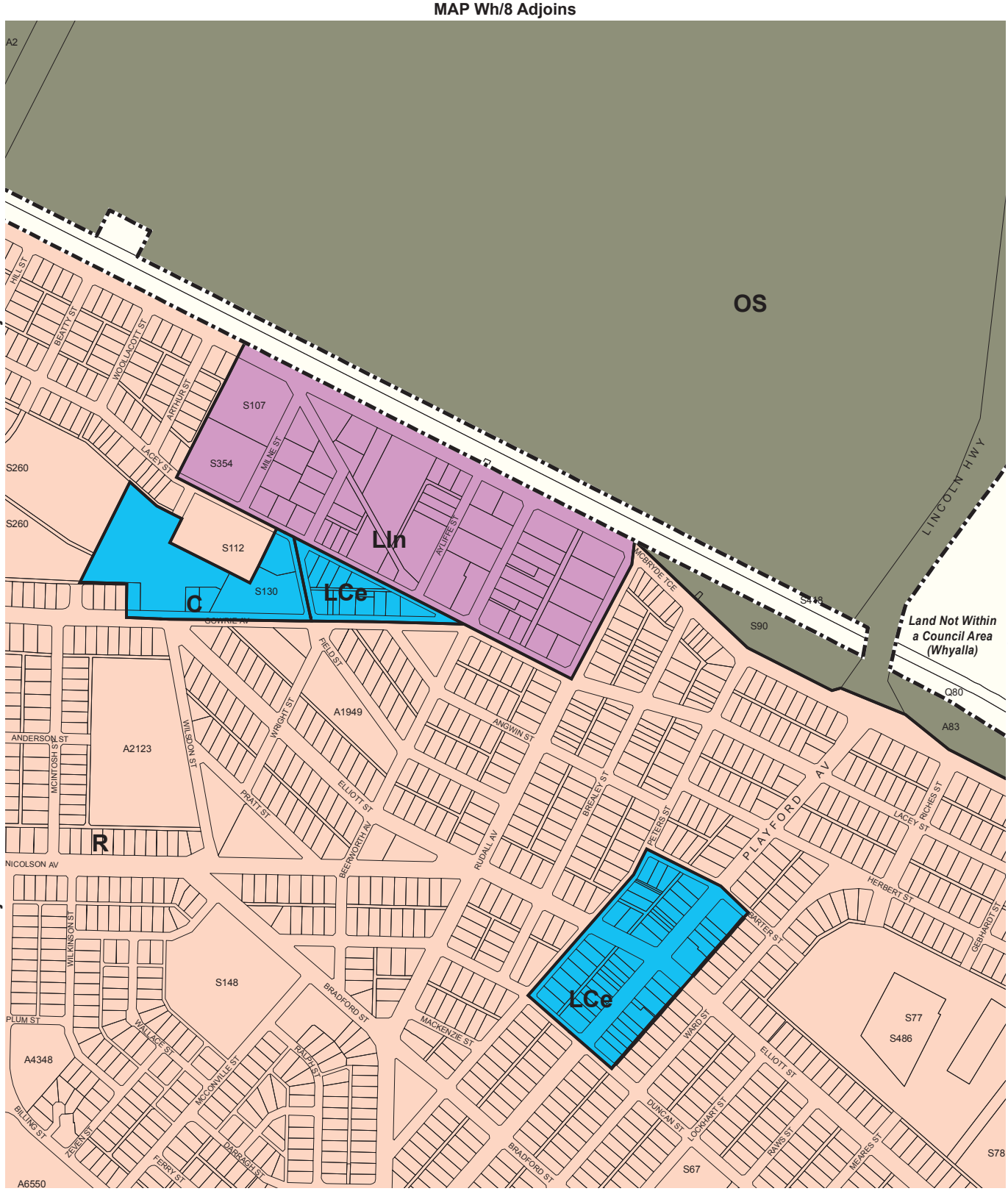
Train Line

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins



MAP Wh/15 Adjoins

MAP Wh/17 Adjoins

MAP Wh/20 Adjoins

MAP Wh/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- C Commercial
- LIn Light Industry
- LCe Local Centre
- OS Open Space
- R Residential
- Zone Boundary
- Development Plan Boundary

WHYALLA

Zone Map Wh/16

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

0 500 m

WHYALLA

Location Map Wh/17

Railways
Tourist Routes
Waterbodies
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

WHYALLA

Overlay Map Wh/17

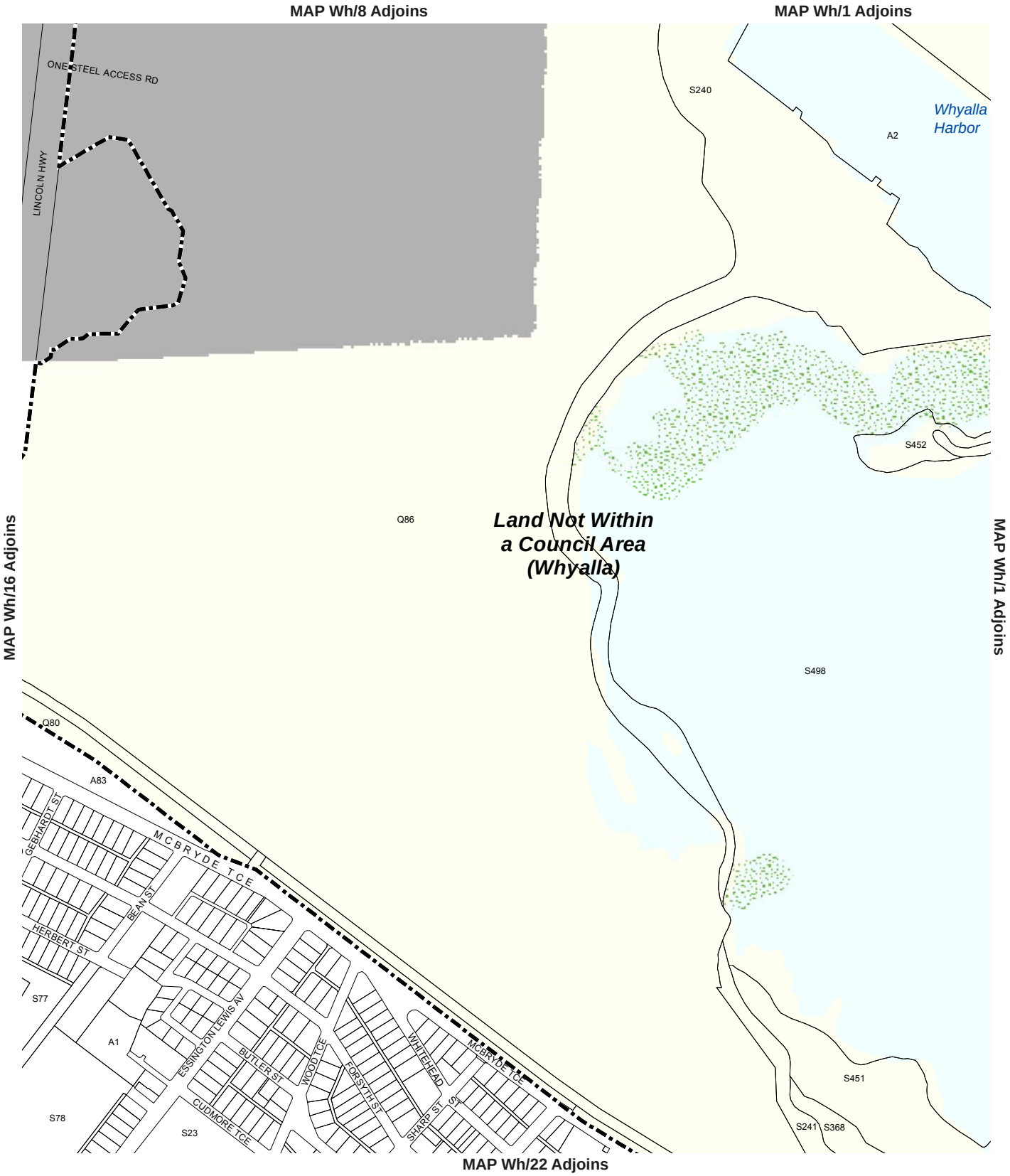
TRANSPORT

Primary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

0 500 m

1 in 100 year ARI Flood Event
Coastal Acid Sulfate Soils
Development Plan Boundary

WHYALLA

Overlay Map Wh/17
DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017

WHYALLA

Overlay Map Wh/17

NOISE AND AIR EMISSIONS

Designated Road : Type R

Noise and Air Emissions Designated Area

Train Line

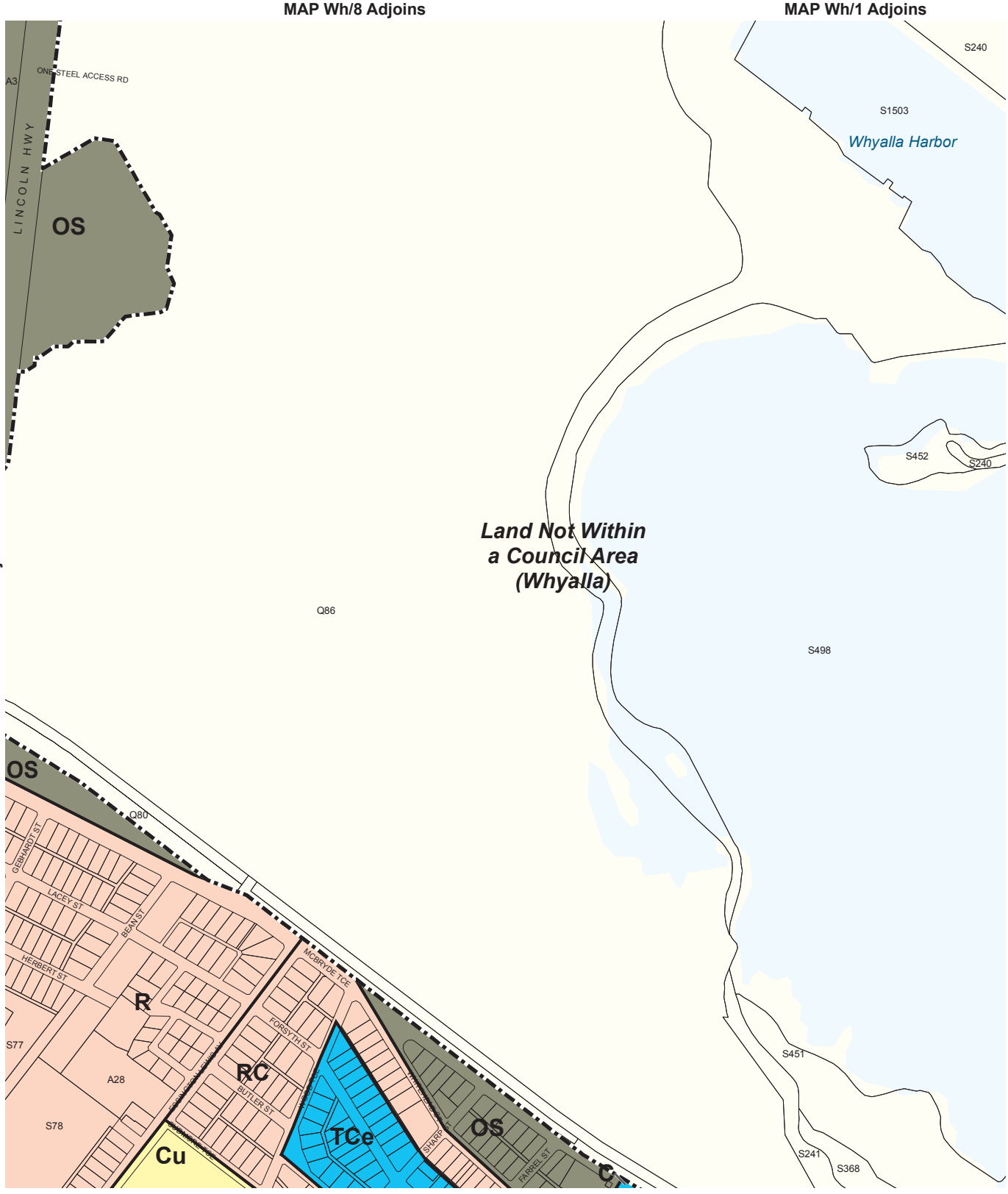
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/8 Adjoins

MAP Wh/1 Adjoins



MAP Wh/16 Adjoins

MAP Wh/1 Adjoins

MAP Wh/22 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- C Commercial
- Cu Community
- OS Open Space
- R Residential
- RC Residential Character
- TCe Town Centre
- Zone Boundary
- Development Plan Boundary

WHYALLA

Zone Map Wh/17

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

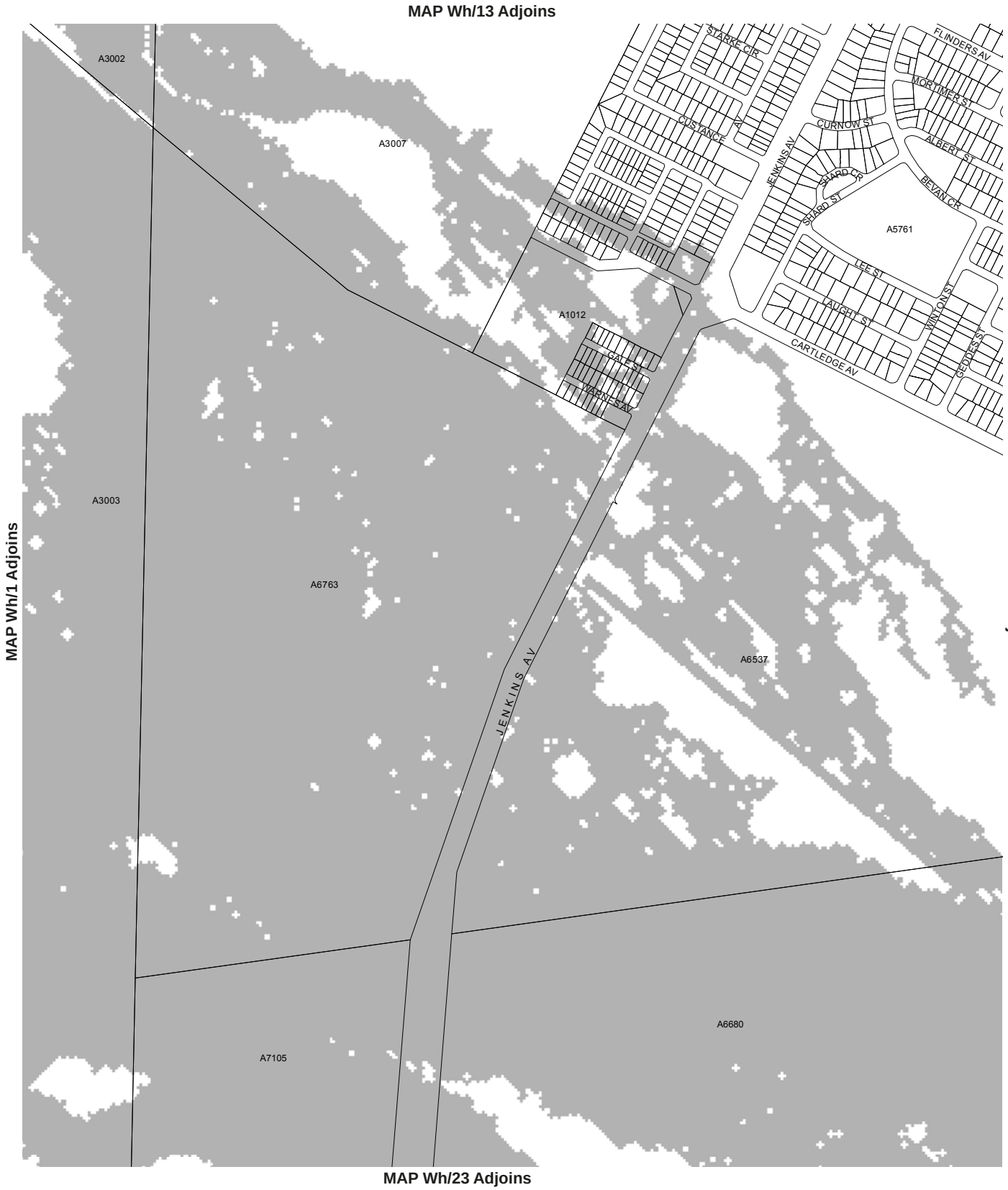
0 500 m

WHYALLA

Location Map Wh/18

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

0 500 m

WHYALLA

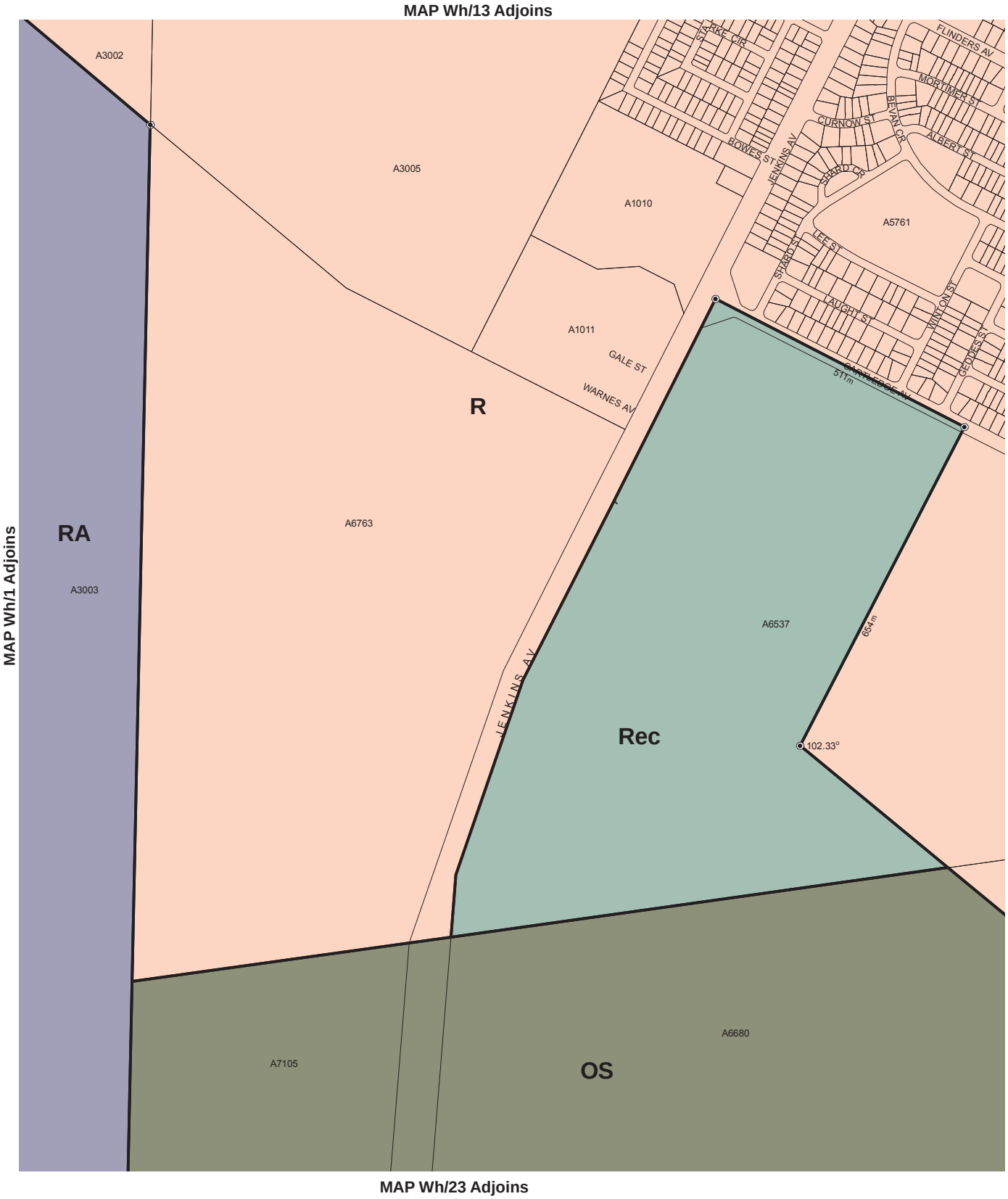
Overlay Map Wh/18
DEVELOPMENT CONSTRAINTS

1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

WHYALLA

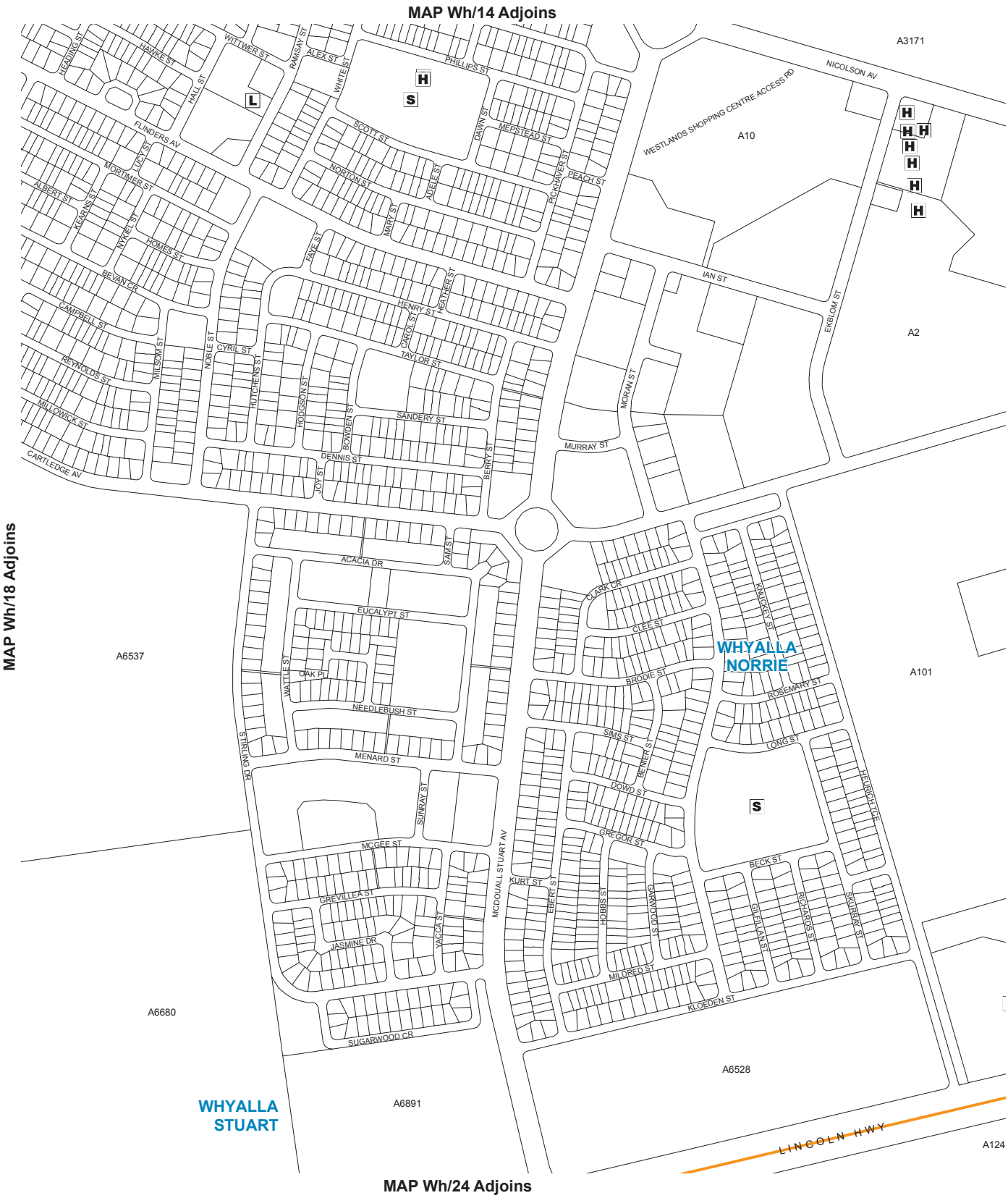
Zone Map Wh/18

Zones

- OS Open Space
- Rec Recreation
- RA Remote Area
- R Residential
- Zone Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



WHYALLA

Location Map Wh/19

S School
L Public Library
H Other Health Services
Tourist Routes

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/14 Adjoins
MAP Wh/18 Adjoins
MAP Wh/20 Adjoins
MAP Wh/24 Adjoins
A3171
A10
A2
A6537
A101
A6680
A6891
A6528
A124
NICOLSON AV
WESTLANDS SHOPPING CENTRE ACCESS RD
IAN ST
EKBLOM ST
MORAN ST
MURRAY ST
PHILLIPS ST
SCOTT ST
MEPSTEAD ST
DAWN ST
PEACH ST
PICKHAVER ST
NORTON ST
ADELE ST
MARY ST
FAYE ST
HENRY ST
HEATHER ST
CAROL ST
TAYLOR ST
SANDERY ST
DENNIS ST
BERRY ST
JOY ST
ROWDEN ST
HODGSON ST
HUTCHENS ST
NOBLE ST
CYRIL ST
WILSON ST
MILLOWICK ST
REYNOLDS ST
CAMPBELL ST
BEVAN CR
HOMES ST
NYREL ST
KEARNS ST
ALBERT ST
MORTIMER ST
LUCY ST
FLINDERS AV
HALL ST
HAWKE ST
HEADING ST
WITTWER ST
RAMSAY ST
ALEX ST
WHITE ST
CARTLEDGE AV
ACACIA DR
EUCALYPT ST
OAK PL
WATTLE ST
NEEDLEBUSH ST
MENARD ST
STIRLING DR
SUNRAY ST
MCGEE ST
GREVILLEA ST
JASMINE DR
YACCA ST
SUGARWOOD CR
MCDOUALL STUART AV
SAM ST
CLARK CR
GLEE ST
BRODIE ST
SIMS ST
DOWD ST
GREGOR ST
KURT ST
EBERT ST
HOBBS ST
CARMWOOD ST
MILDRED ST
KLOEDEN ST
BECK ST
GILFILLAN ST
RICHARDS ST
SKURRAY ST
LONG ST
ROSEMARY ST
KNUCKEY ST
HEURICH CT
BENNER ST
LINCOLN HWY
0
500 m
N
WHYALLA
Overlay Map Wh/19
TRANSPORT
Primary Arterial Roads
WHYALLA COUNCIL
Consolidated - 14 June 2017

MAP Wh/14 Adjoins

MAP Wh/18 Adjoins

MAP Wh/20 Adjoins

MAP Wh/24 Adjoins

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N

0 500 m

1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA

Overlay Map Wh/19

DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017

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

WHYALLA

Overlay Map Wh/19

HERITAGE

● State heritage place

WHYALLA COUNCIL

Consolidated - 14 June 2017

WHYALLA

Overlay Map Wh/19

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

Designated Road : Type R

Development Plan Boundary

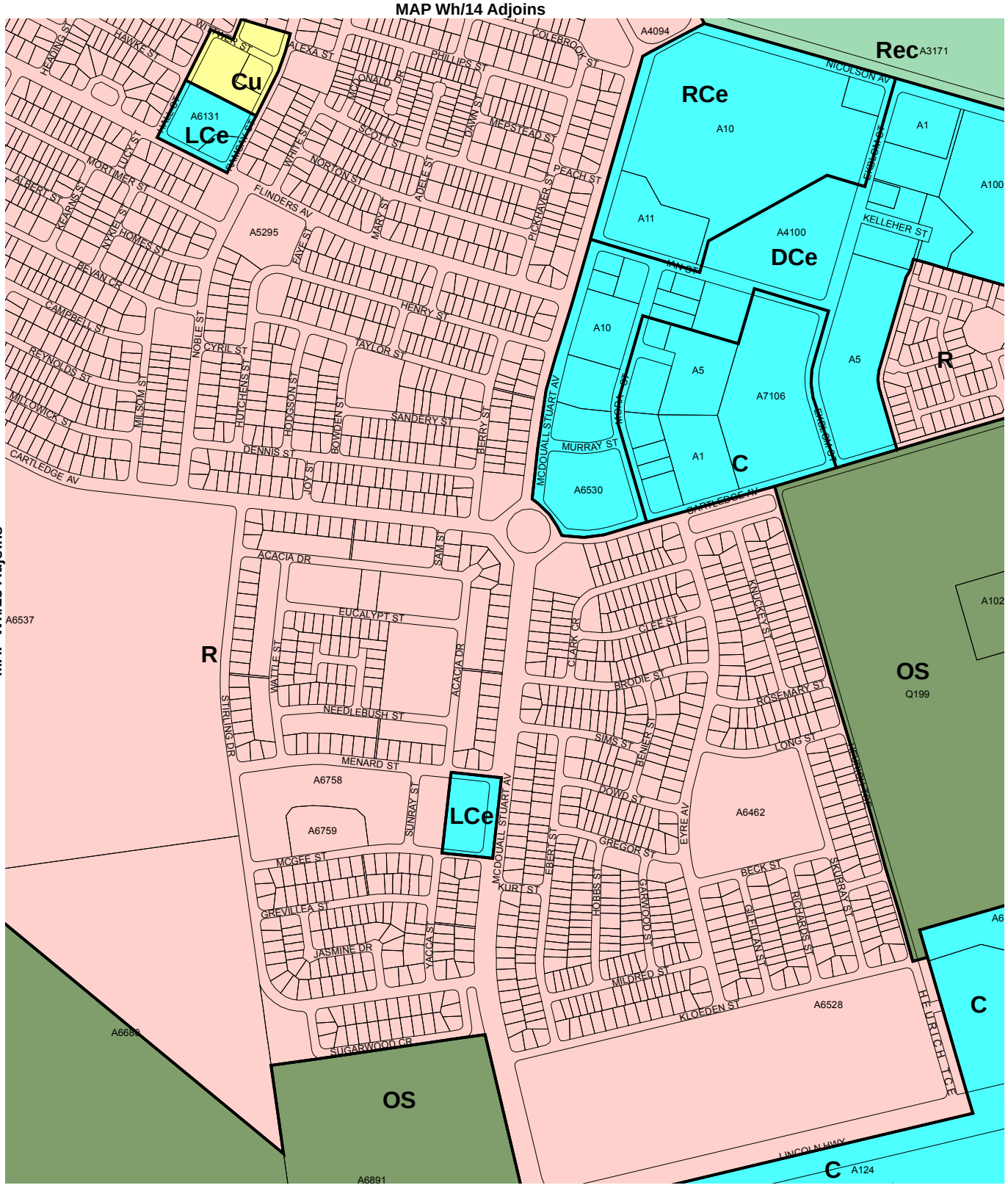
WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/14 Adjoins

MAP Wh/18 Adjoins

MAP Wh/20 Adjoins



MAP Wh/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

C	Commercial
Cu	Community
DCe	District Centre
LCe	Local Centre
OS	Open Space
Rec	Recreation
RCe	Regional Centre
R	Residential
	Zone Boundary

WHYALLA

Zone Map Wh/19

WHYALLA COUNCIL

Consolidated - 14 June 2017

WHYALLA

Location Map Wh/20

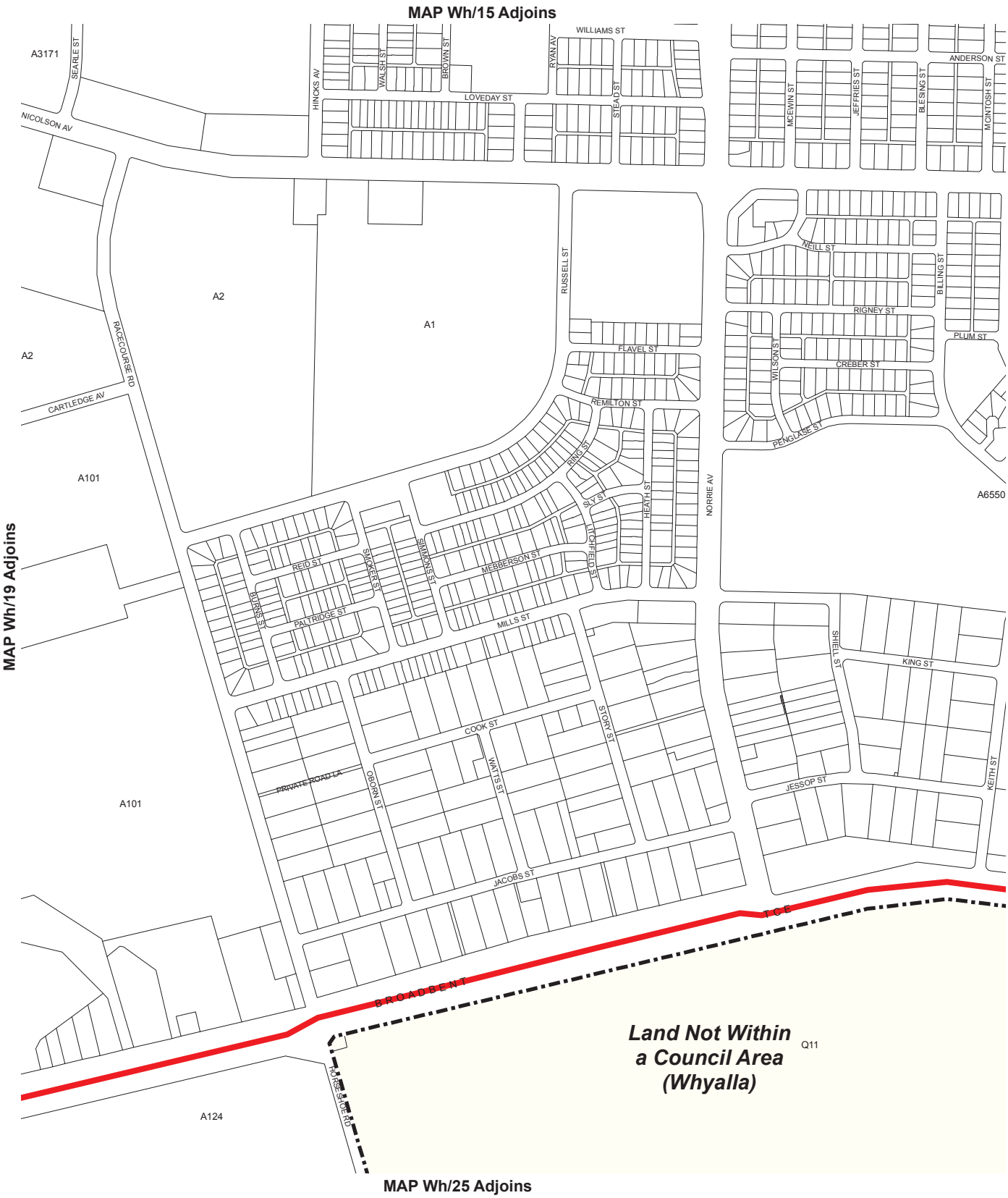
School

Tourist Routes

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Primary Arterial Roads

Development Plan Boundary

WHYALLA

Overlay Map Wh/20

TRANSPORT

WHYALLA COUNCIL

Consolidated - 14 June 2017

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N

0 500 m

1 in 100 year ARI Flood Event

Coastal Acid Sulfate Soils

Development Plan Boundary

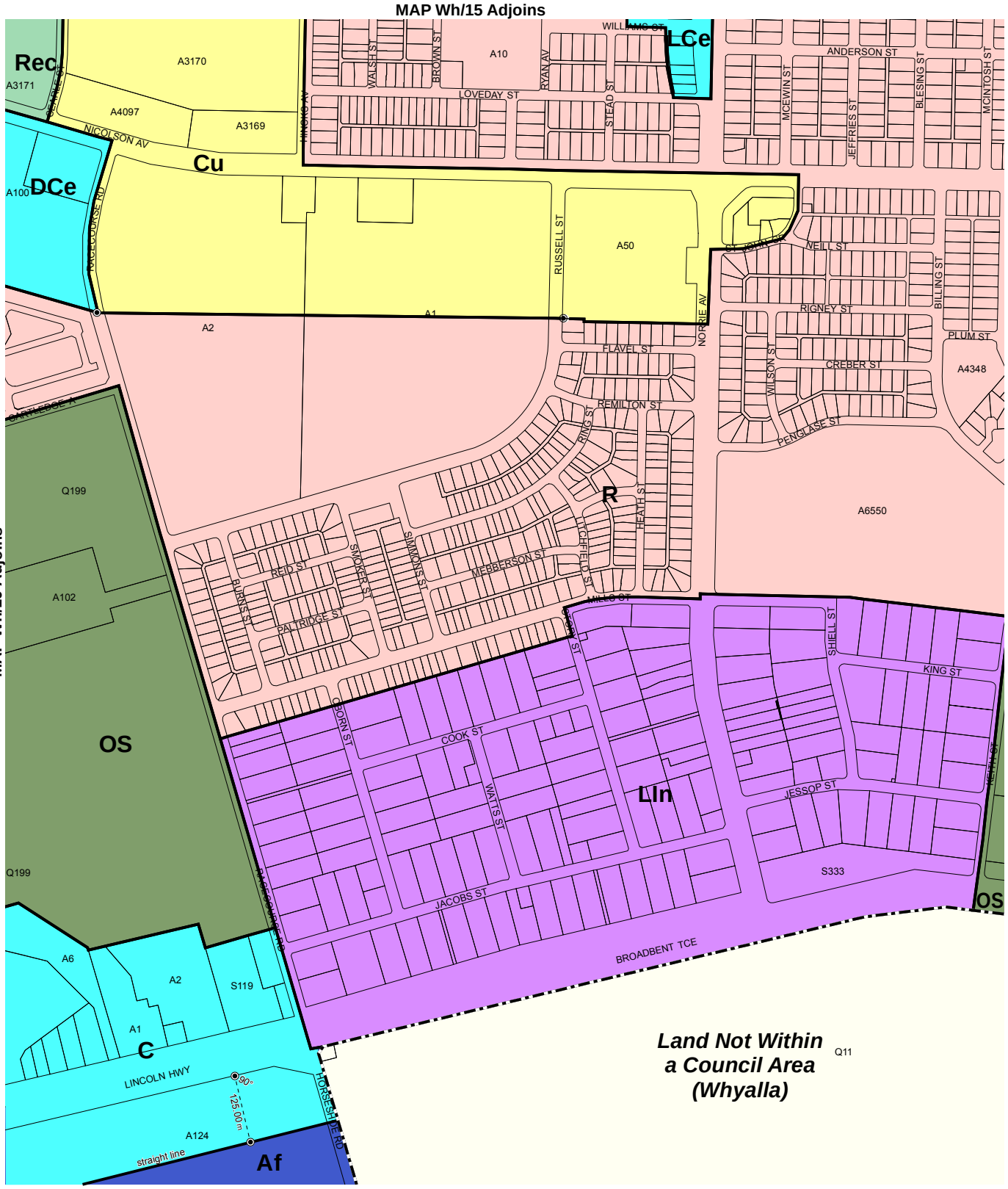
WHYALLA

Overlay Map Wh/20

DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

Zones

Af	Airfield
C	Commercial
Cu	Community
DCe	District Centre
LIn	Light Industry
LCe	Local Centre
OS	Open Space
Rec	Recreation
R	Residential
	Zone Boundary
	Development Plan Boundary

N

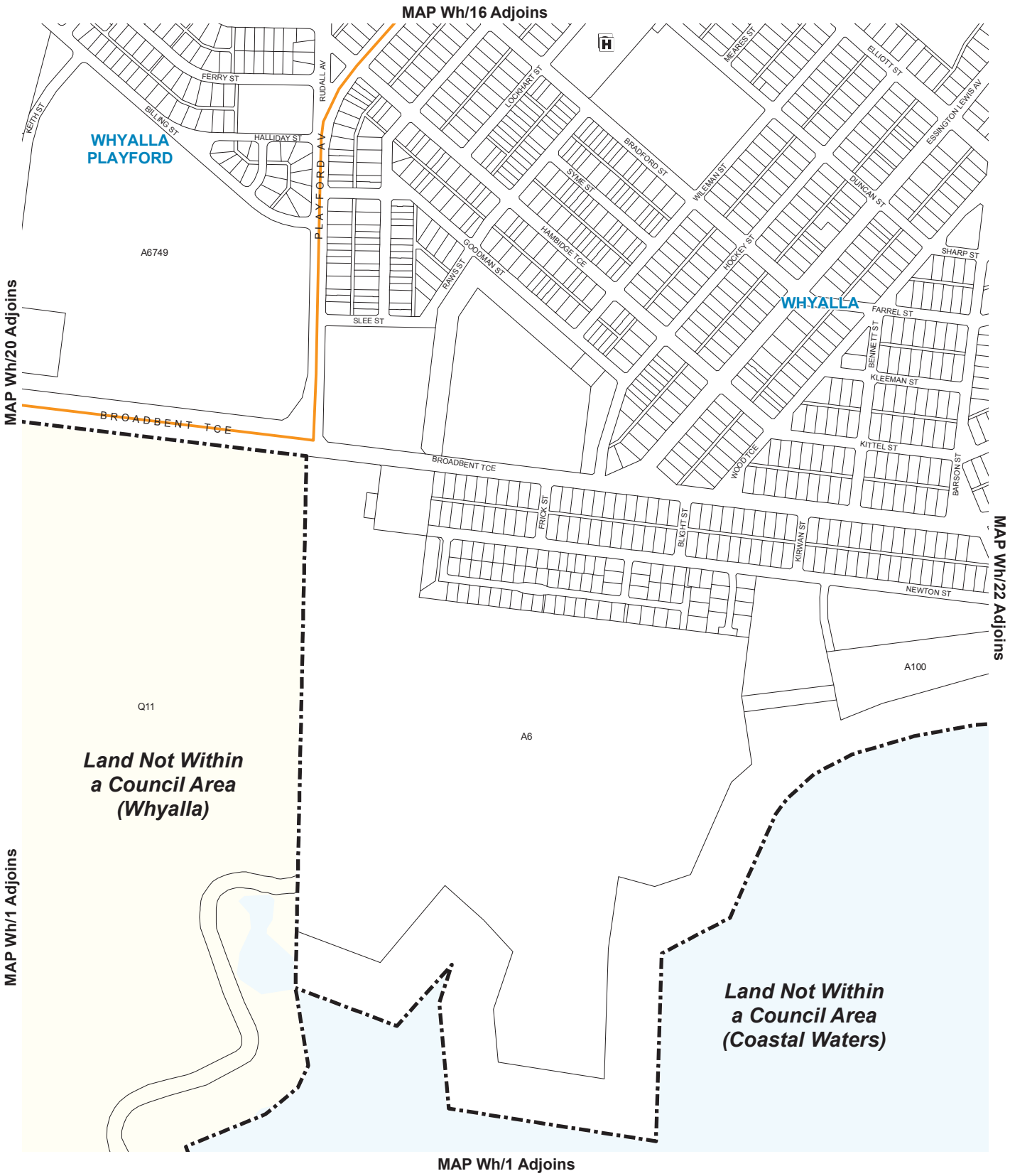
0 500 m

WHYALLA

Zone Map Wh/20

WHYALLA COUNCIL

Consolidated - 14 June 2017



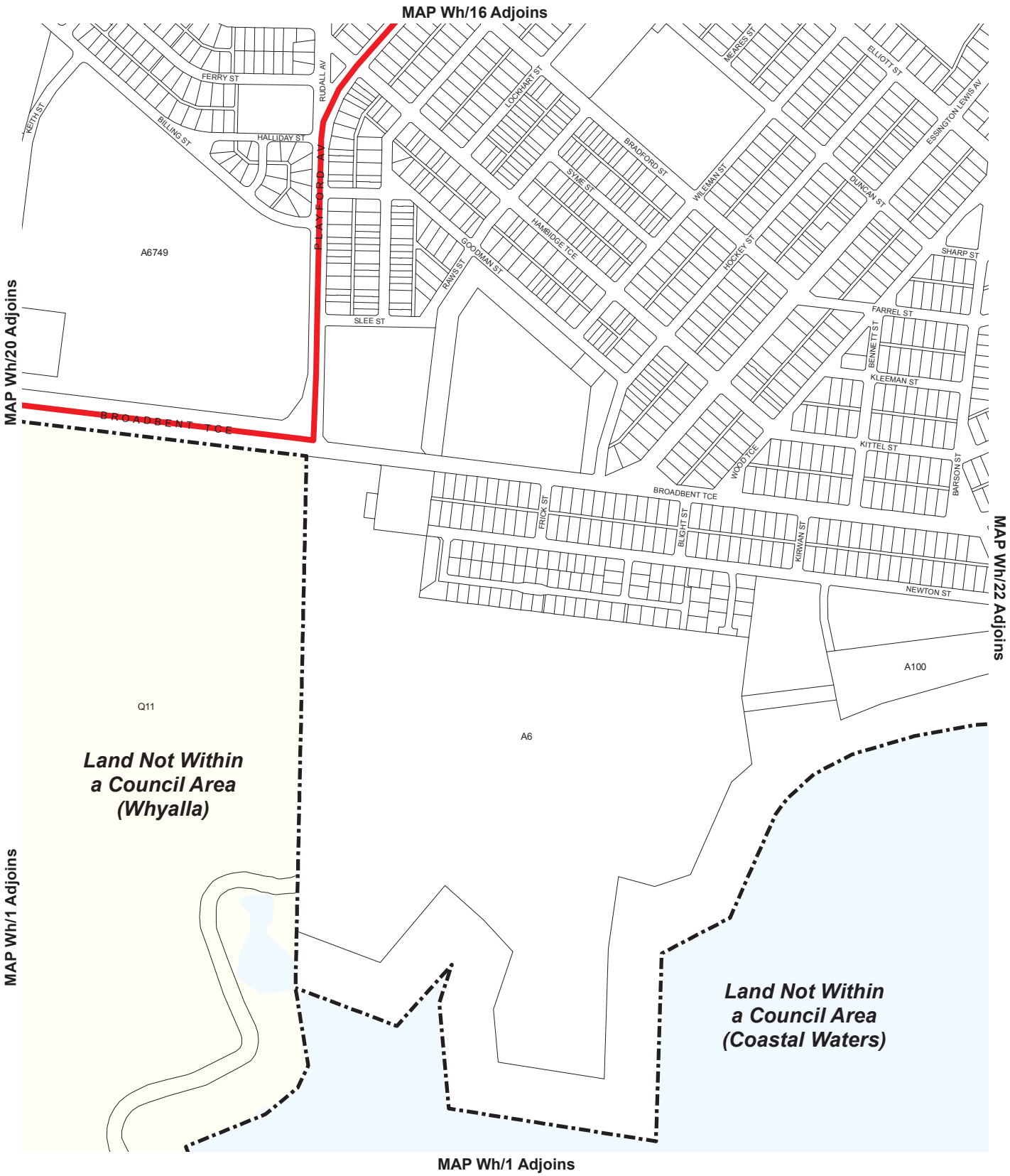
WHYALLA

Location Map Wh/21

S School
H Other Health Services
Tourist Routes
Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



WHYALLA

Overlay Map Wh/21

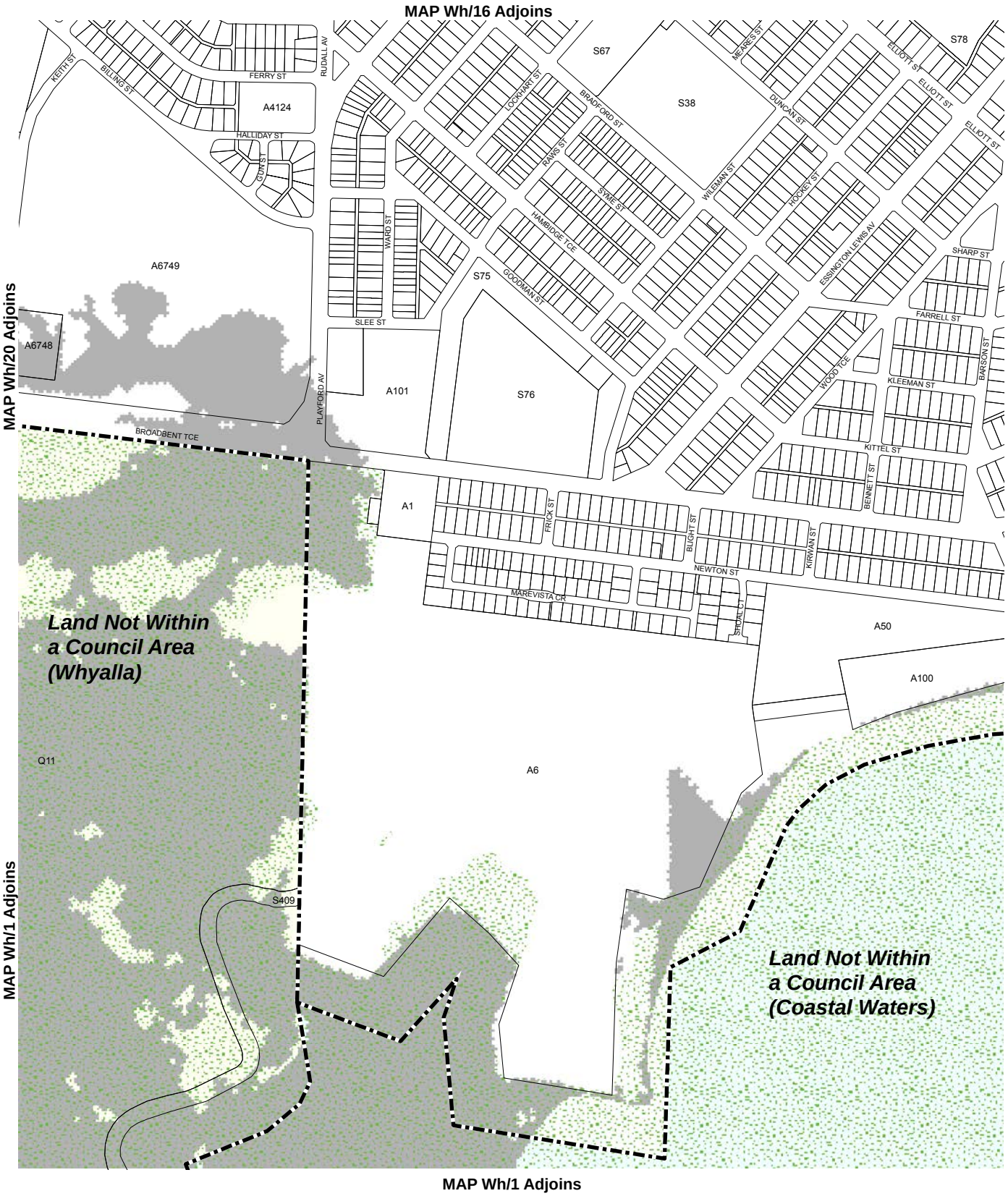
TRANSPORT

Primary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



MAP Wh/1 Adjoins

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N

0 500 m

WHYALLA

Overlay Map Wh/21

DEVELOPMENT CONSTRAINTS

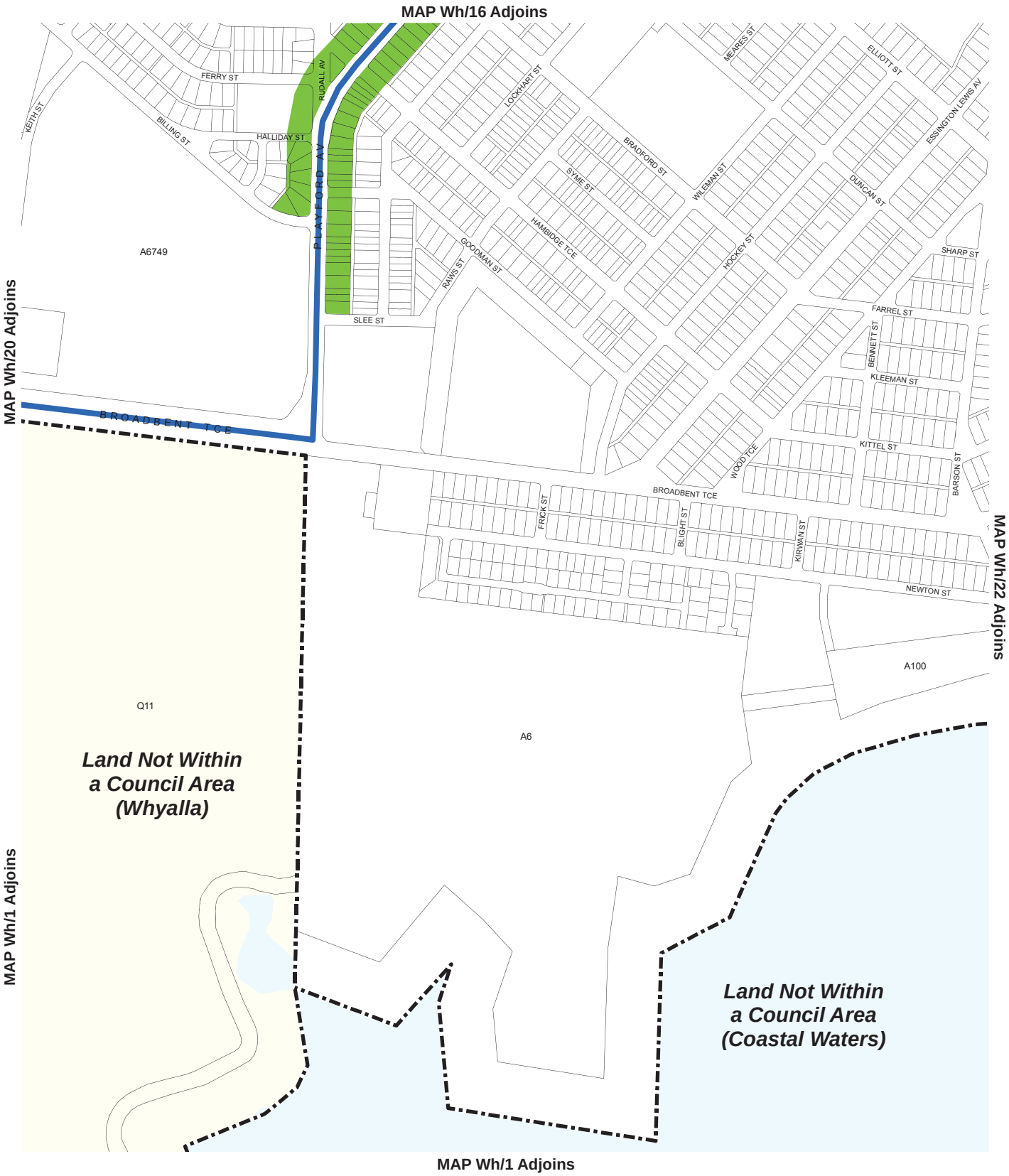
1 in 100 year ARI Flood Event

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 500 m

WHYALLA

Overlay Map Wh/21

NOISE AND AIR EMISSIONS

WHYALLA COUNCIL

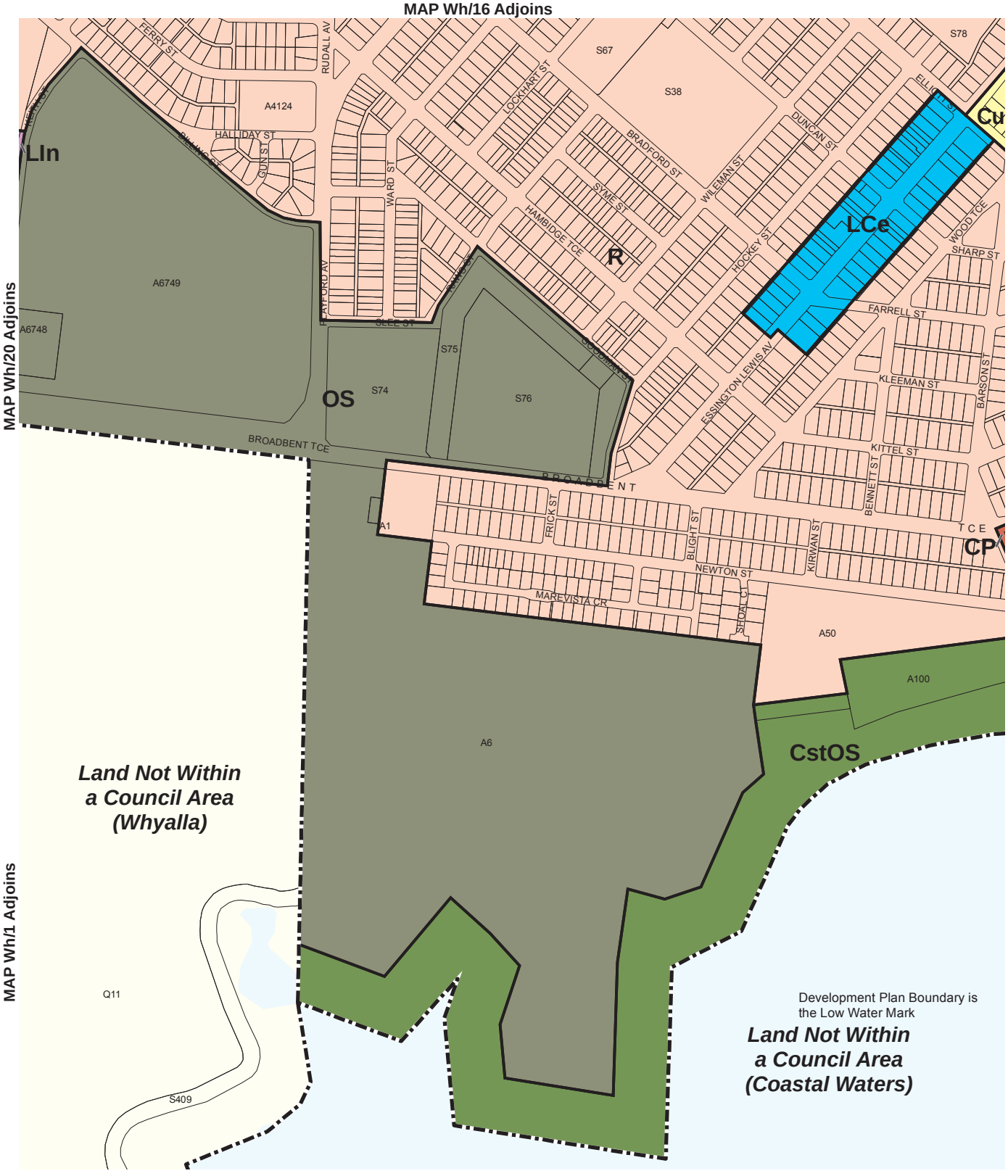
Consolidated - 14 June 2017

Noise and Air Emissions Designated Area

Designated Road : Type R

Development Plan Boundary

MAP Wh/16 Adjoins



MAP Wh/20 Adjoins

MAP Wh/22 Adjoins

MAP Wh/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

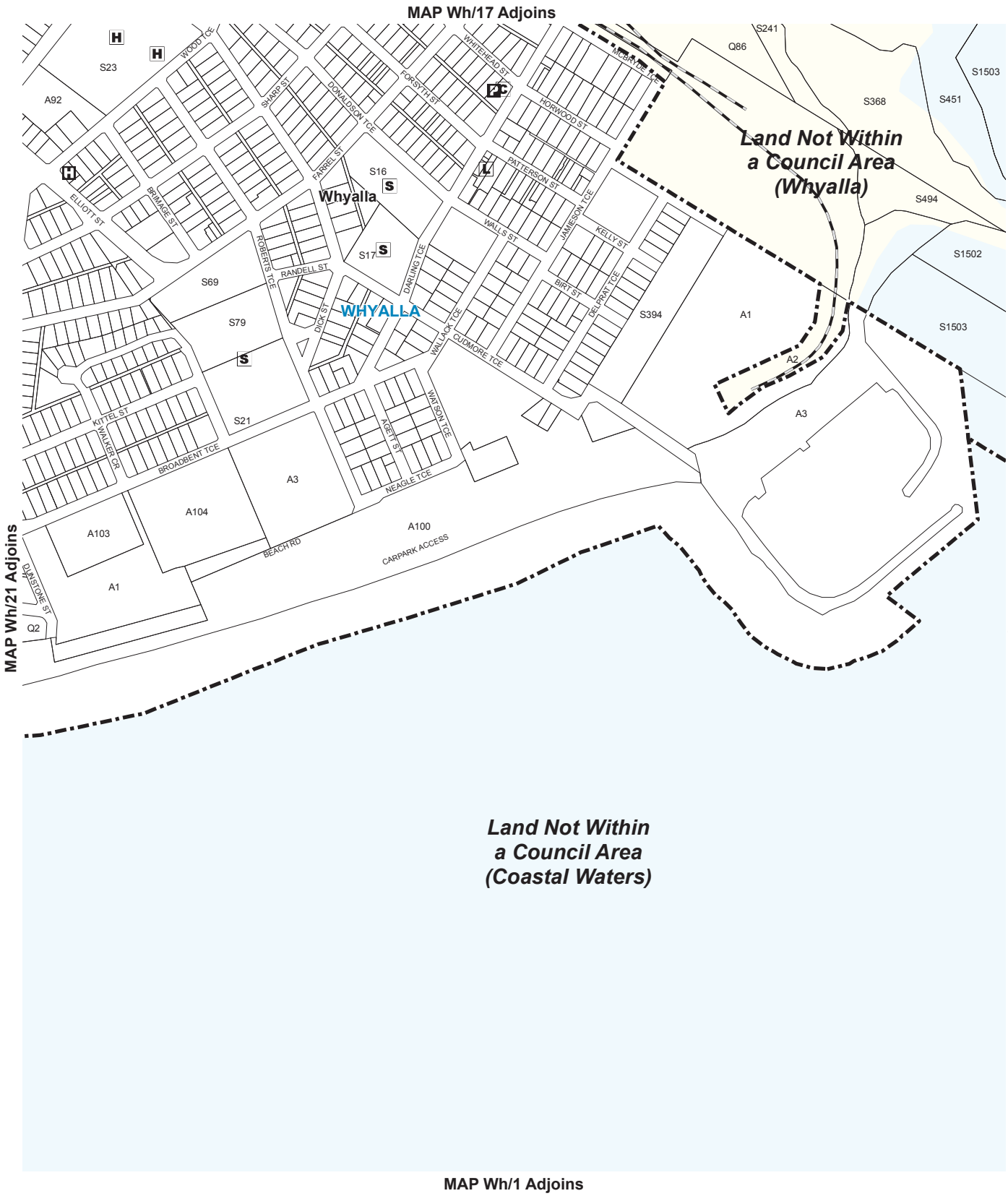
- CP Caravan and Tourist Park
- CstOS Coastal Open Space
- Cu Community
- LIn Light Industry
- LCe Local Centre
- OS Open Space
- R Residential
- Zone Boundary
- Development Plan Boundary

WHYALLA

Zone Map Wh/21

WHYALLA COUNCIL

Consolidated - 14 June 2017



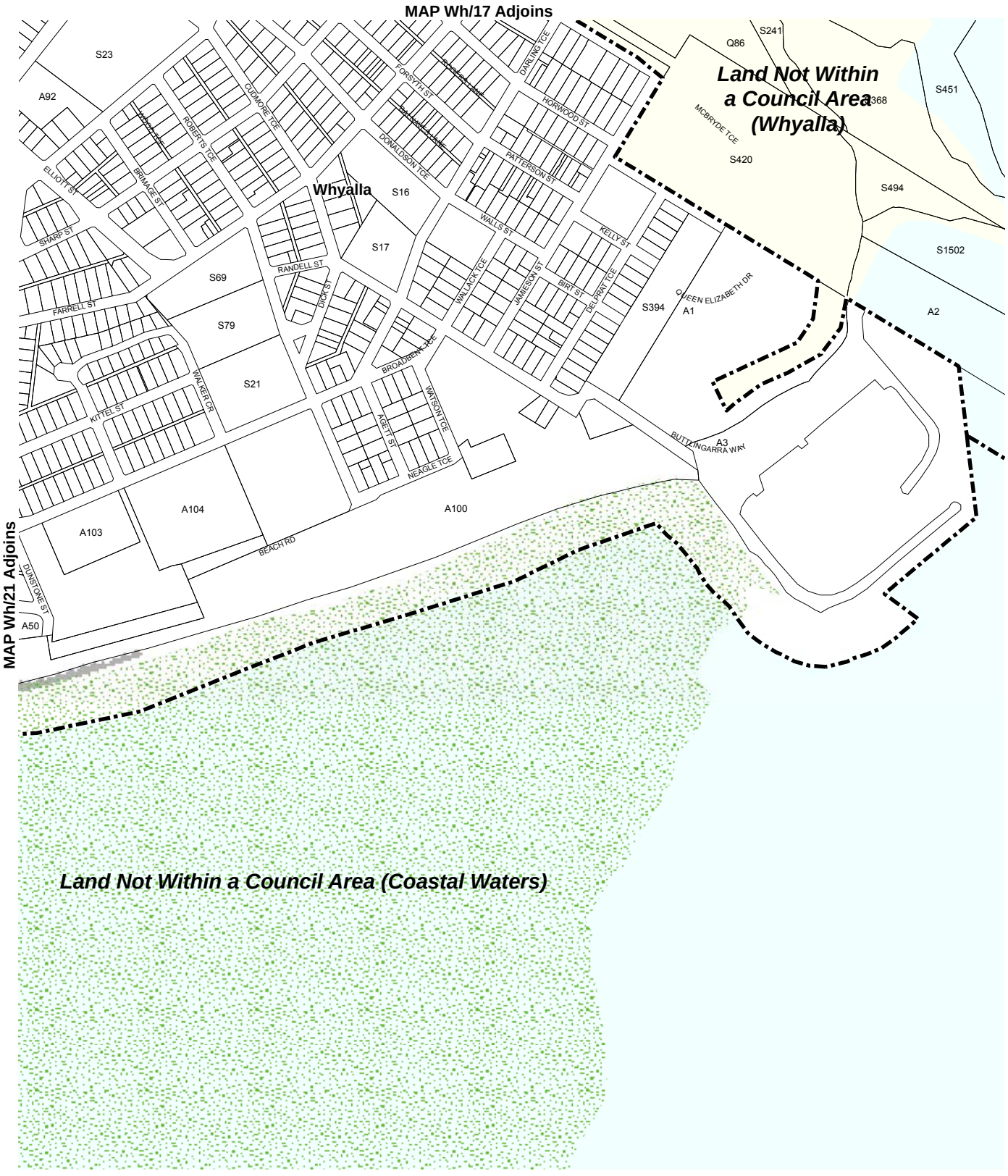
- School
- Public Library
- Council Office
- Other Health Services
- Hospital
- Police Station
- Railways
- Development Plan Boundary

WHYALLA

Location Map Wh/22

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

0 500 m

WHYALLA

Overlay Map Wh/22

DEVELOPMENT CONSTRAINTS

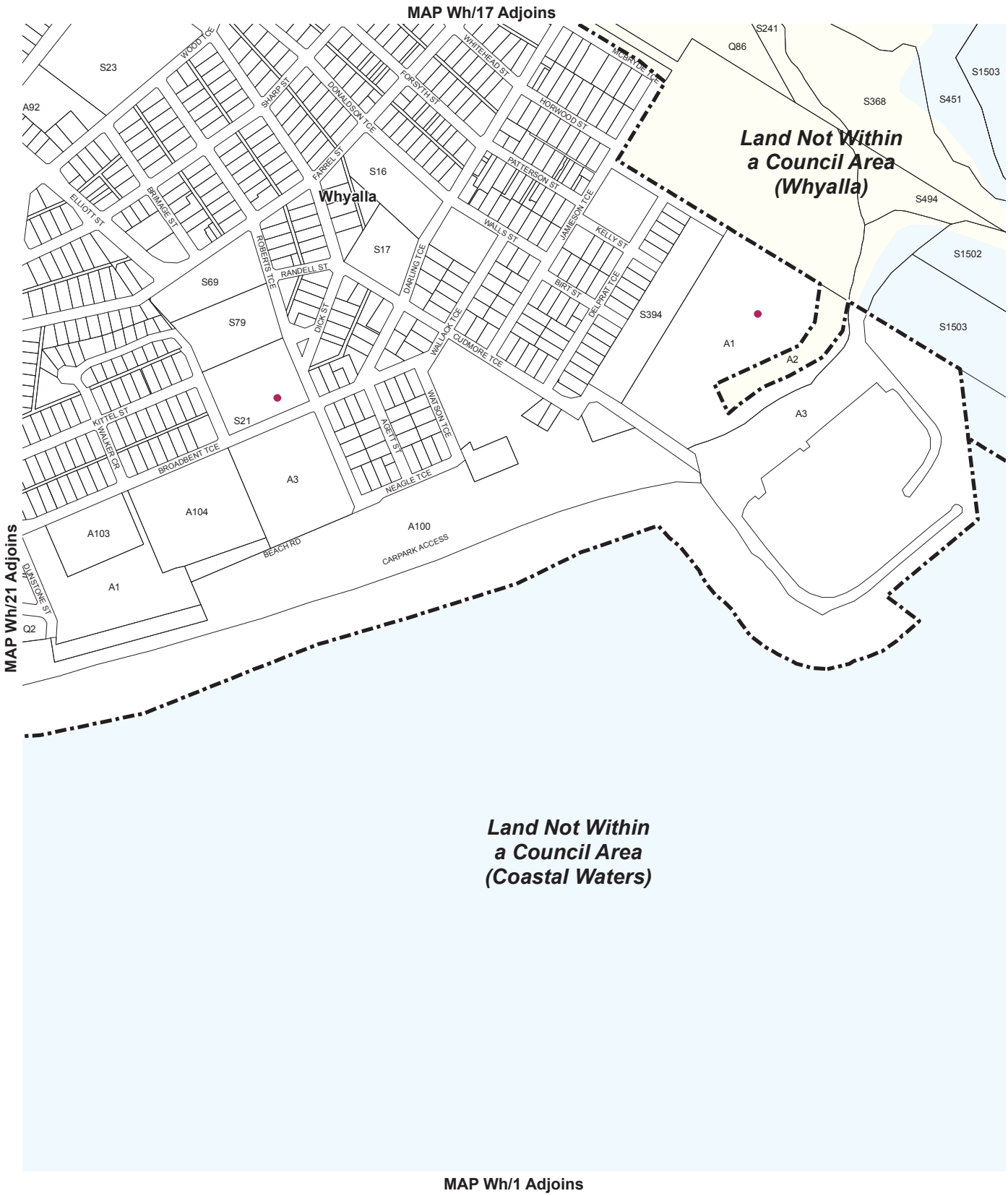
1 in 100 year ARI Flood Event

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



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

State heritage place

Development Plan Boundary

WHYALLA

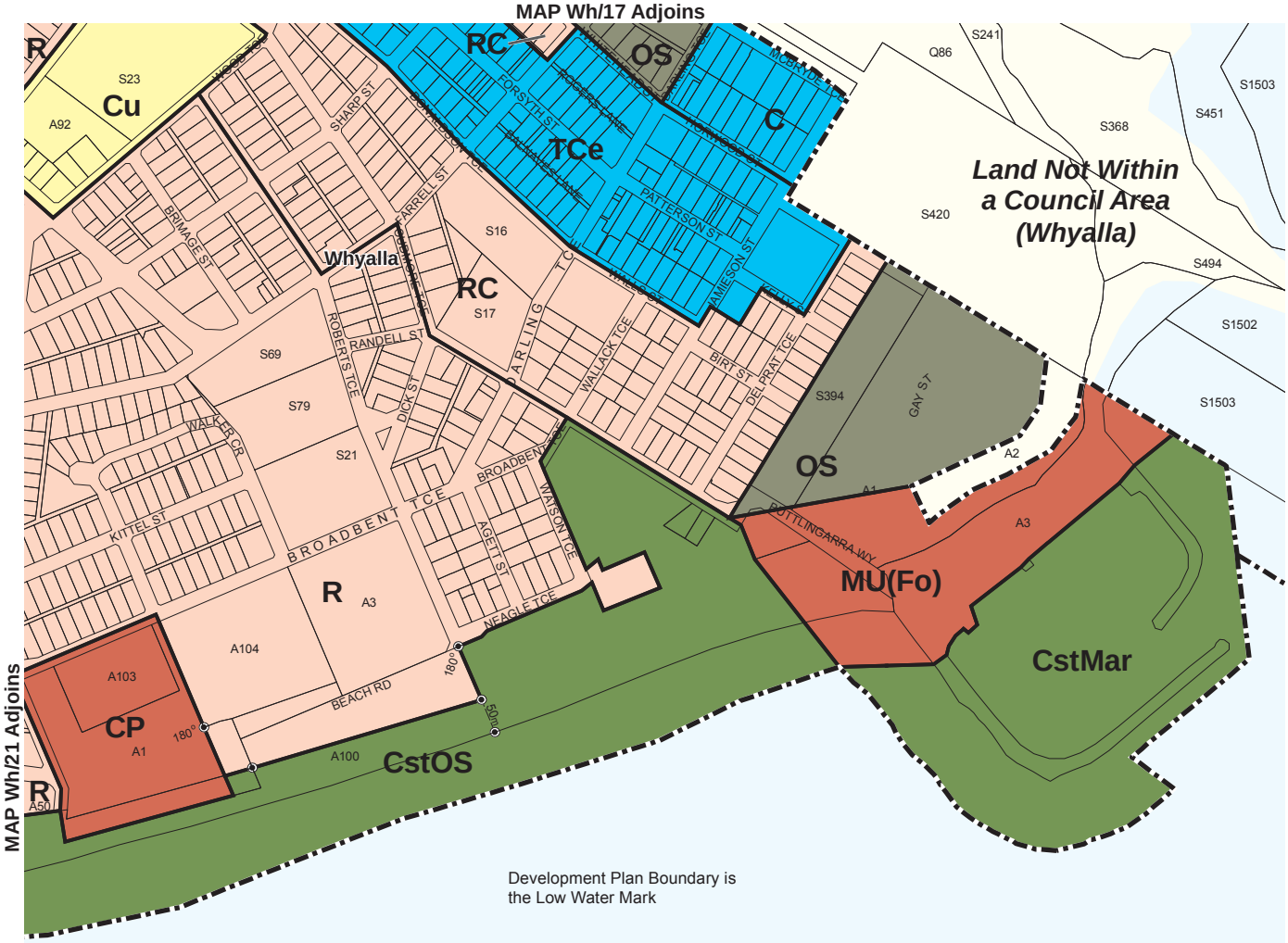
Overlay Map Wh/22

HERITAGE

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/17 Adjoins



MAP Wh/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

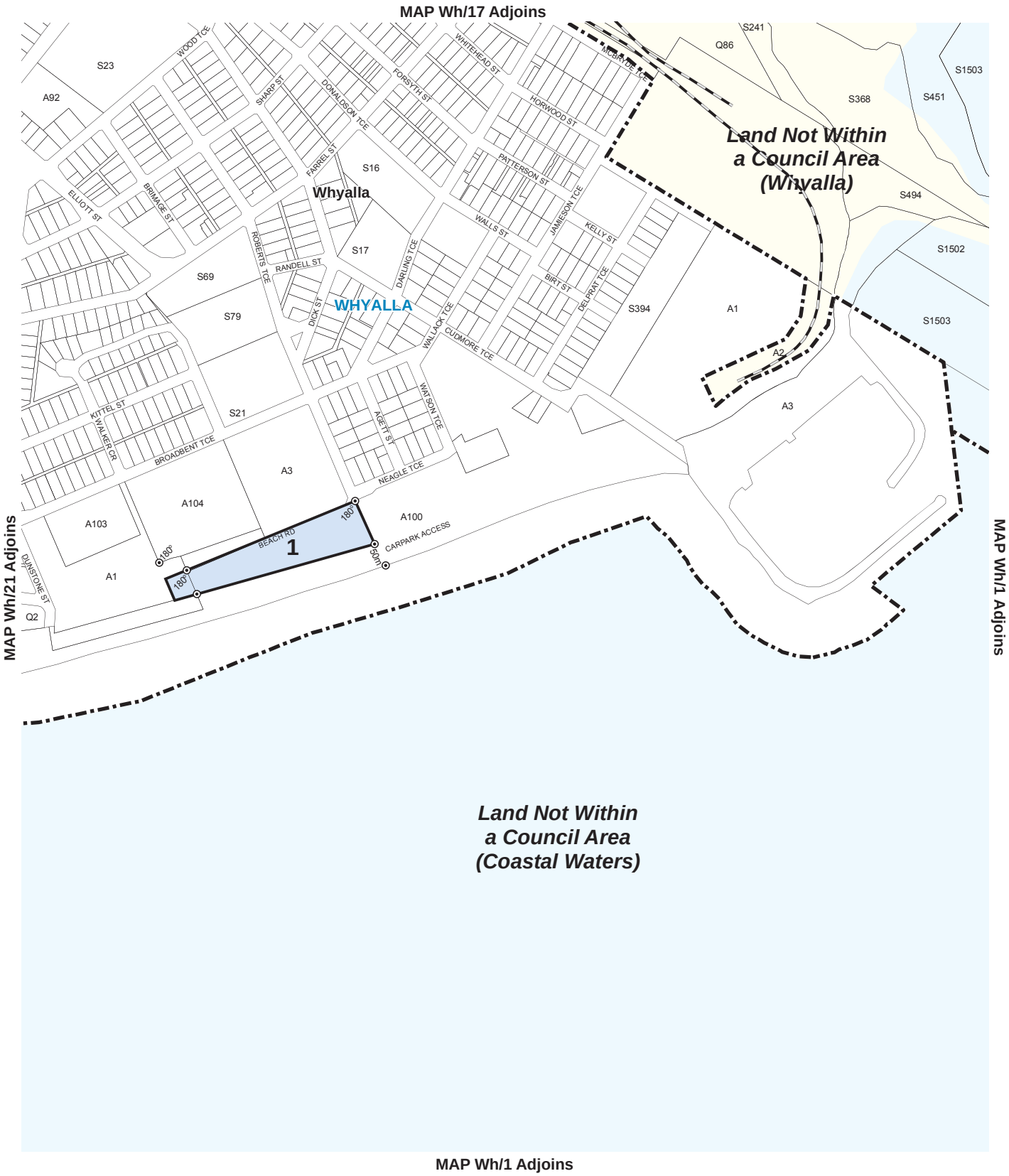
CP	Caravan and Tourist Park
CstMar	Coastal Marina
CstOS	Coastal Open Space
C	Commercial
Cu	Community
MU(Fo)	Mixed Use (Foreshore)
OS	Open Space
R	Residential
RC	Residential Character
TCe	Town Centre
	Zone Boundary
	Development Plan Boundary

WHYALLA

Zone Map Wh/22

WHYALLA COUNCIL

Consolidated - 14 June 2017



Policy Area

1 Beach Road

Policy Area Boundary

Railways

Development Plan Boundary

WHYALLA

Policy Area Map Wh/22

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

0 500 m

WHYALLA

Location Map Wh/23

Tourist Routes

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

0 500 m

WHYALLA

Overlay Map Wh/23

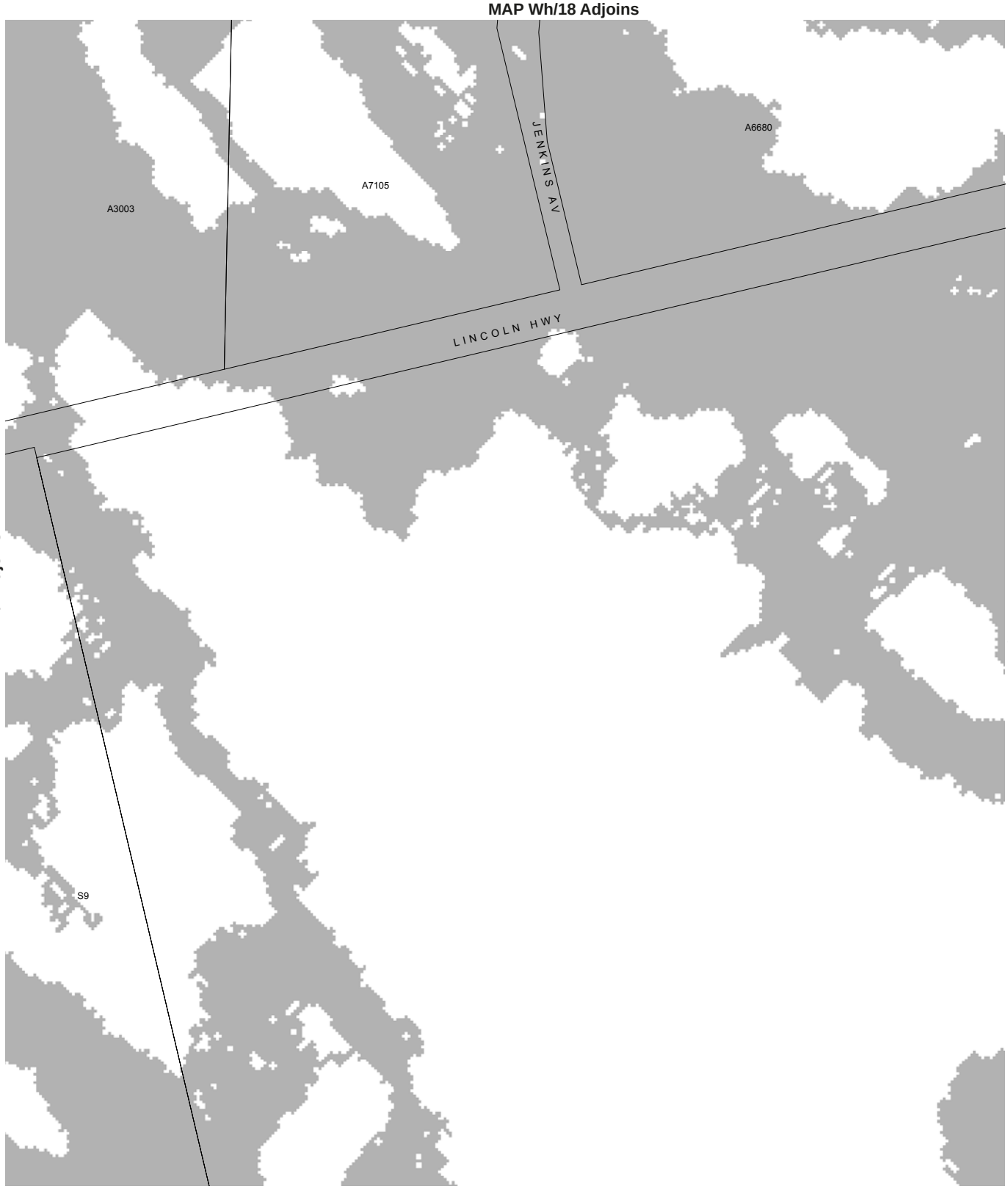
TRANSPORT

Primary Arterial Roads

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/18 Adjoins



MAP Wh/1 Adjoins

MAP Wh/24 Adjoins

MAP Wh/26 Adjoins

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N

0 500 m

WHYALLA

Overlay Map Wh/23
DEVELOPMENT CONSTRAINTS

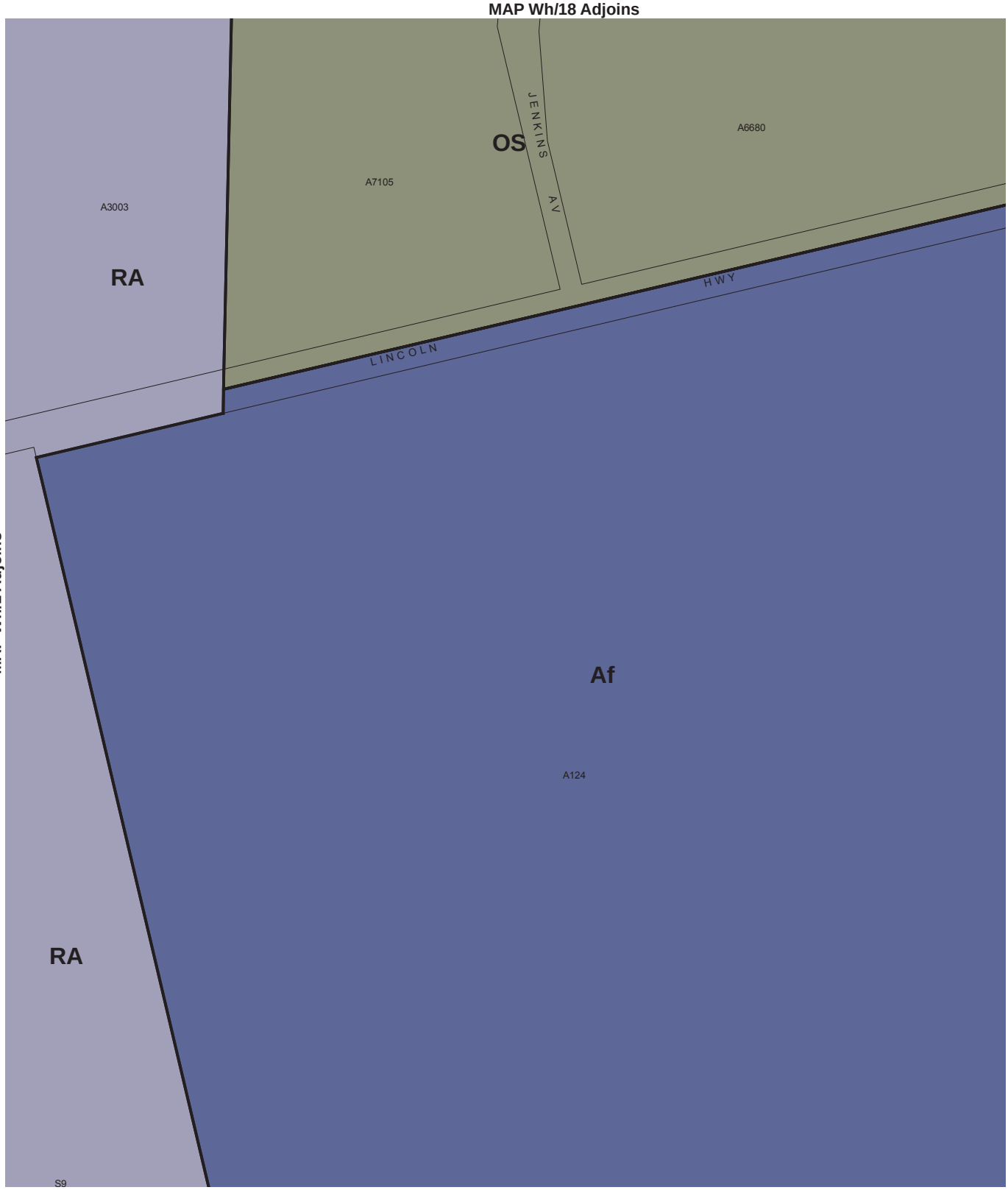
1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/18 Adjoins



MAP Wh/1 Adjoins

MAP Wh/24 Adjoins

MAP Wh/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

WHYALLA

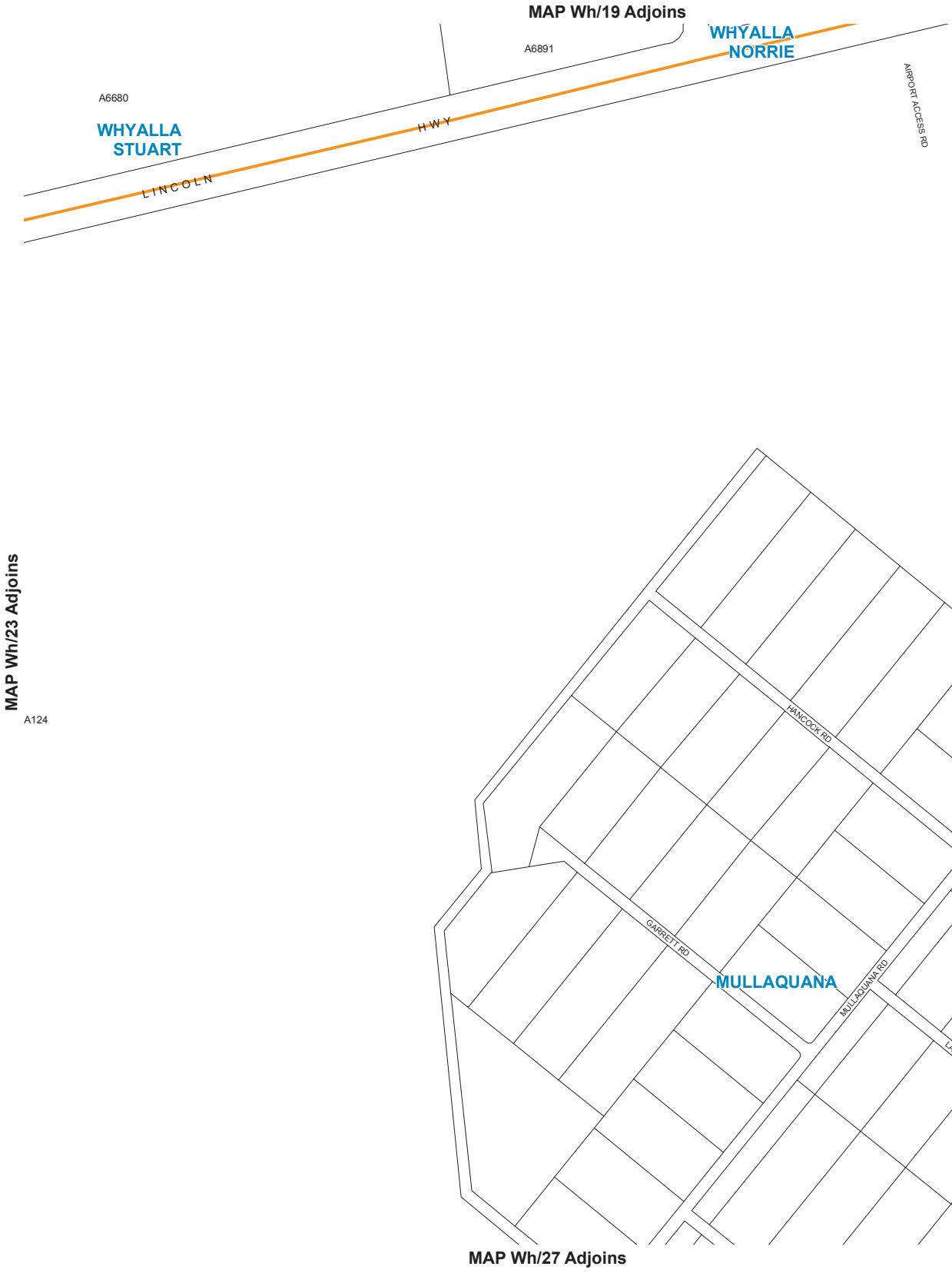
Zone Map Wh/23

Zones

- Af Airfield
- OS Open Space
- RA Remote Area
- Zone Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



WHYALLA

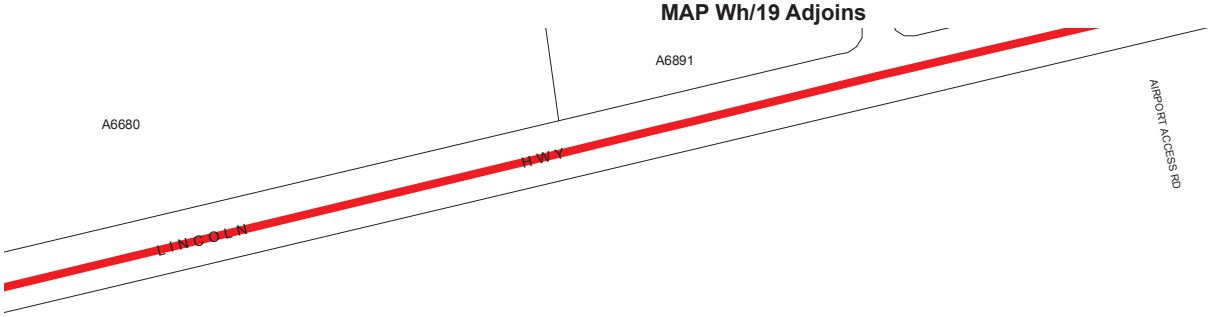
Location Map Wh/24

Tourist Routes

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/19 Adjoins



MAP Wh/23 Adjoins

A124

MAP Wh/25 Adjoins

MAP Wh/27 Adjoins

N

0 500 m

WHYALLA

Overlay Map Wh/24

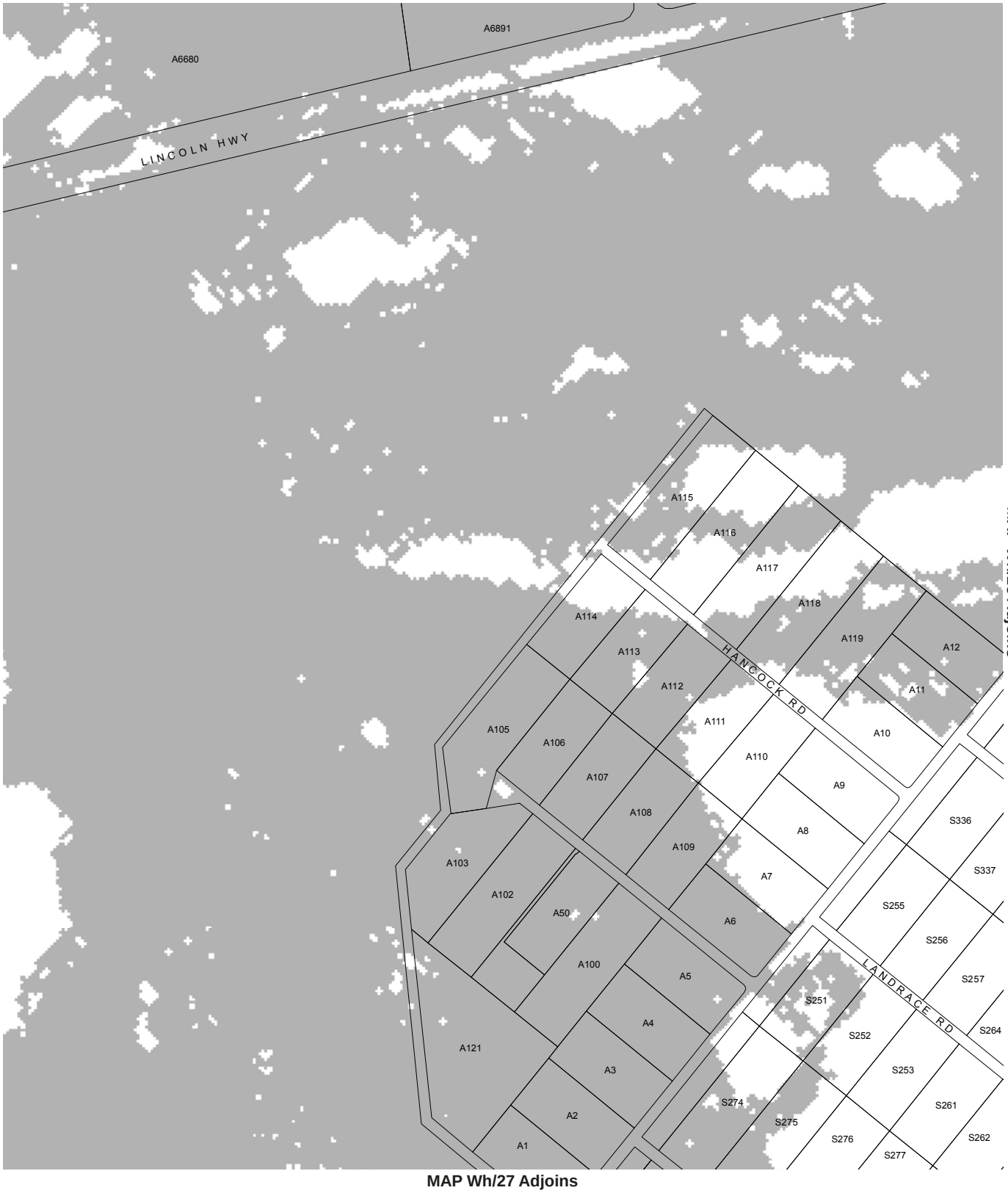
TRANSPORT

Primary Arterial Roads

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/19 Adjoins



MAP Wh/23 Adjoins

MAP Wh/25 Adjoins

MAP Wh/27 Adjoins

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N

0 500 m

WHYALLA

Overlay Map Wh/24

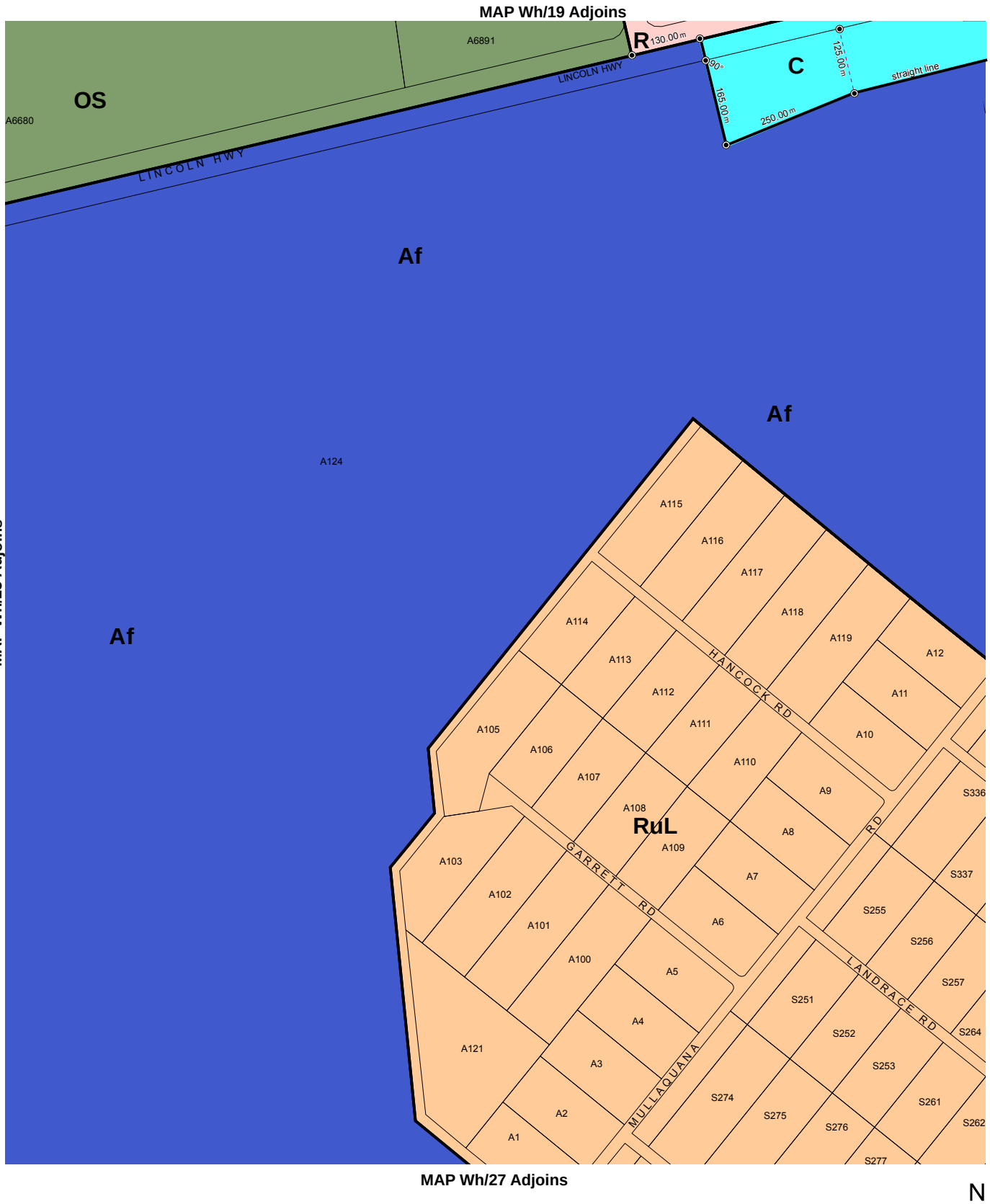
DEVELOPMENT CONSTRAINTS

1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

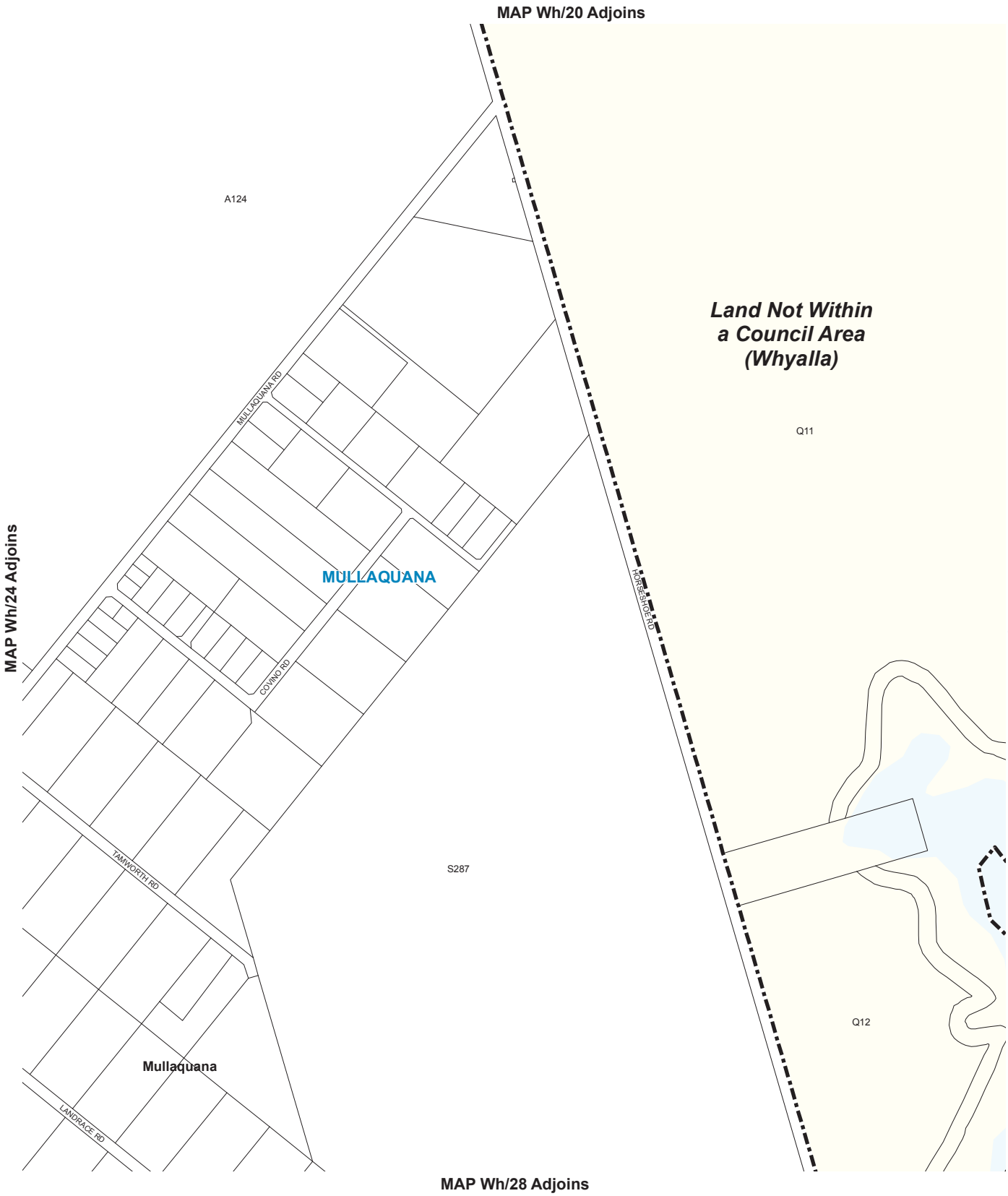
- Af Airfield
- C Commercial
- OS Open Space
- R Residential
- RuL Rural Living
- Zone Boundary

WHYALLA

Zone Map Wh/24

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 500 m

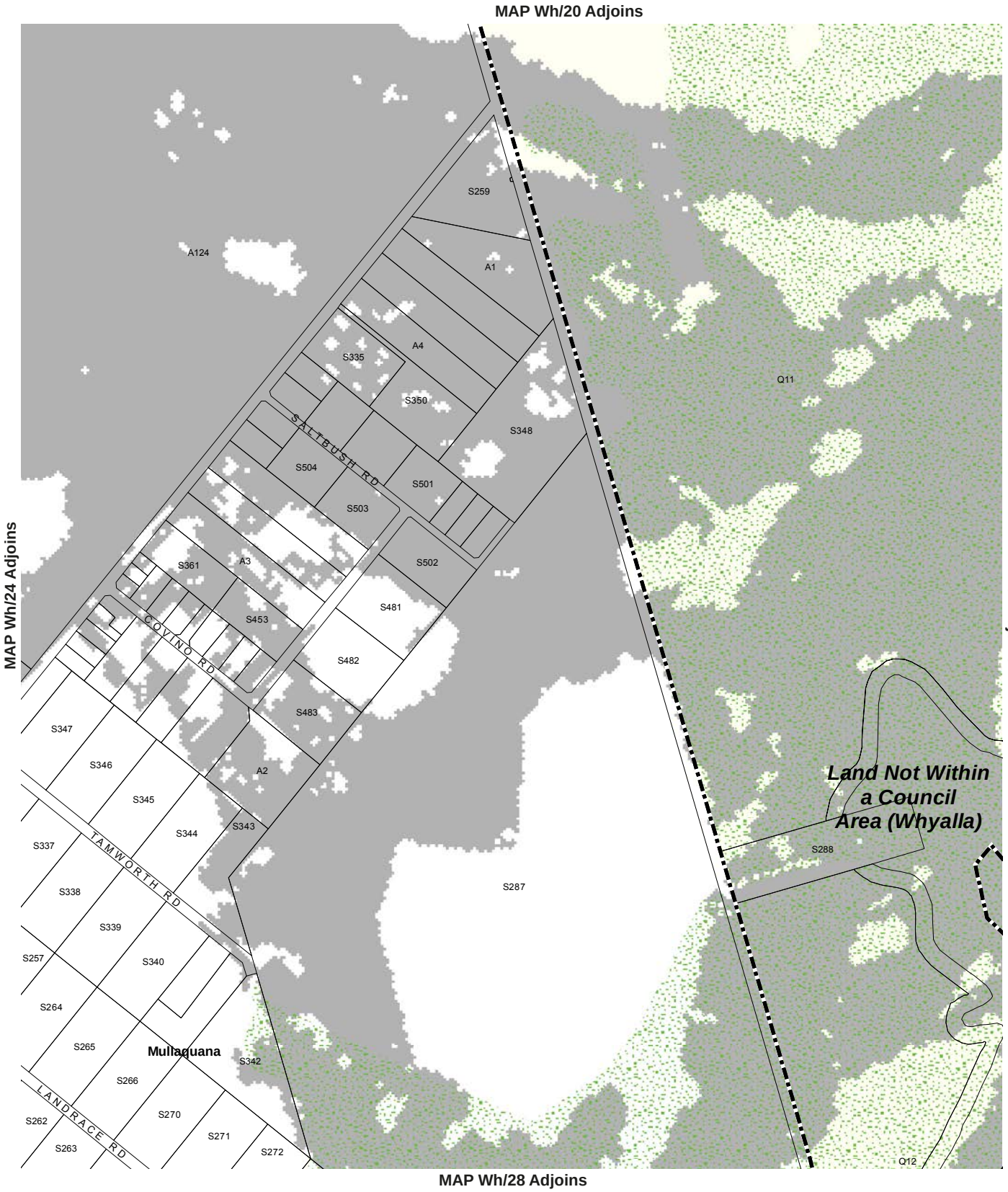
WHYALLA

Location Map Wh/25

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

0 500 m

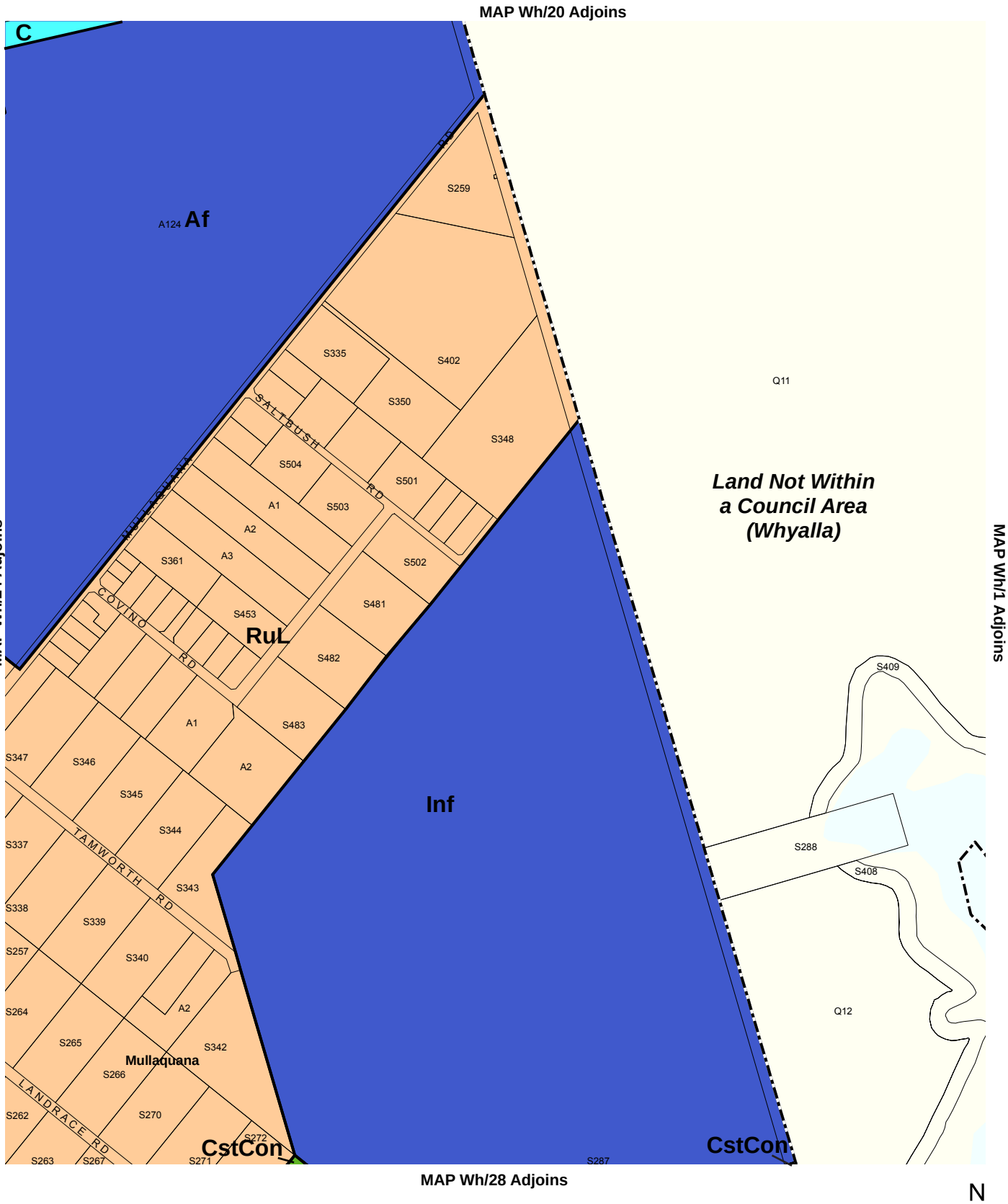
1 in 100 year ARI Flood Event
Coastal Acid Sulphate Soils
Development Plan Boundary

WHYALLA

Overlay Map Wh/25
DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- Af Airfield
- CstCon Coastal Conservation
- C Commercial
- Inf Infrastructure
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

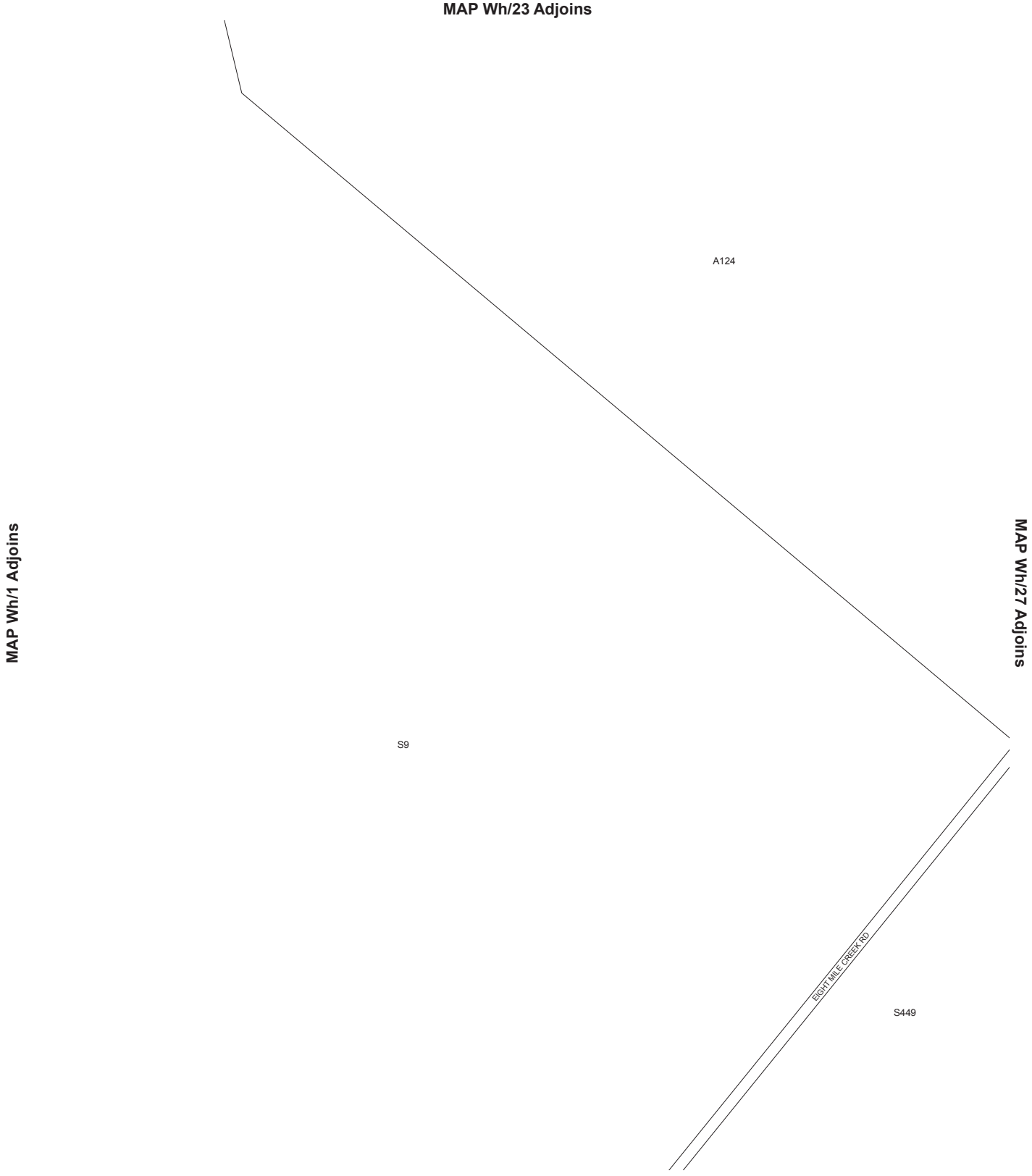
WHYALLA

Zone Map Wh/25

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/23 Adjoins



MAP Wh/1 Adjoins

MAP Wh/27 Adjoins

MAP Wh/9 Adjoins

N

0 500 m

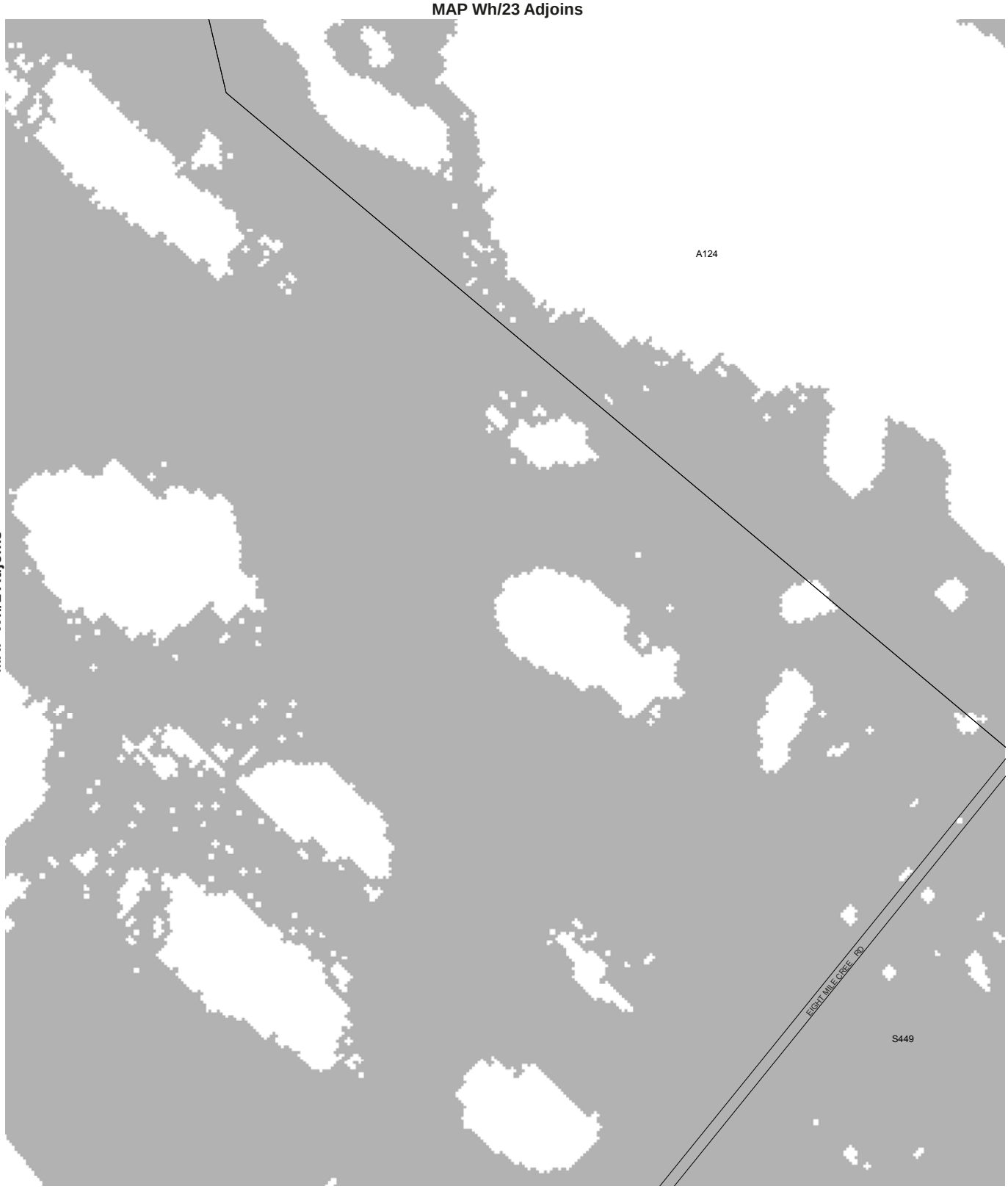
WHYALLA

Location Map Wh/26

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/23 Adjoins



MAP Wh/1 Adjoins

MAP Wh/27 Adjoins

MAP Wh/9 Adjoins

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N

0 500 m

WHYALLA

Overlay Map Wh/26
DEVELOPMENT CONSTRAINTS

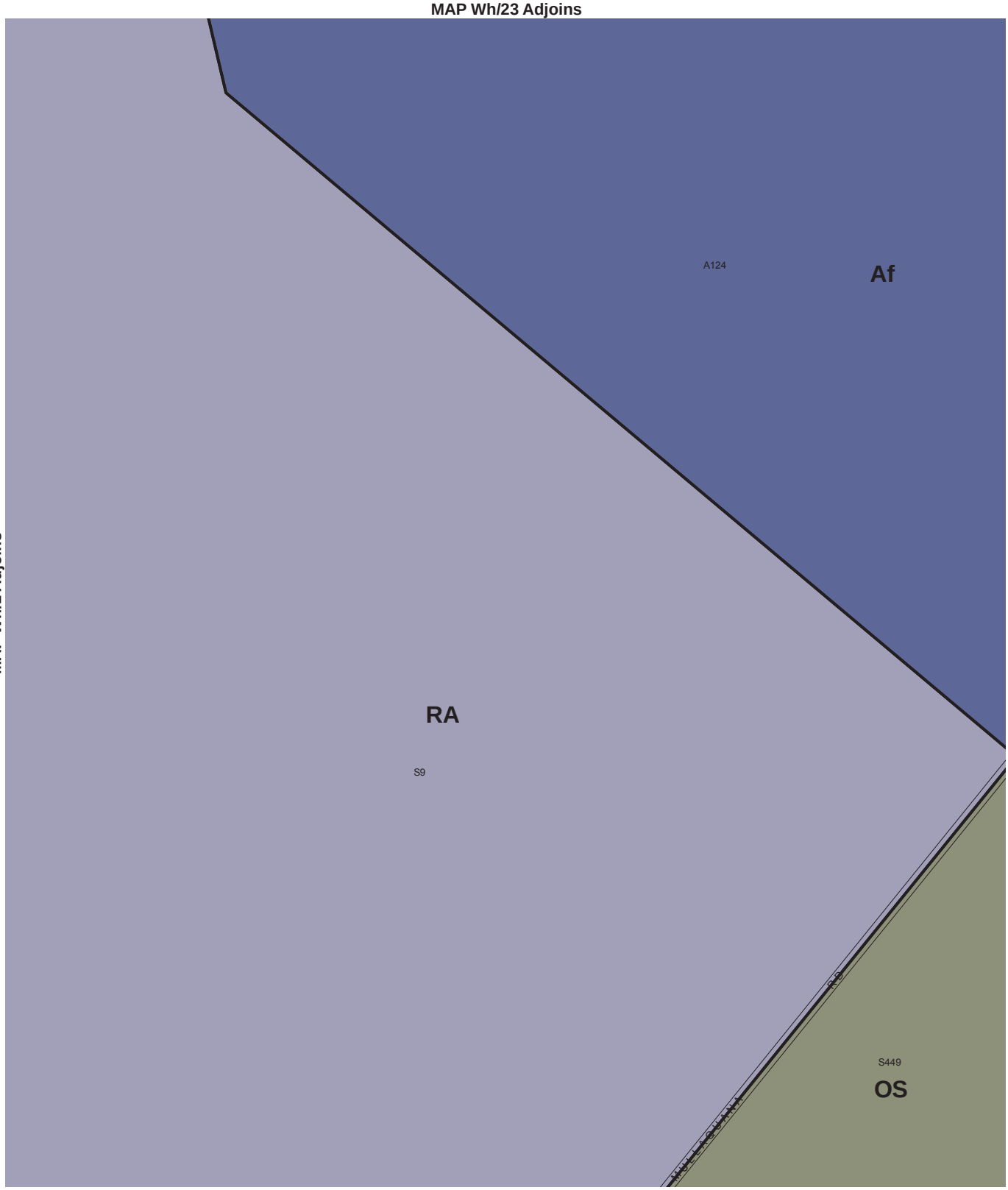
1 in 100 year ARI Flood Event

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/23 Adjoins



MAP Wh/1 Adjoins

MAP Wh/27 Adjoins

MAP Wh/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

WHYALLA

Zone Map Wh/26

Zones

- Af — Airfield
- OS — Open Space
- RA — Remote Area
- Zone Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

0 500 m

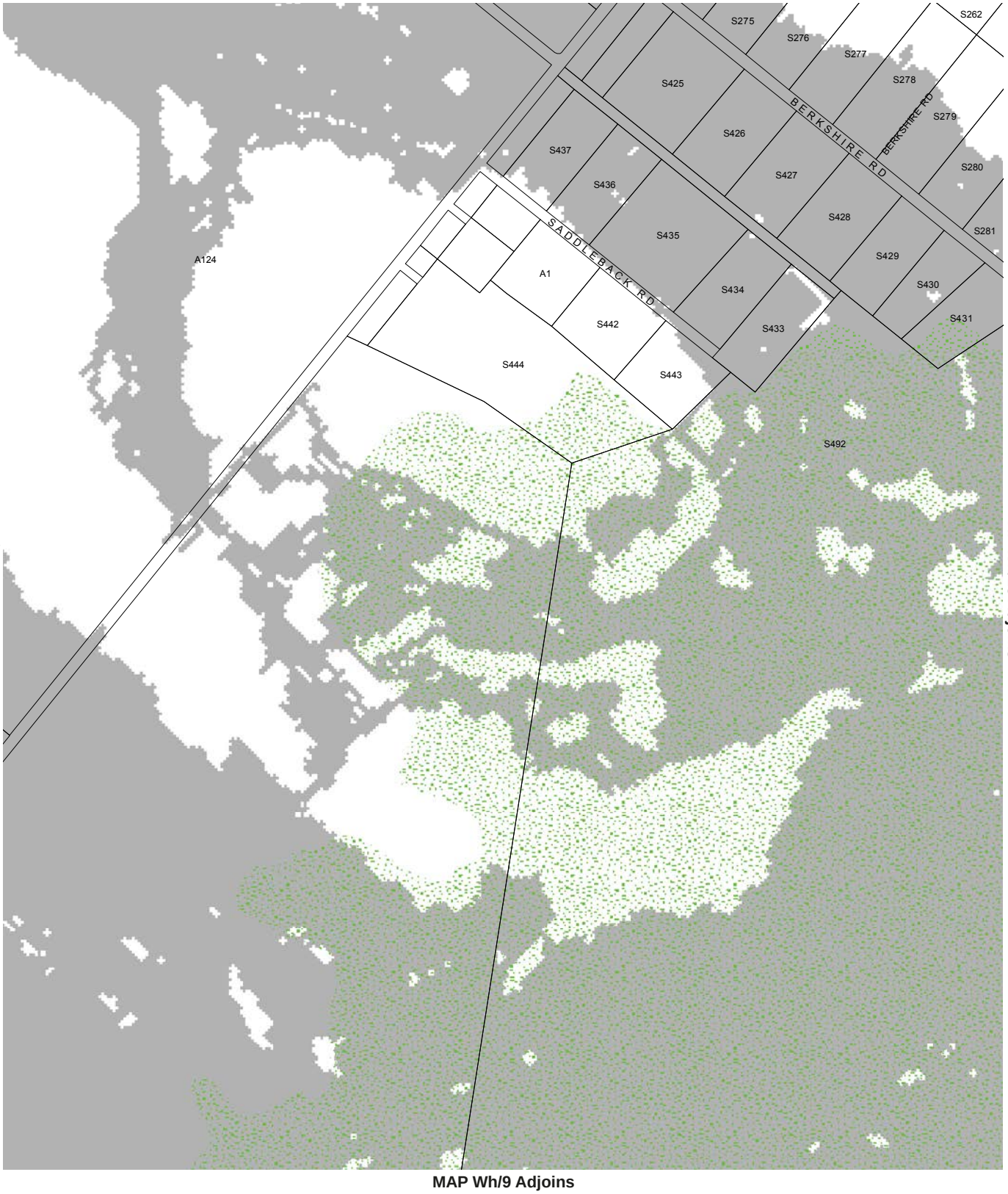
WHYALLA

Location Map Wh/27

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/24 Adjoins



MAP Wh/26 Adjoins

MAP Wh/28 Adjoins

MAP Wh/9 Adjoins

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N

0 500 m

1 in 100 year ARI Flood Event

Coastal Acid Sulfate Soils

WHYALLA

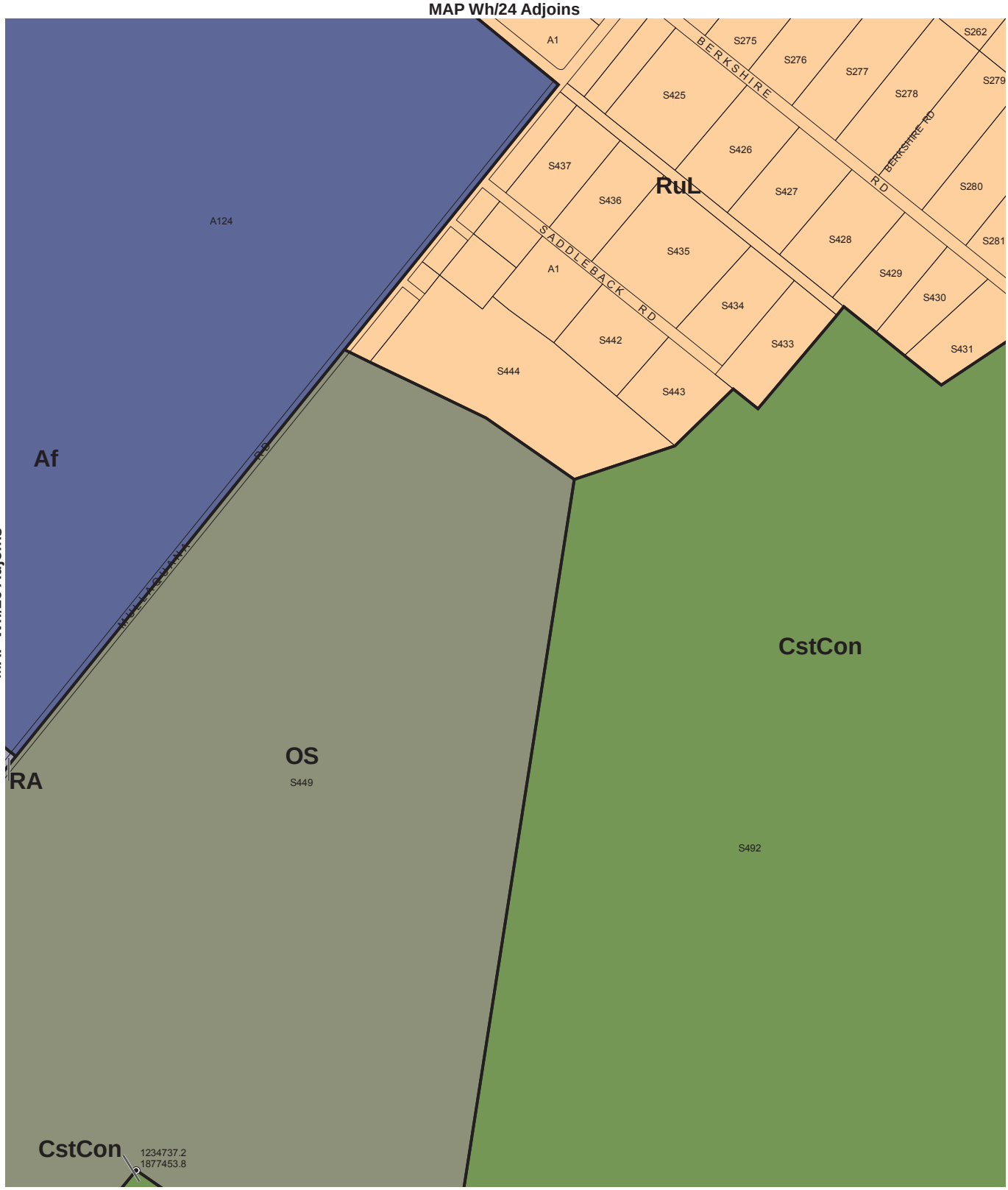
Overlay Map Wh/27

DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/24 Adjoins



MAP Wh/26 Adjoins

MAP Wh/28 Adjoins

MAP Wh/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

- Af Airfield
- CstCon Coastal Conservation
- OS Open Space
- RA Remote Area
- RuL Rural Living
- Zone Boundary

WHYALLA

Zone Map Wh/27

WHYALLA COUNCIL

Consolidated - 14 June 2017

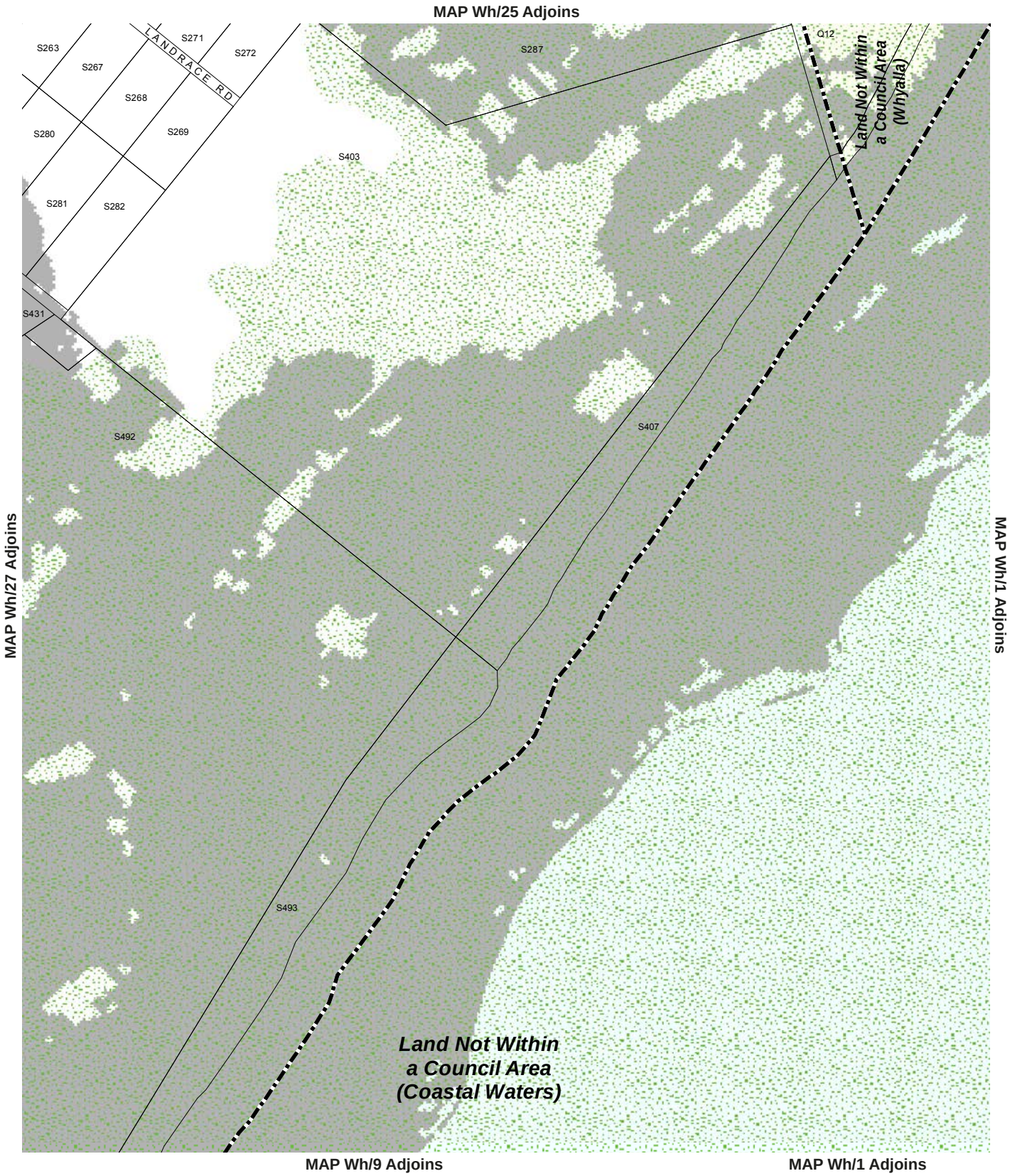
WHYALLA

Location Map Wh/28

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



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N

0 500 m

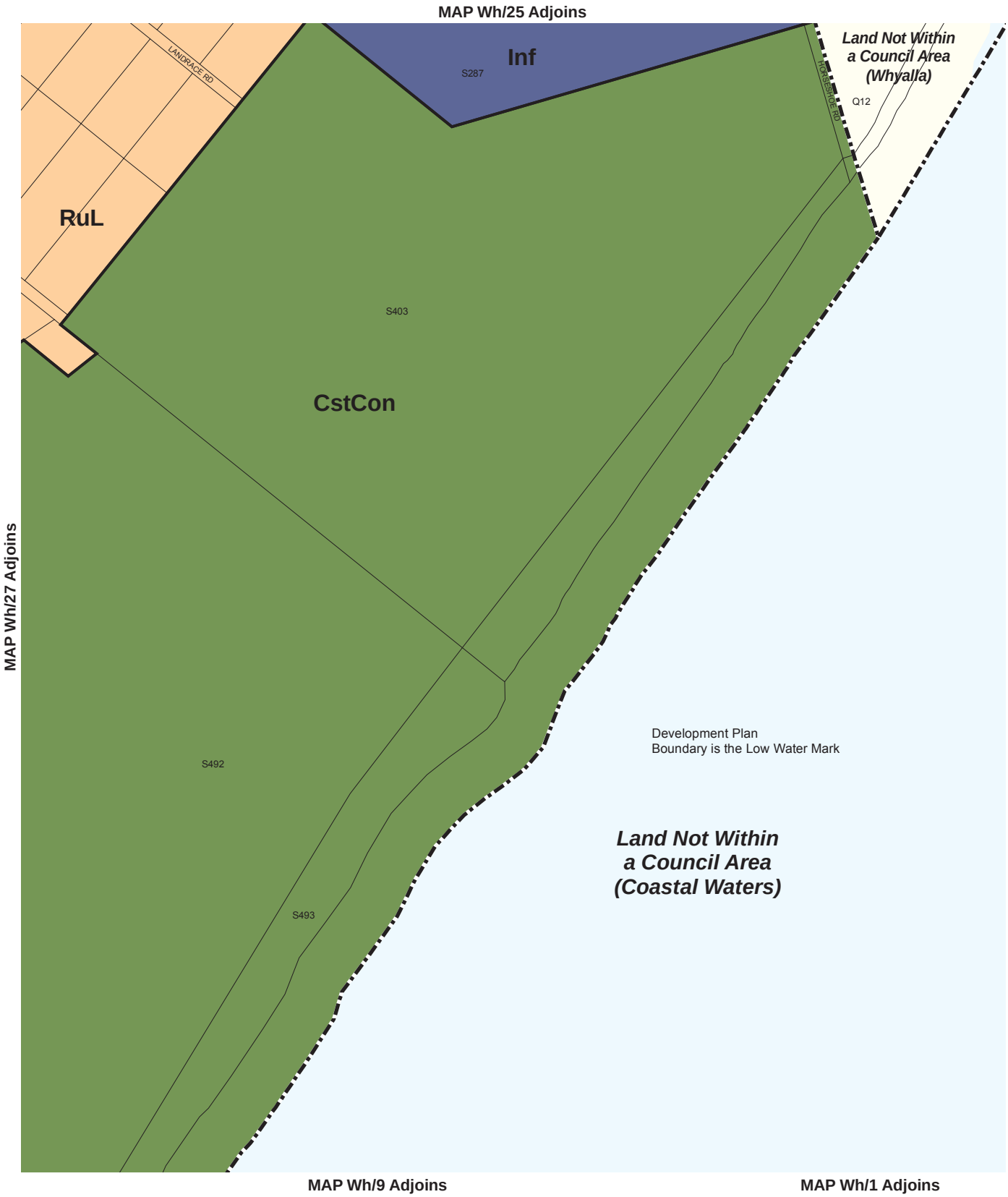
1 in 100 year ARI Flood Event
Coastal Acid Sulfate Soils
Development Plan Boundary

WHYALLA

Overlay Map Wh/28
DEVELOPMENT CONSTRAINTS

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

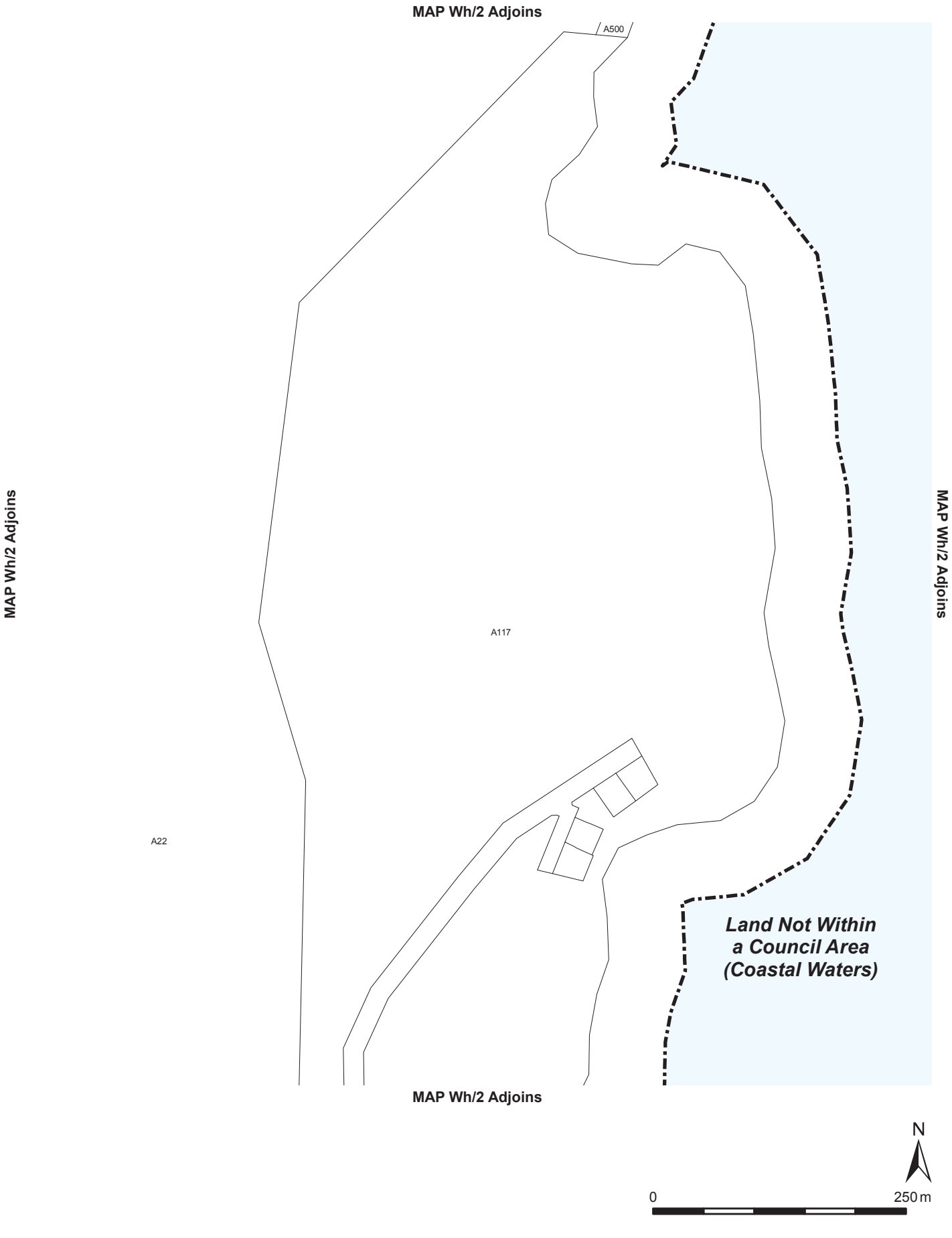
- CstCon — Coastal Conservation
- Inf — Infrastructure
- RuL — Rural Living
- Zone Boundary
- Development Plan Boundary

WHYALLA

Zone Map Wh/28

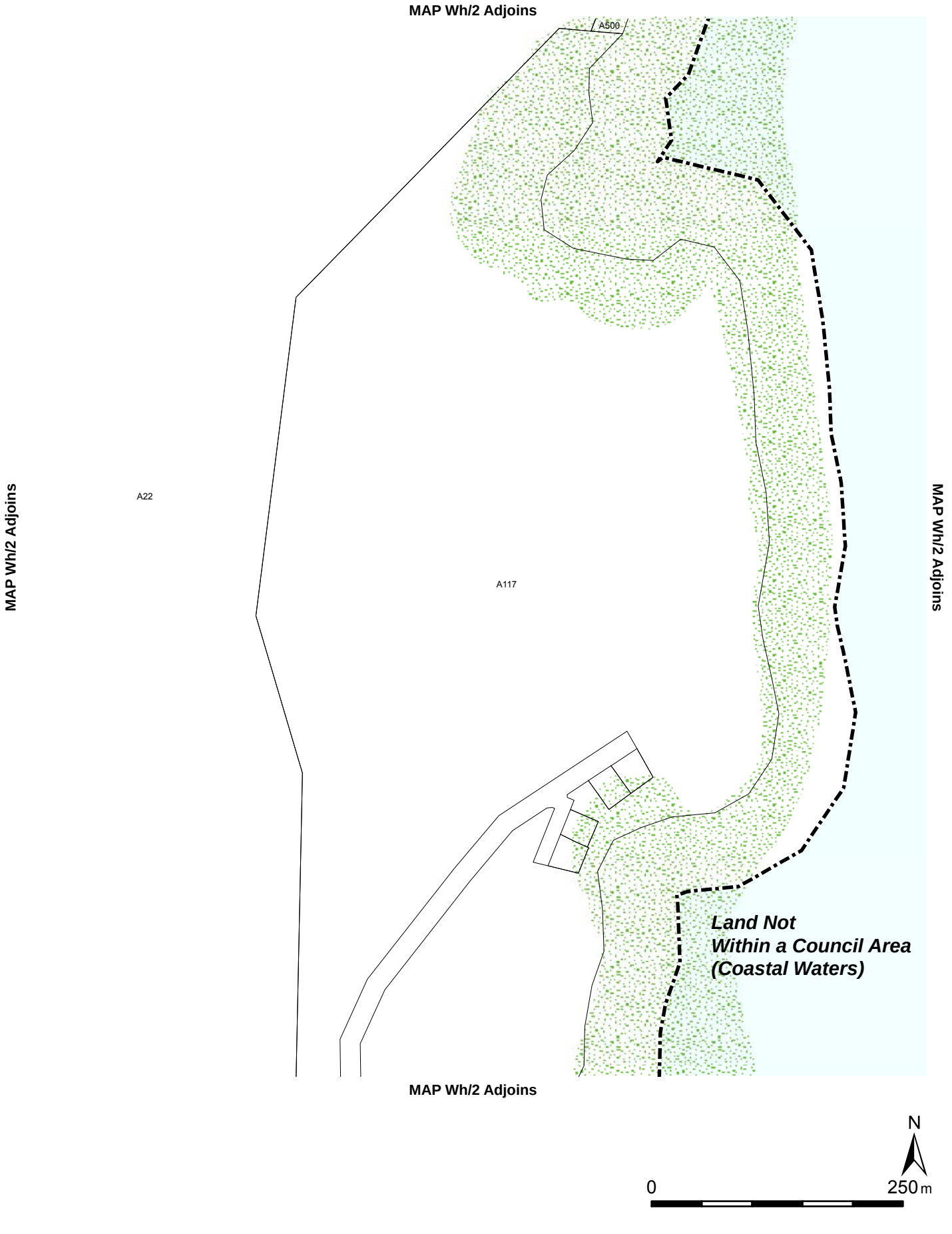
WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/29

Development Plan Boundary



Overlay Map Wh/29

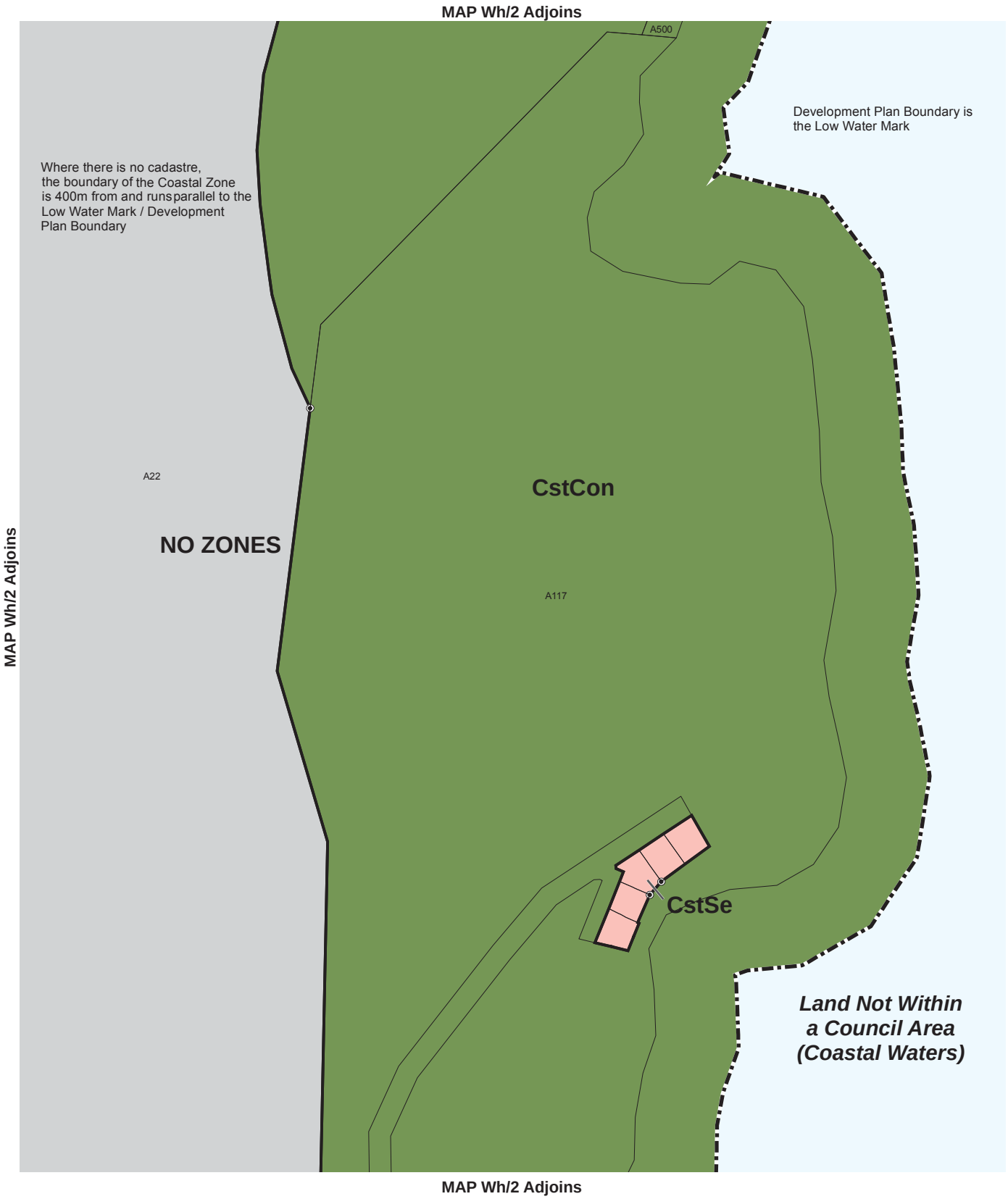
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/29

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

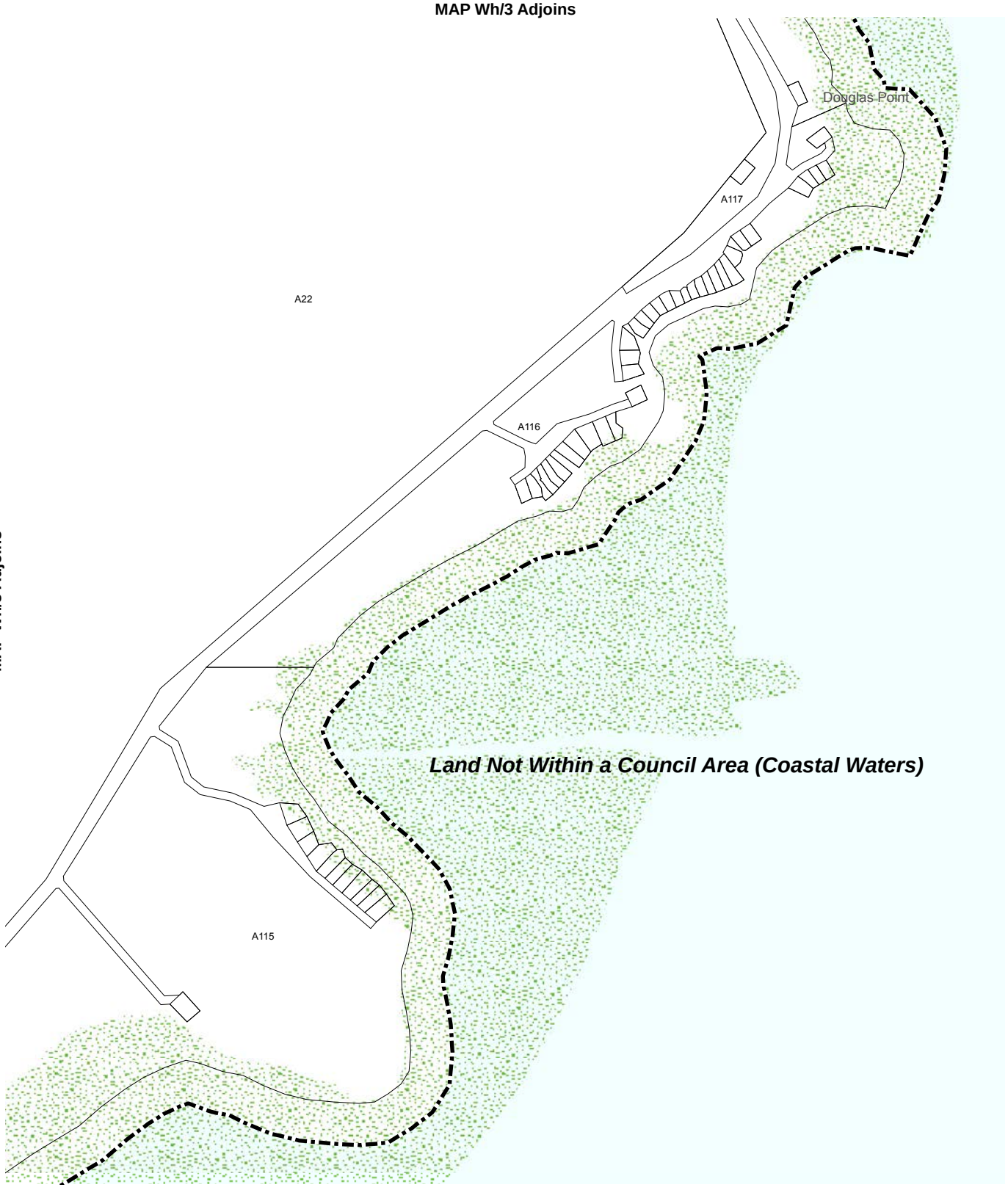
N

0 500 m

Location Map Wh/30

Development Plan Boundary

MAP Wh/3 Adjoins



MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

N

0 500 m

Overlay Map Wh/30

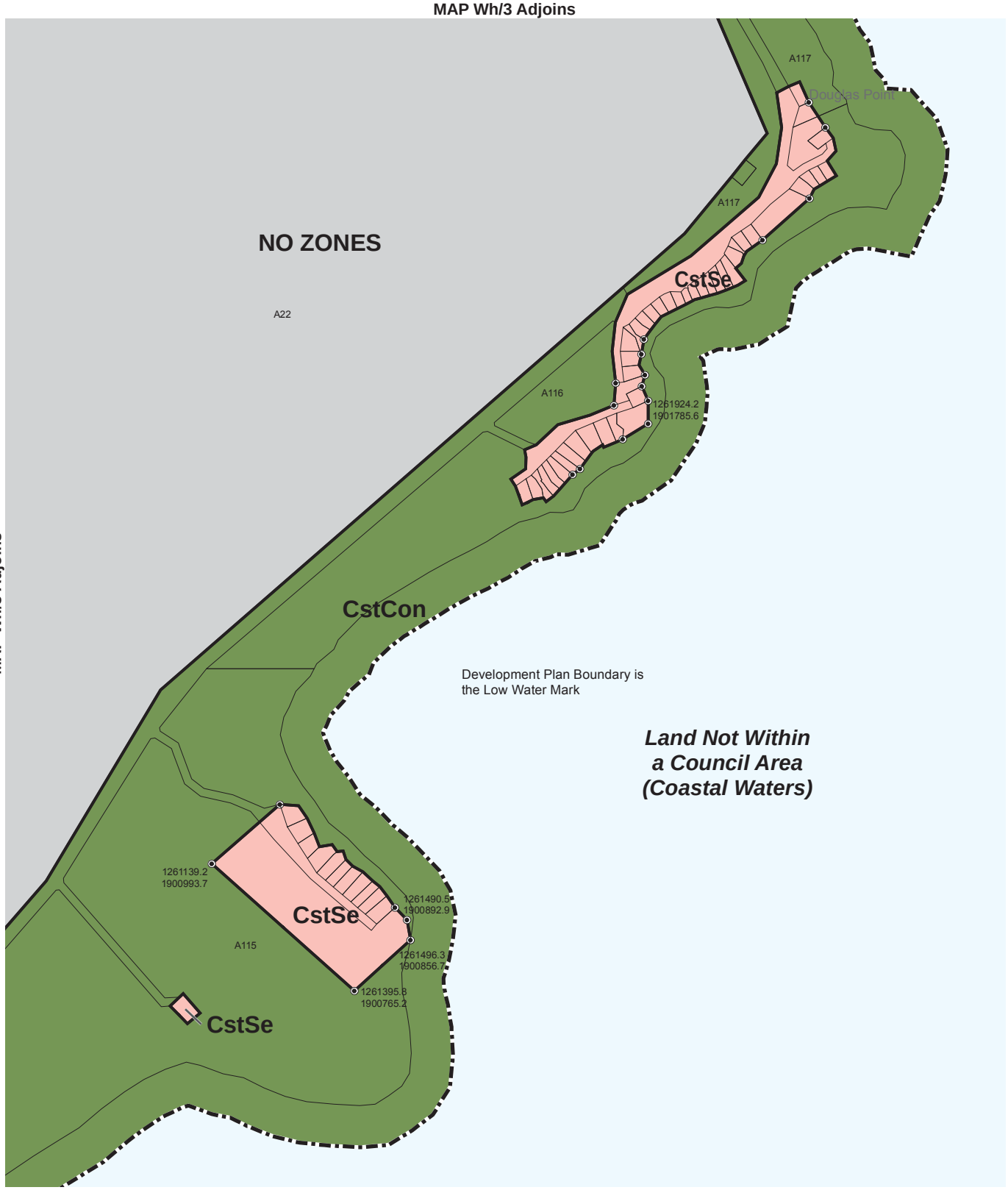
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

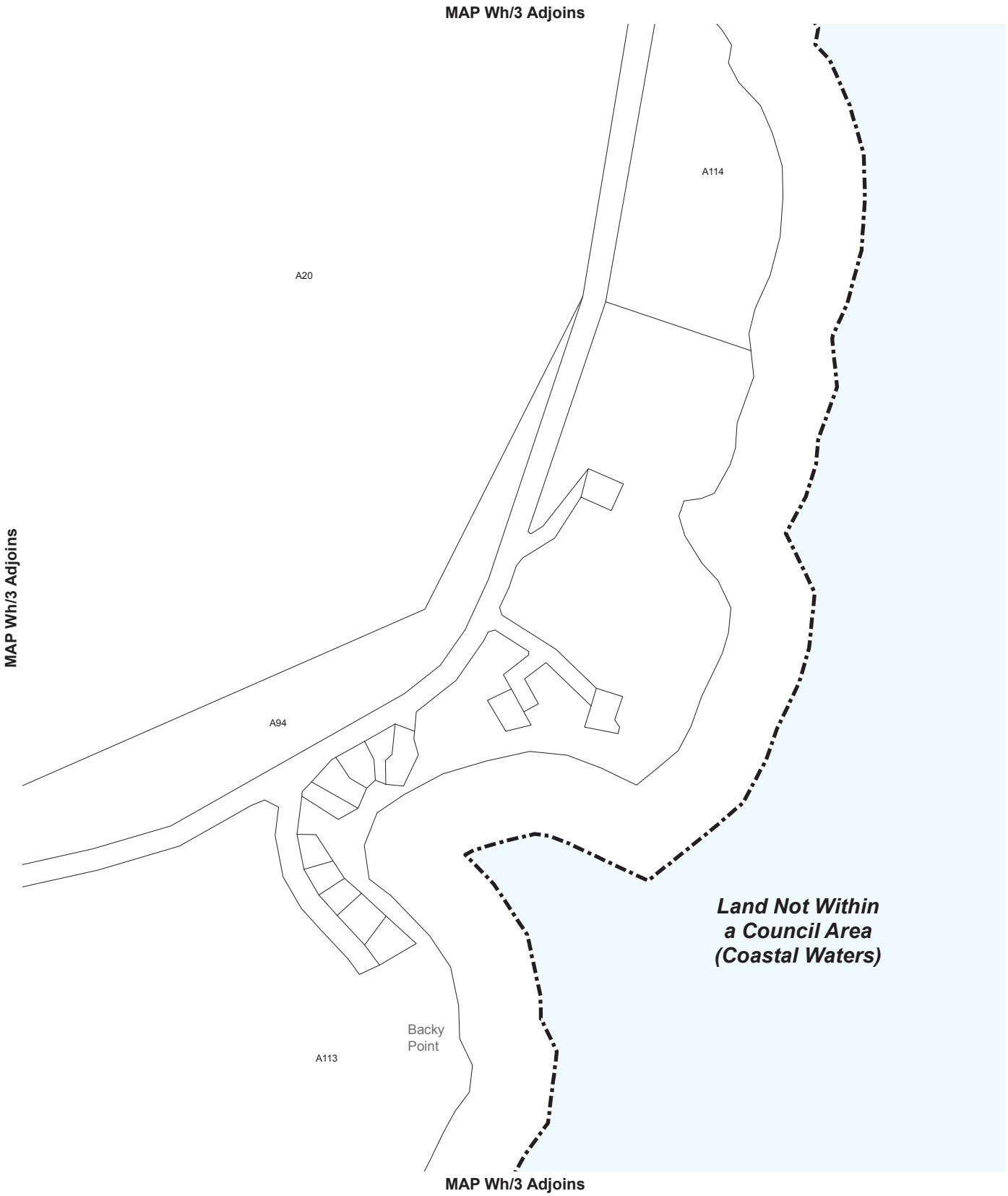
Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/30

WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/31

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

Overlay Map Wh/31

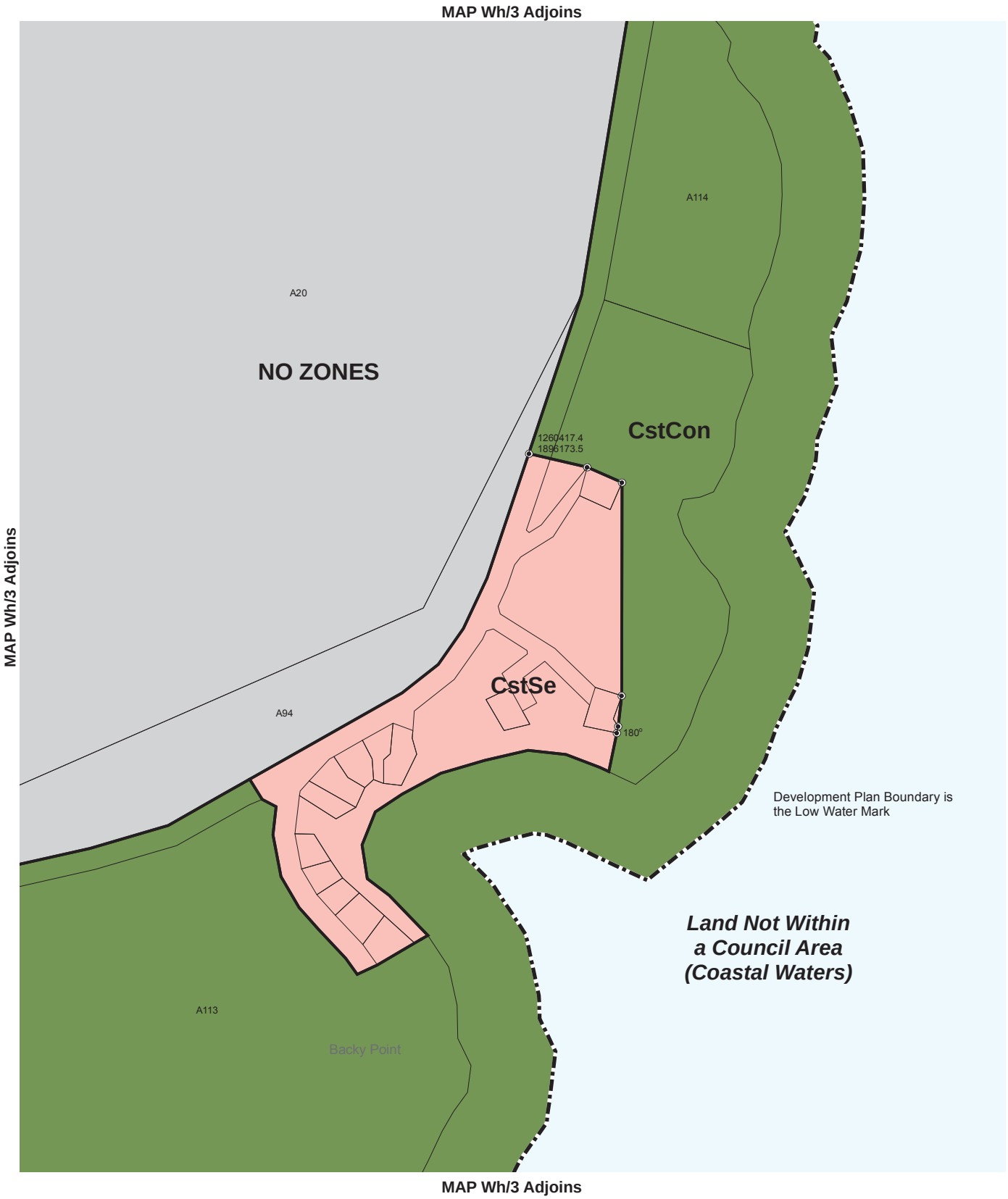
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

Zones

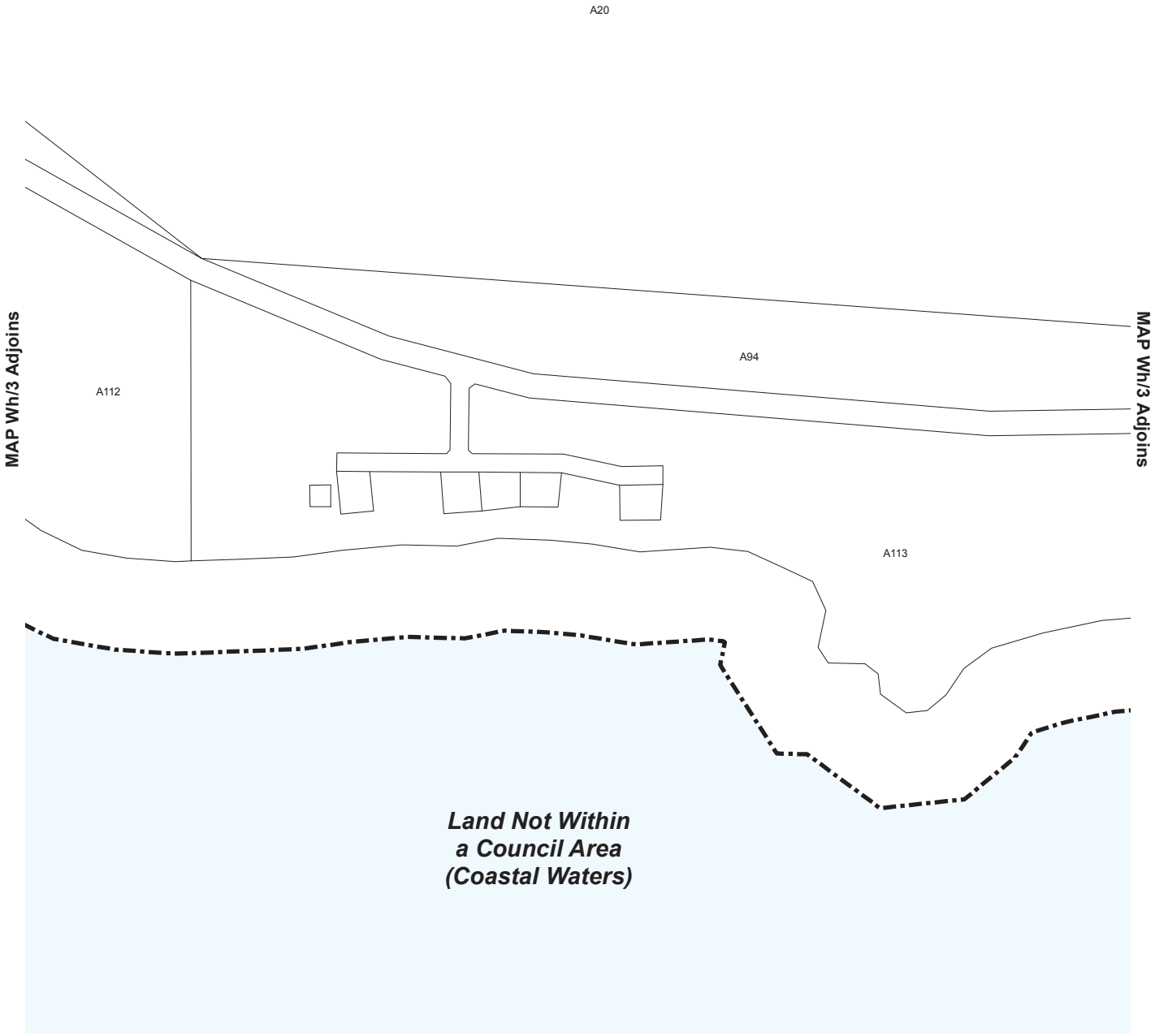
- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/31

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/3 Adjoins



MAP Wh/3 Adjoins

N

0 250 m

Location Map Wh/32

Development Plan Boundary

MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

N

0 250 m

Overlay Map Wh/32

DEVELOPMENT CONSTRAINTS

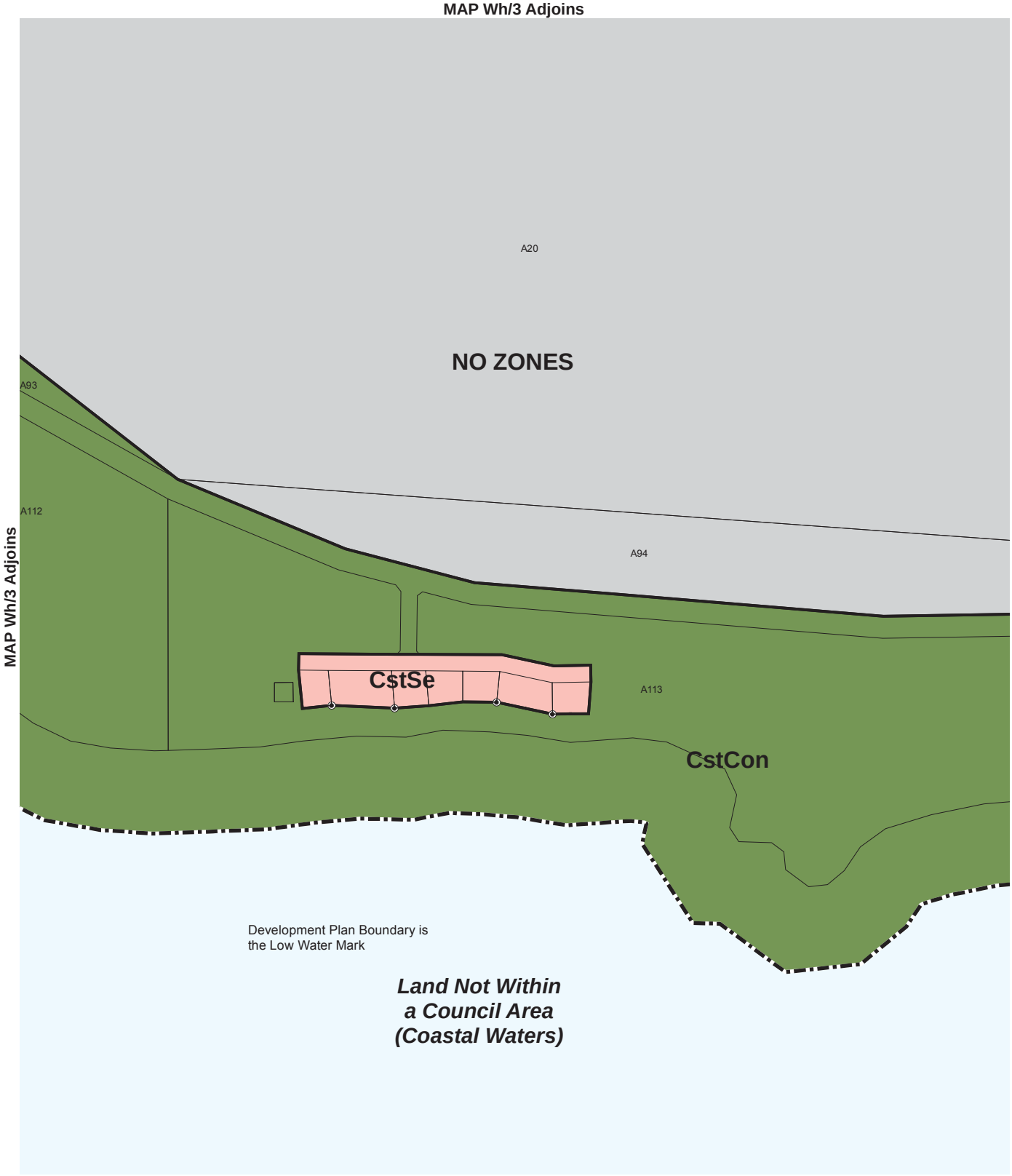
Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/3 Adjoins



MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/32

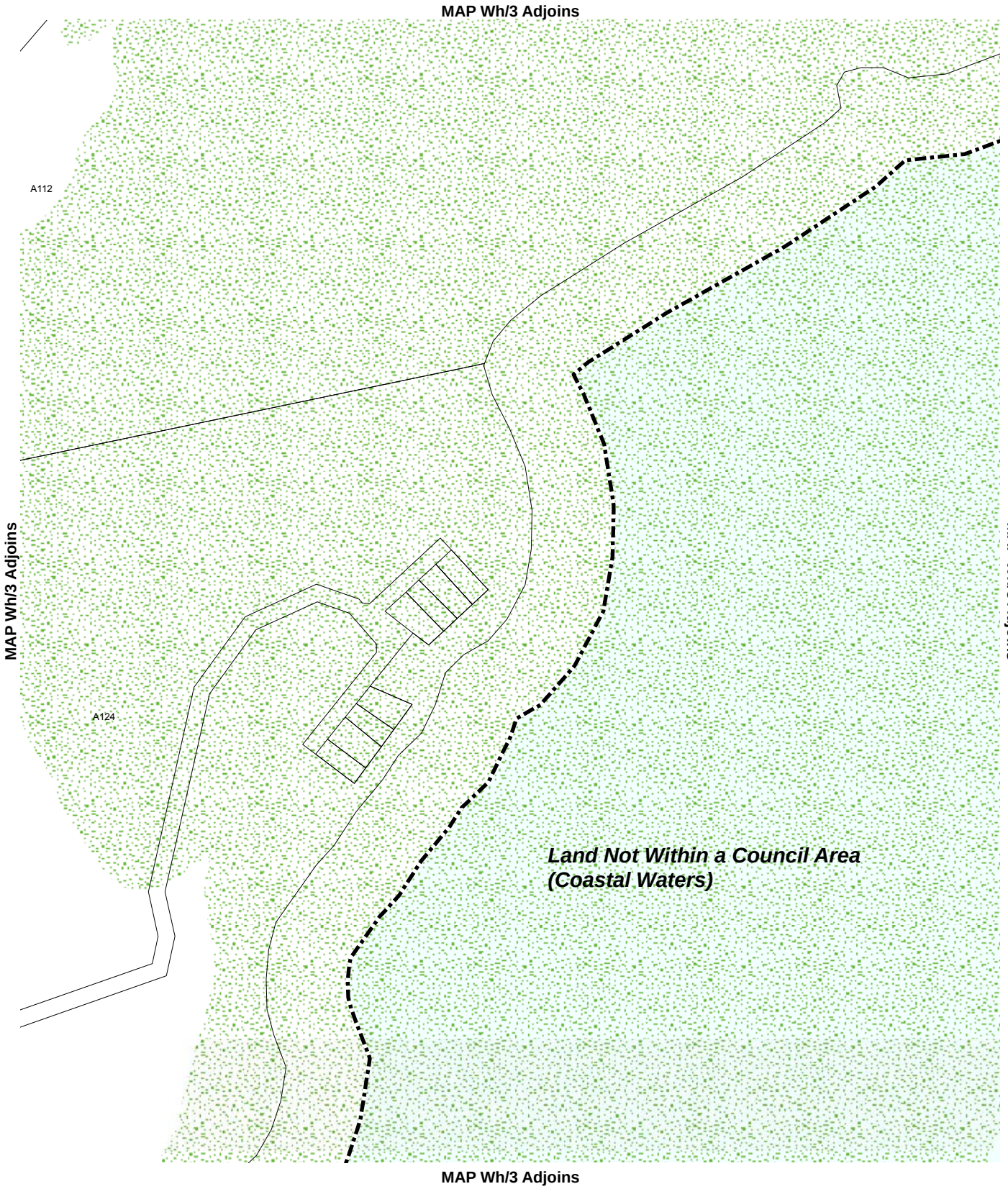
WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/3 Adjoins

Location Map Wh/33

Development Plan Boundary



N

0 250 m

Overlay Map Wh/33

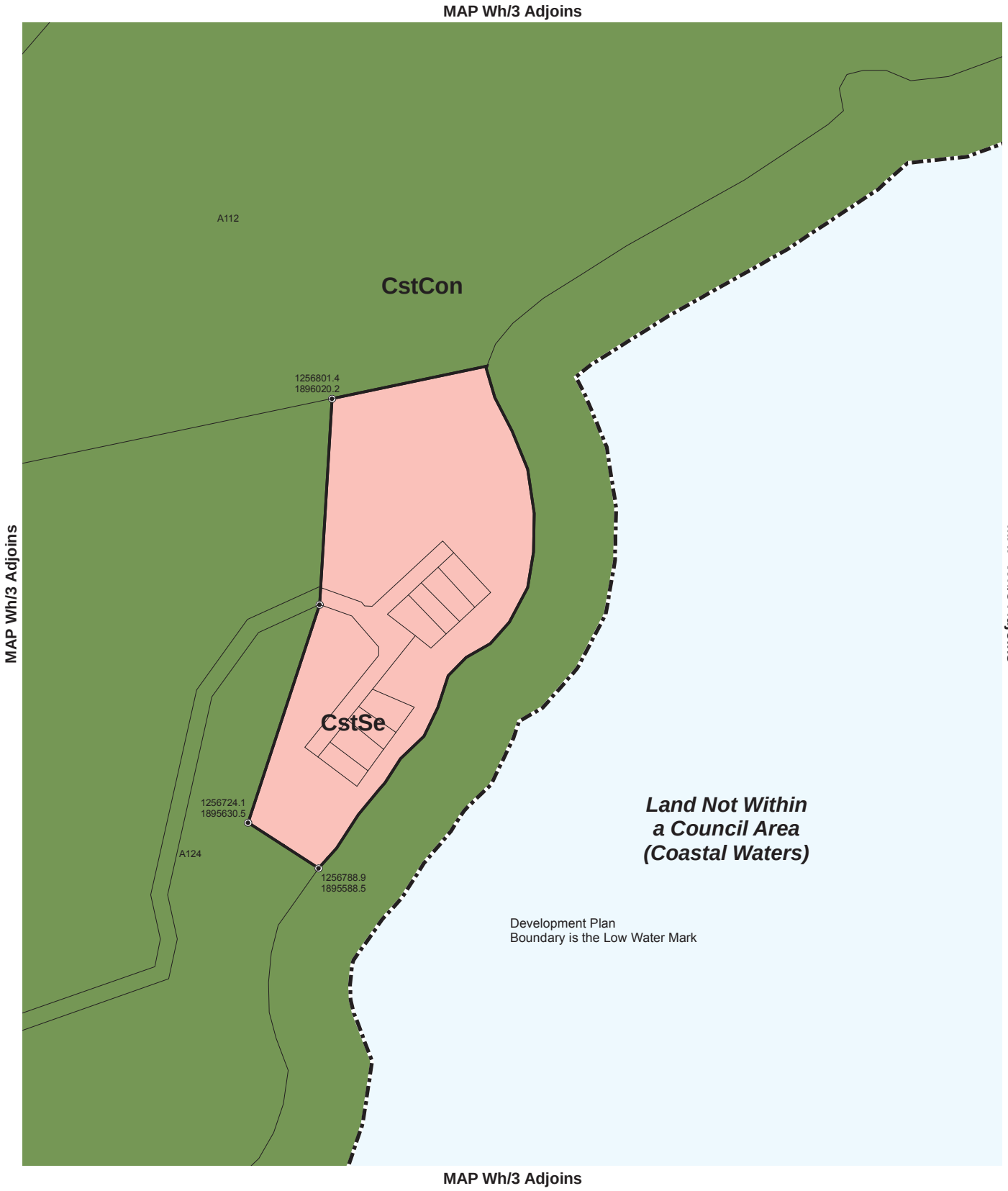
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

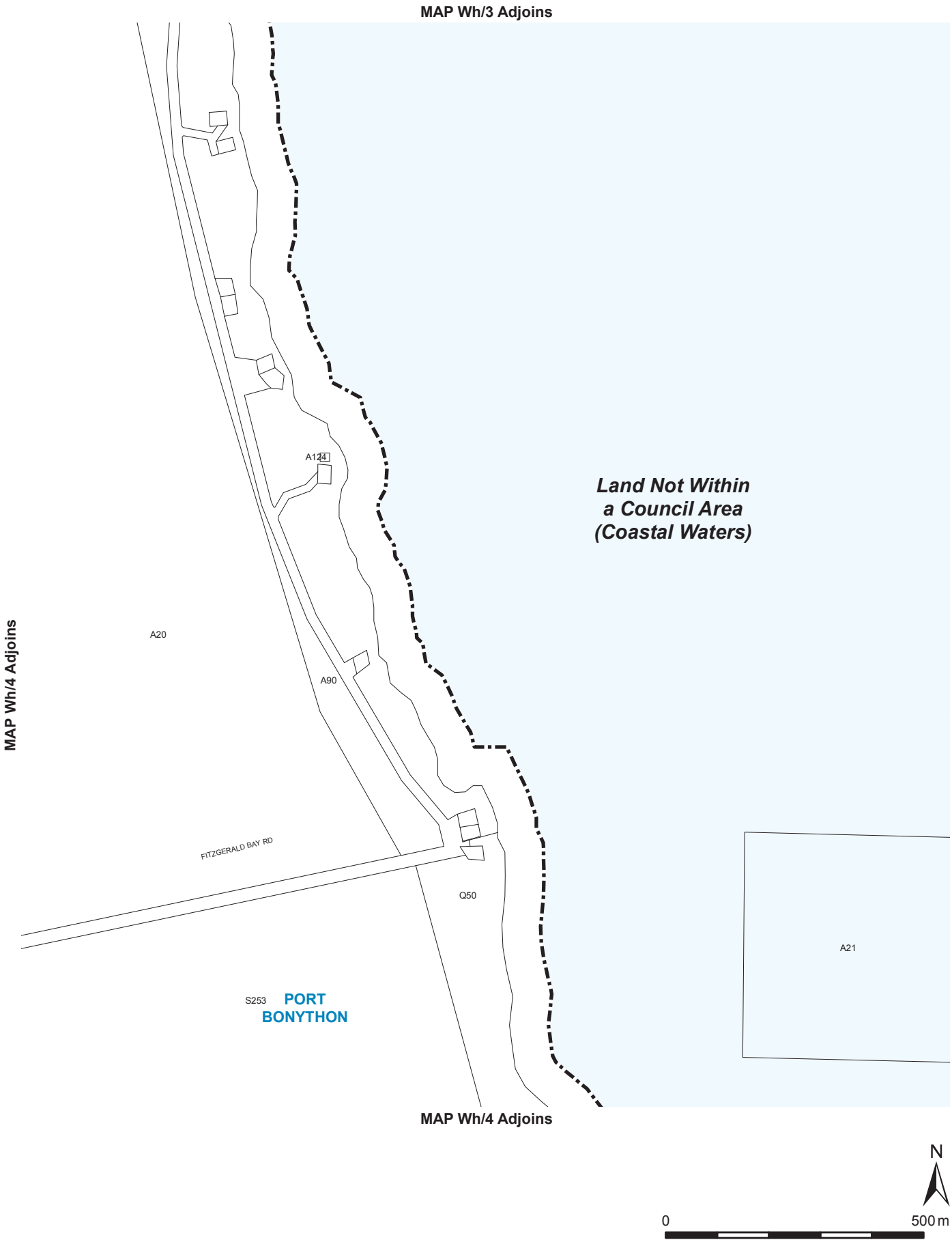
Zone Map Wh/33

Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/34

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/3 Adjoins

MAP Wh/3 Adjoins

MAP Wh/4 Adjoins

MAP Wh/4 Adjoins

MAP Wh/4 Adjoins

N

0 500 m

Overlay Map Wh/34

DEVELOPMENT CONSTRAINTS

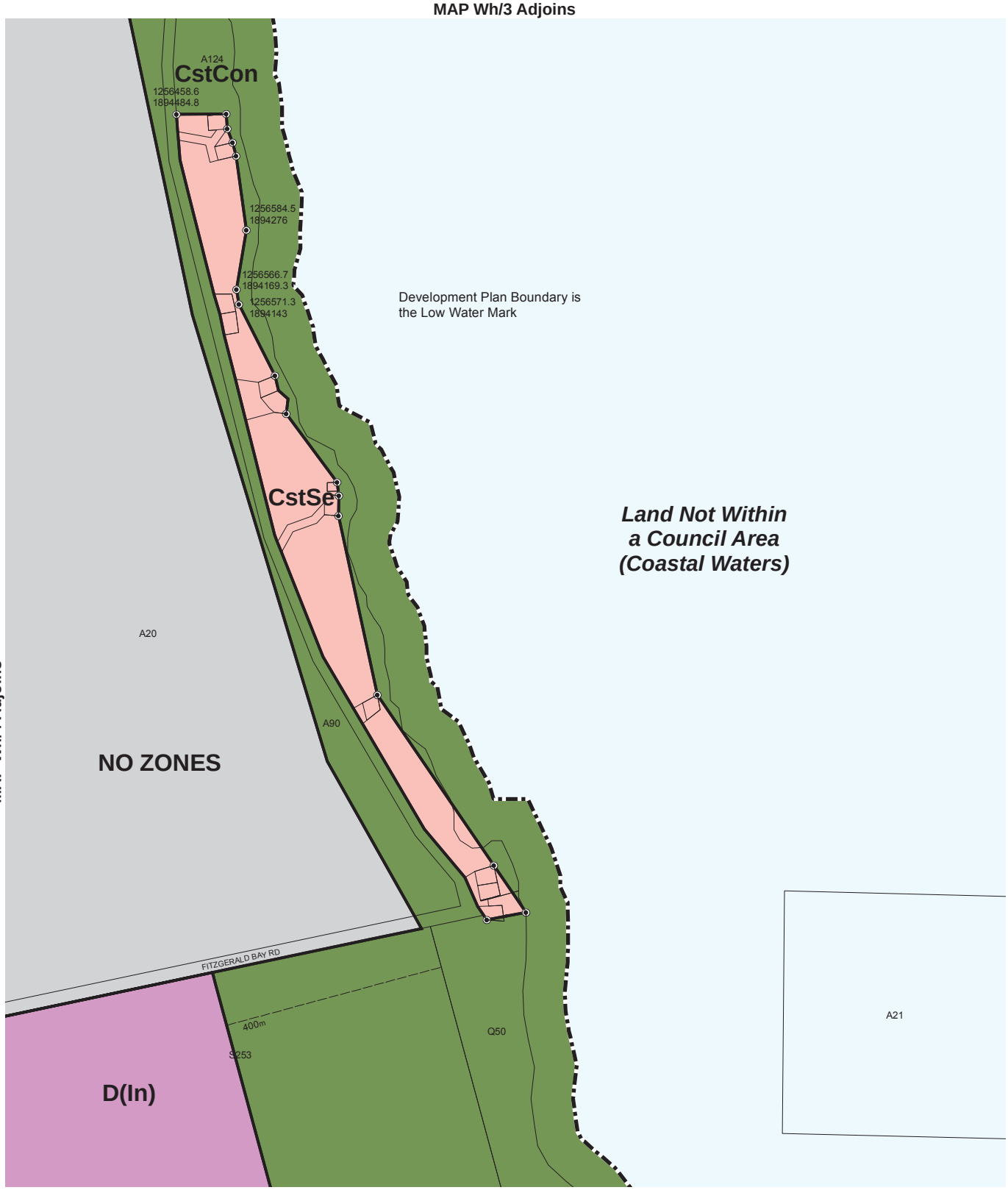
Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/3 Adjoins



MAP Wh/3 Adjoins

MAP Wh/4 Adjoins

MAP Wh/4 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

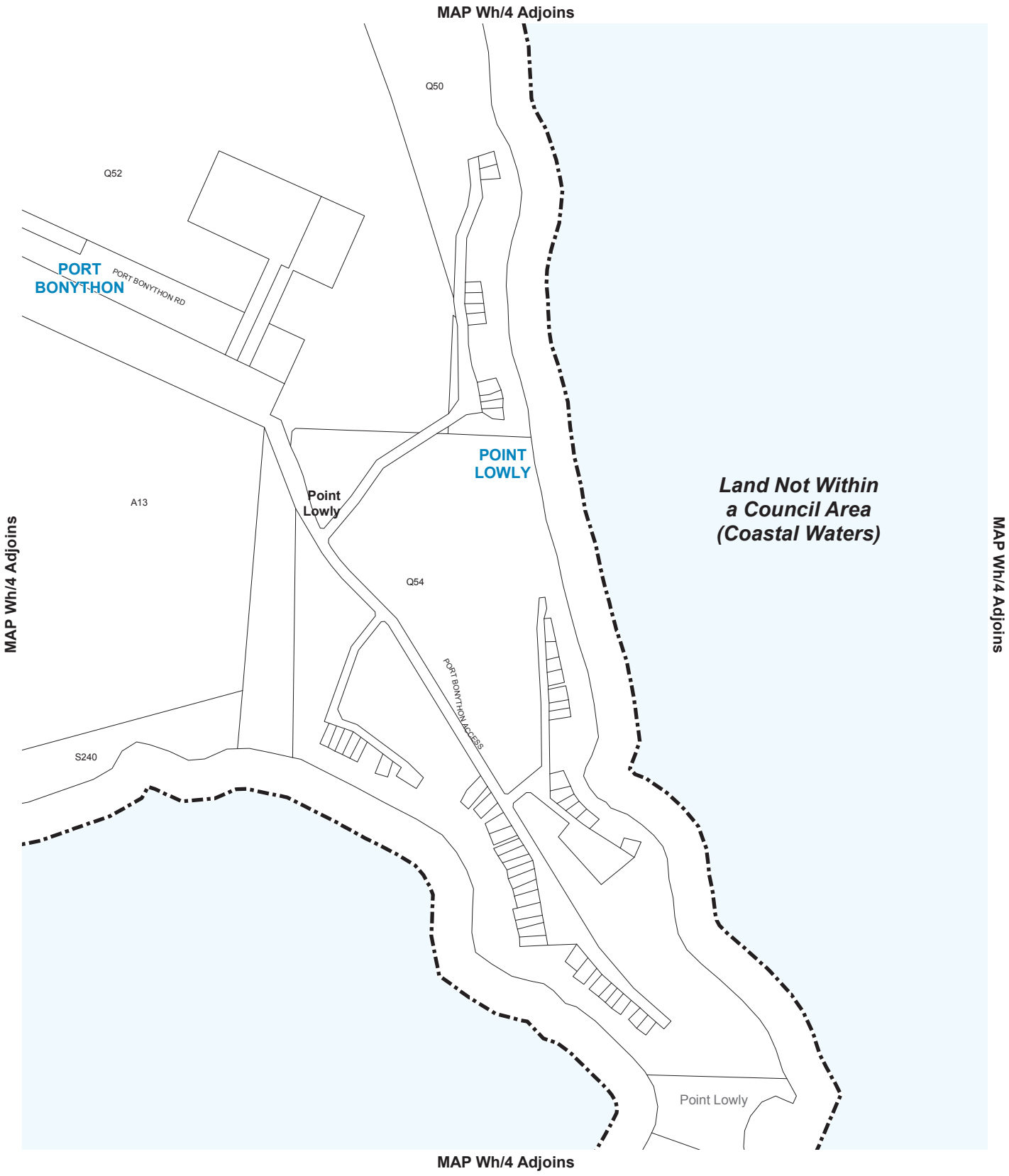
Zones

CstCon	Coastal Conservation
CstSe	Coastal Settlement
D(In)	Deferred (Industry)
NO ZONES	NO ZONES
	Zone Boundary
	Development Plan Boundary

Zone Map Wh/34

WHYALLA COUNCIL

Consolidated - 14 June 2017



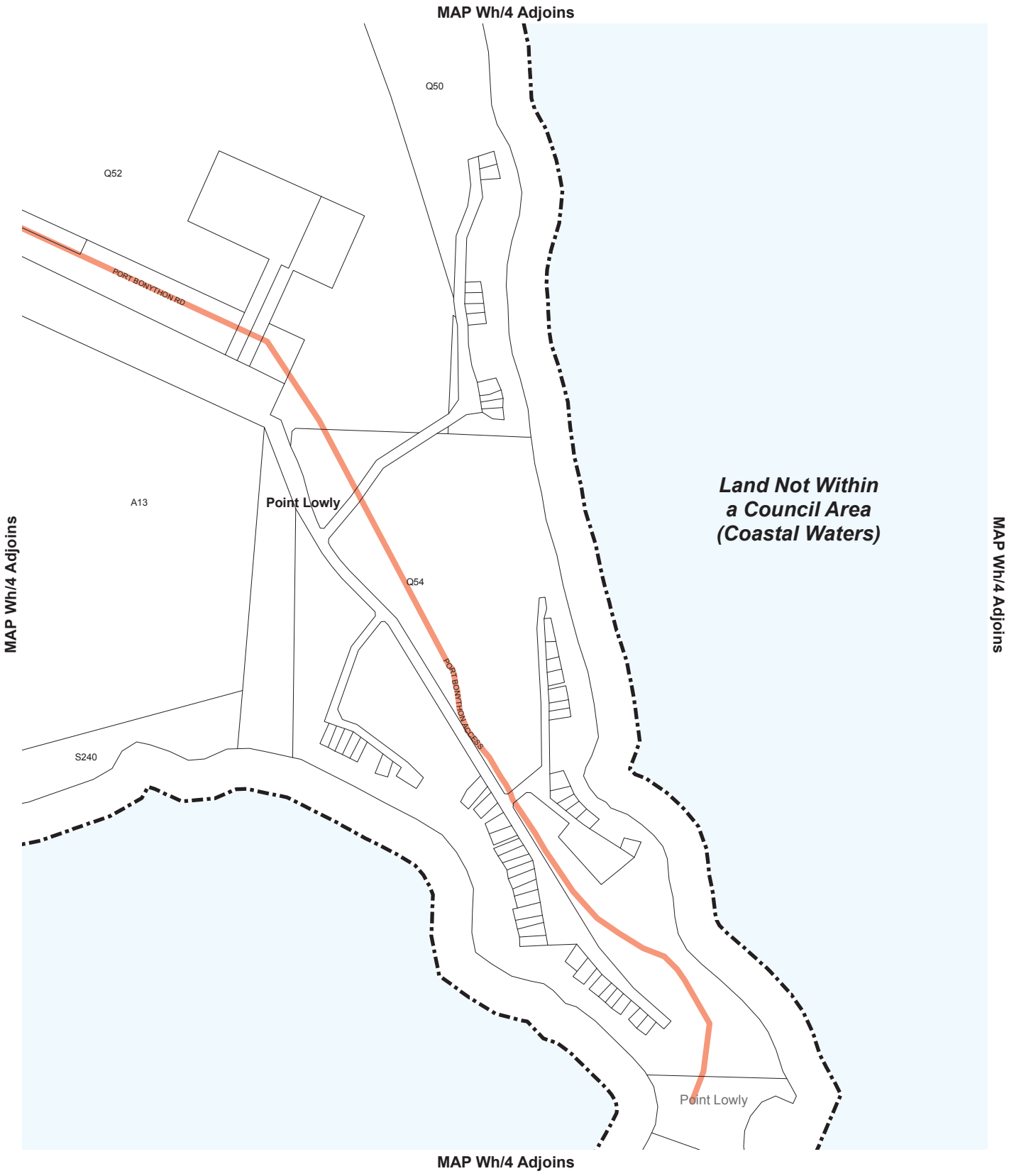
N

0 500 m

POINT LOWLY

Location Map Wh/35

Development Plan Boundary



N

0 500 m

POINT LOWLY

Overlay Map Wh/35

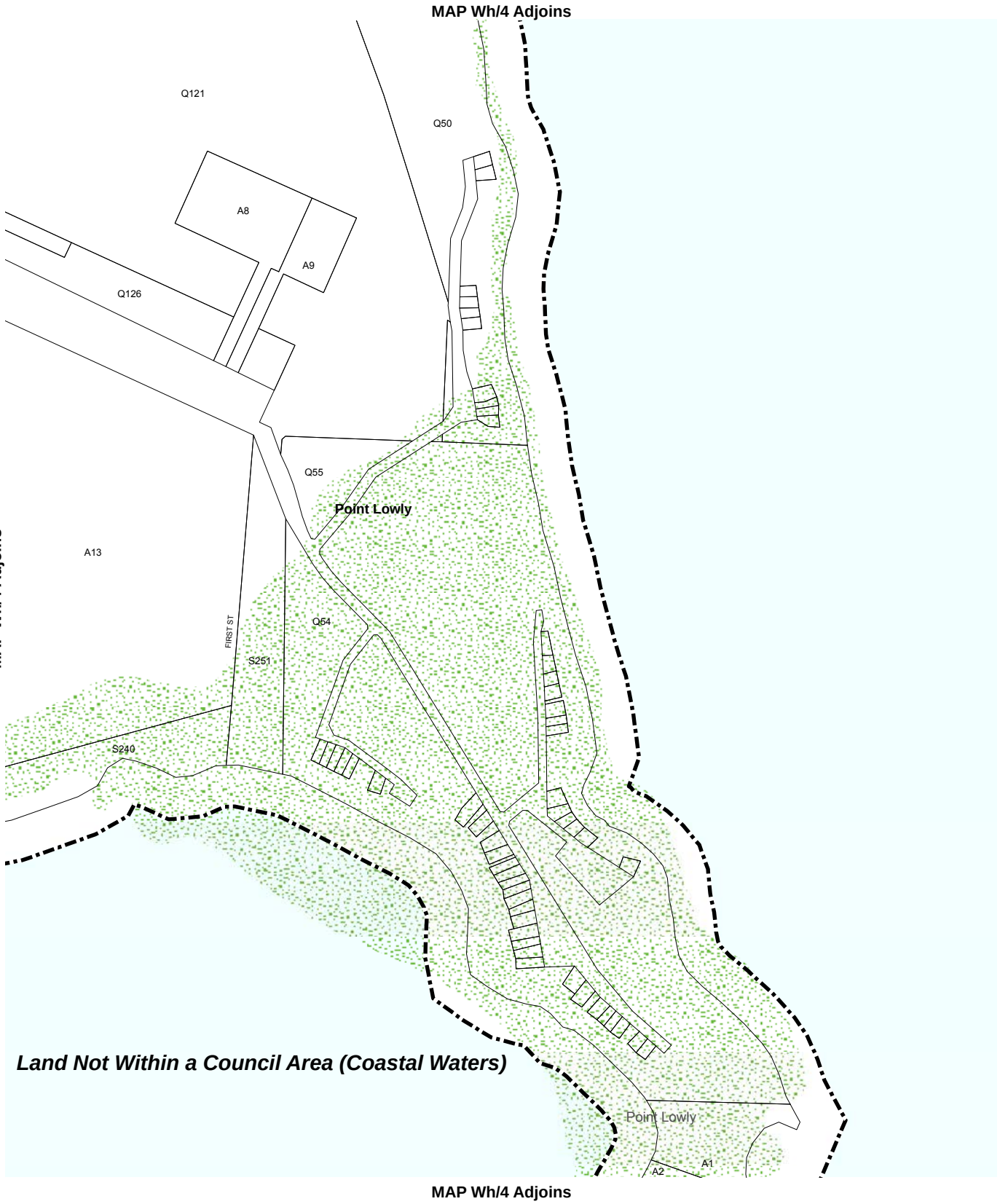
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 500 m

POINT LOWLY

Overlay Map Wh/35

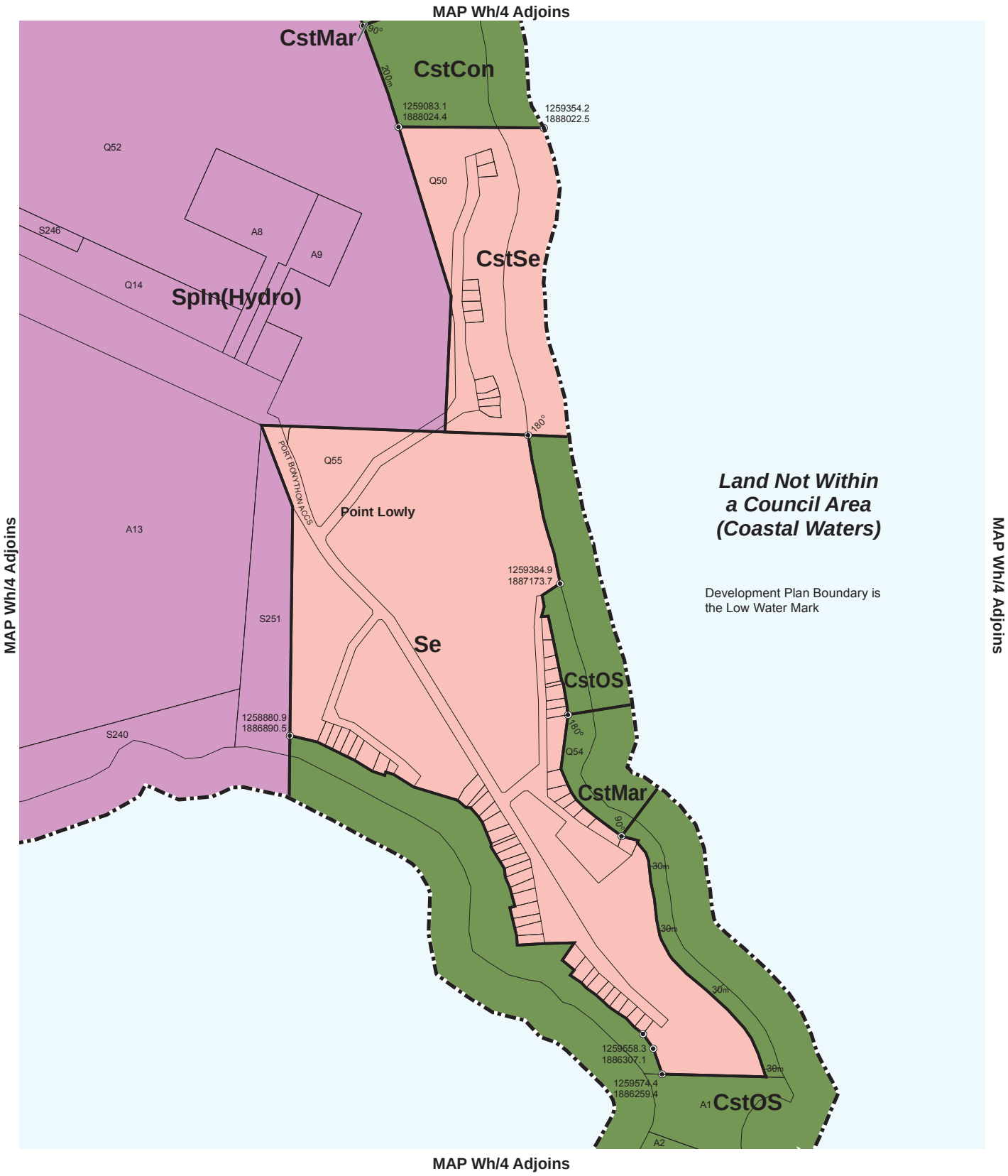
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

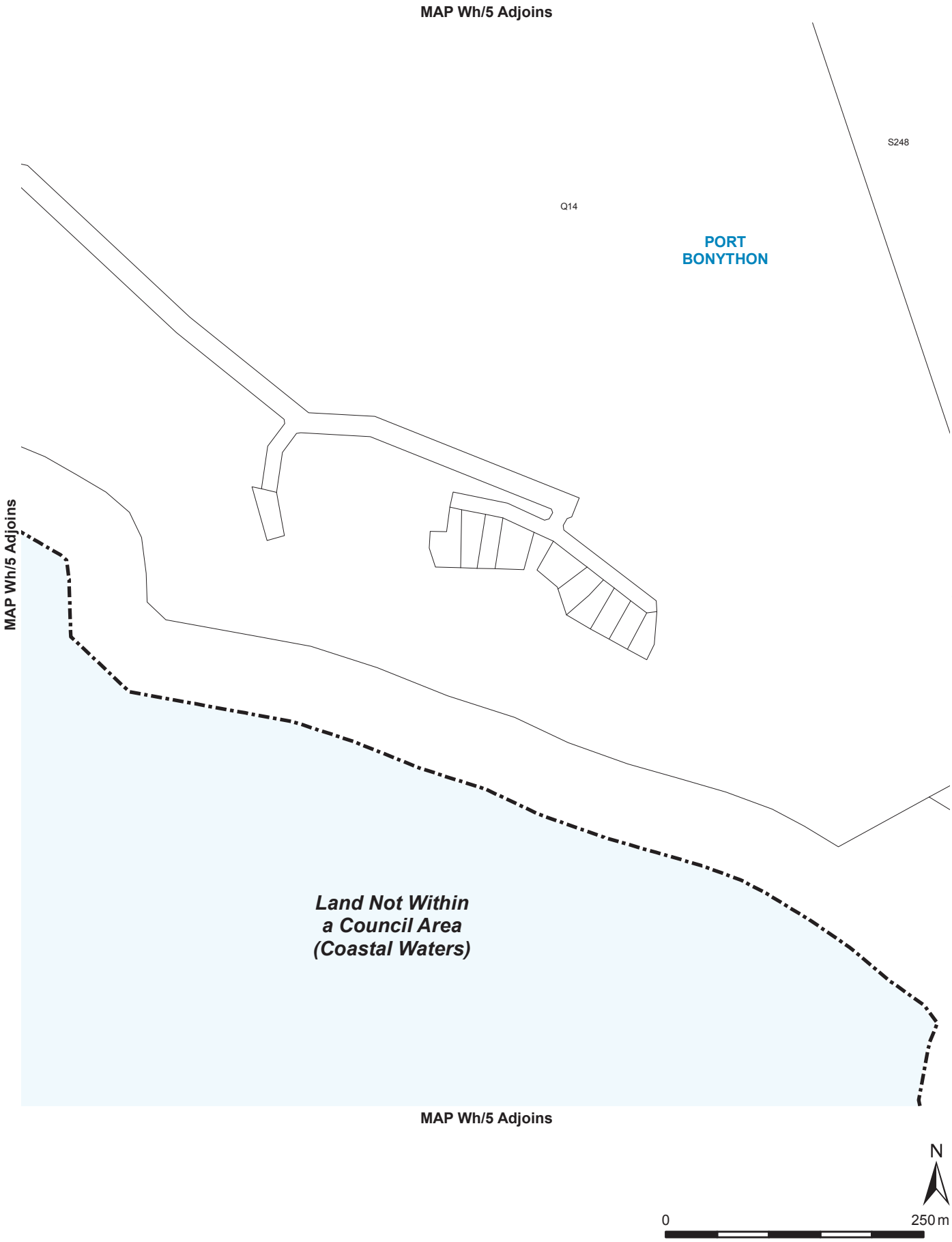
- CstCon — Coastal Conservation
- CstMar — Coastal Marina
- CstOS — Coastal Open Space
- CstSe — Coastal Settlement
- Se — Settlement
- SpIn(Hydro) — Special Industry (Hydro)
- Zone Boundary
- Development Plan Boundary

POINT LOWLY

Zone Map Wh/35

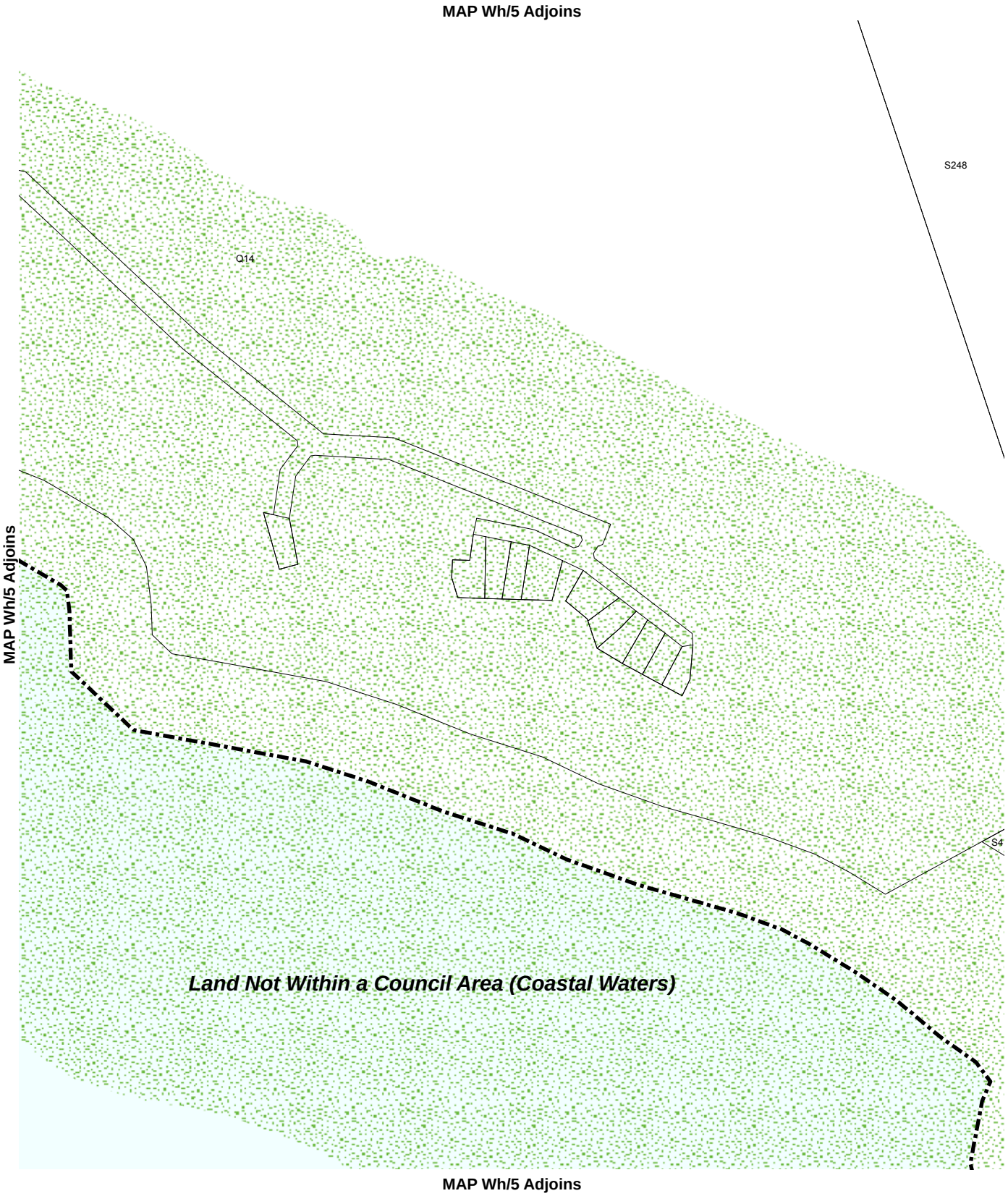
WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/36

Development Plan Boundary



N

0 250 m

Overlay Map Wh/36

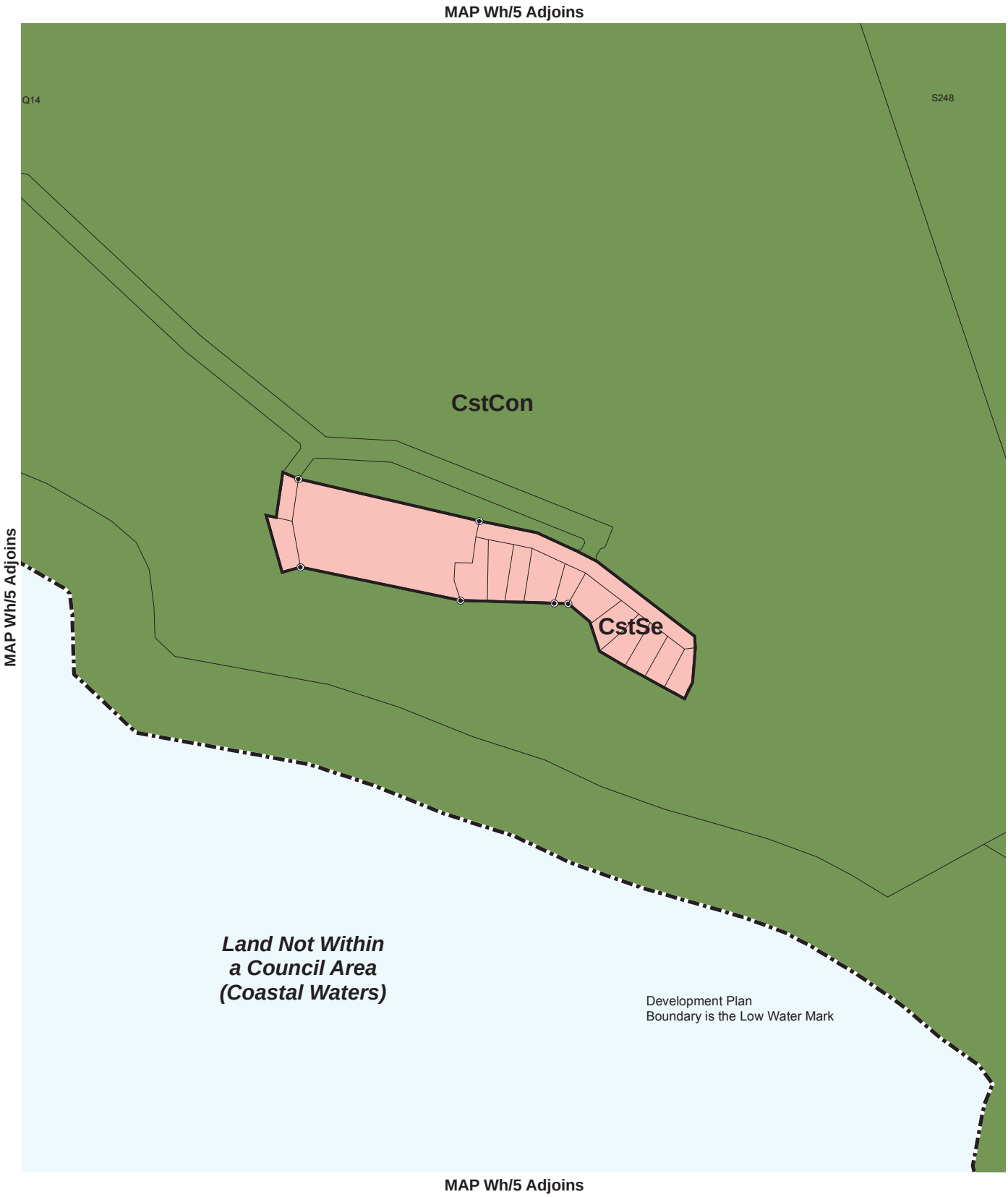
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

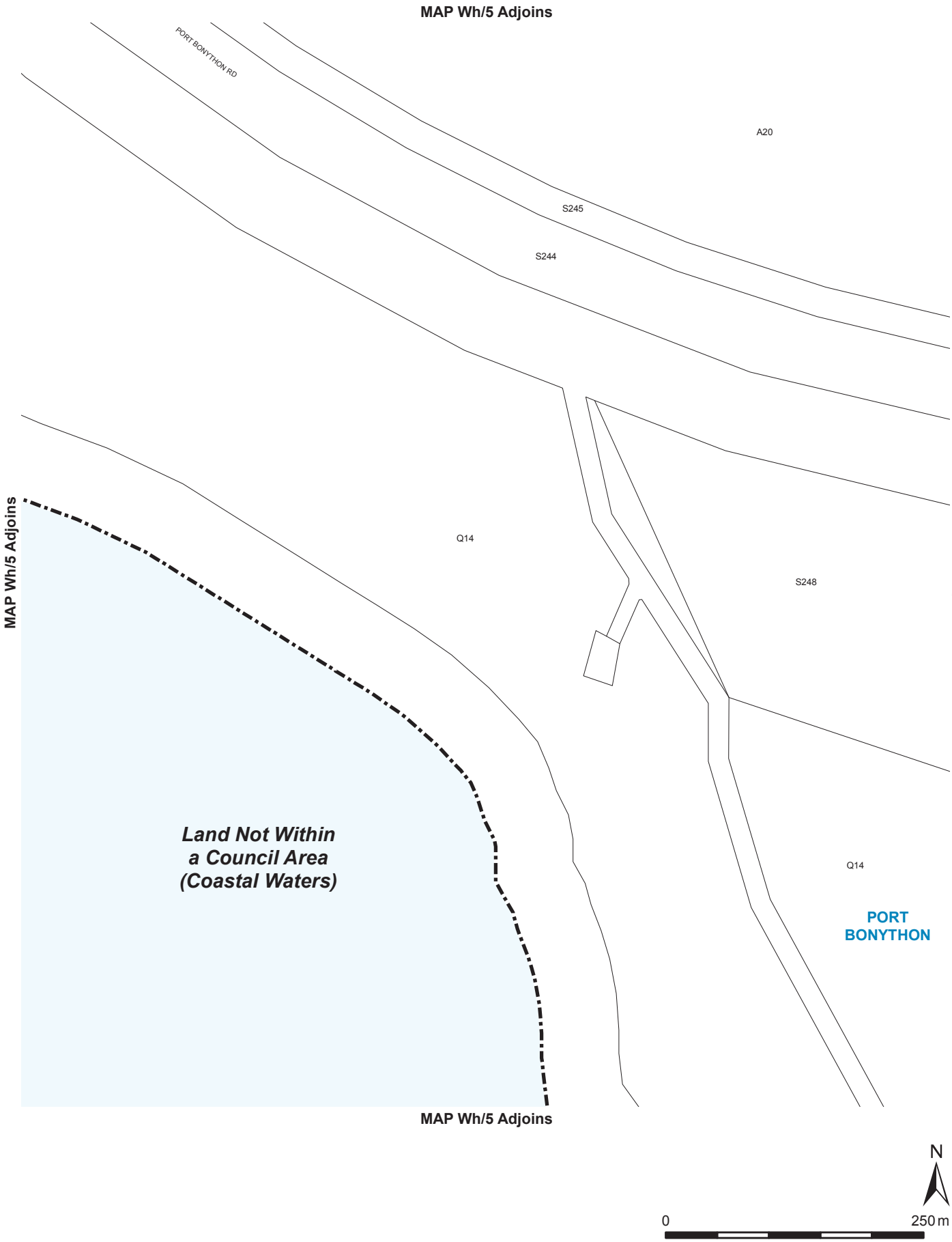
Zone Map Wh/36

Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- Zone Boundary
- Development Plan Boundary

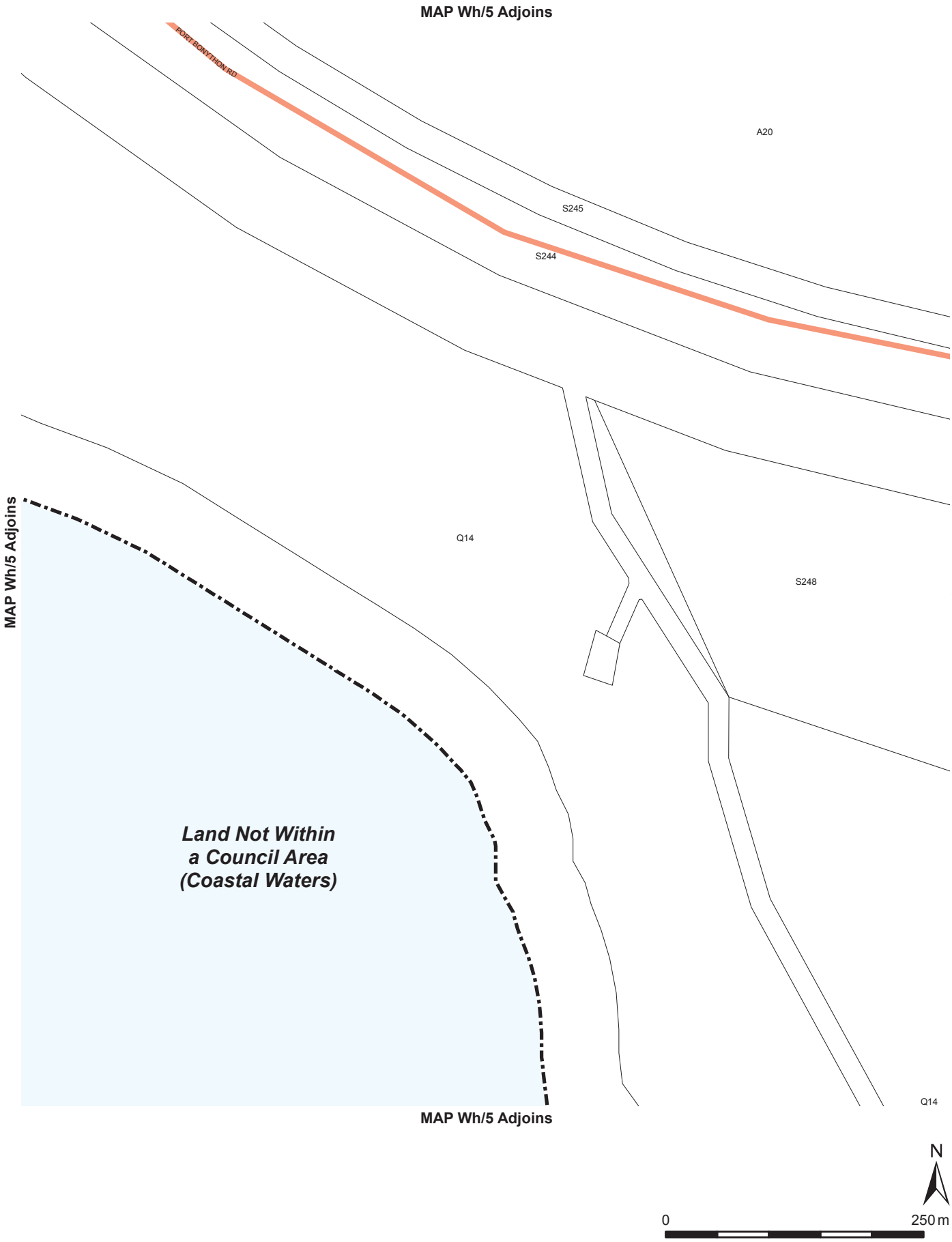
WHYALLA COUNCIL

Consolidated - 14 June 2017



Location Map Wh/37

Development Plan Boundary



Overlay Map Wh/37

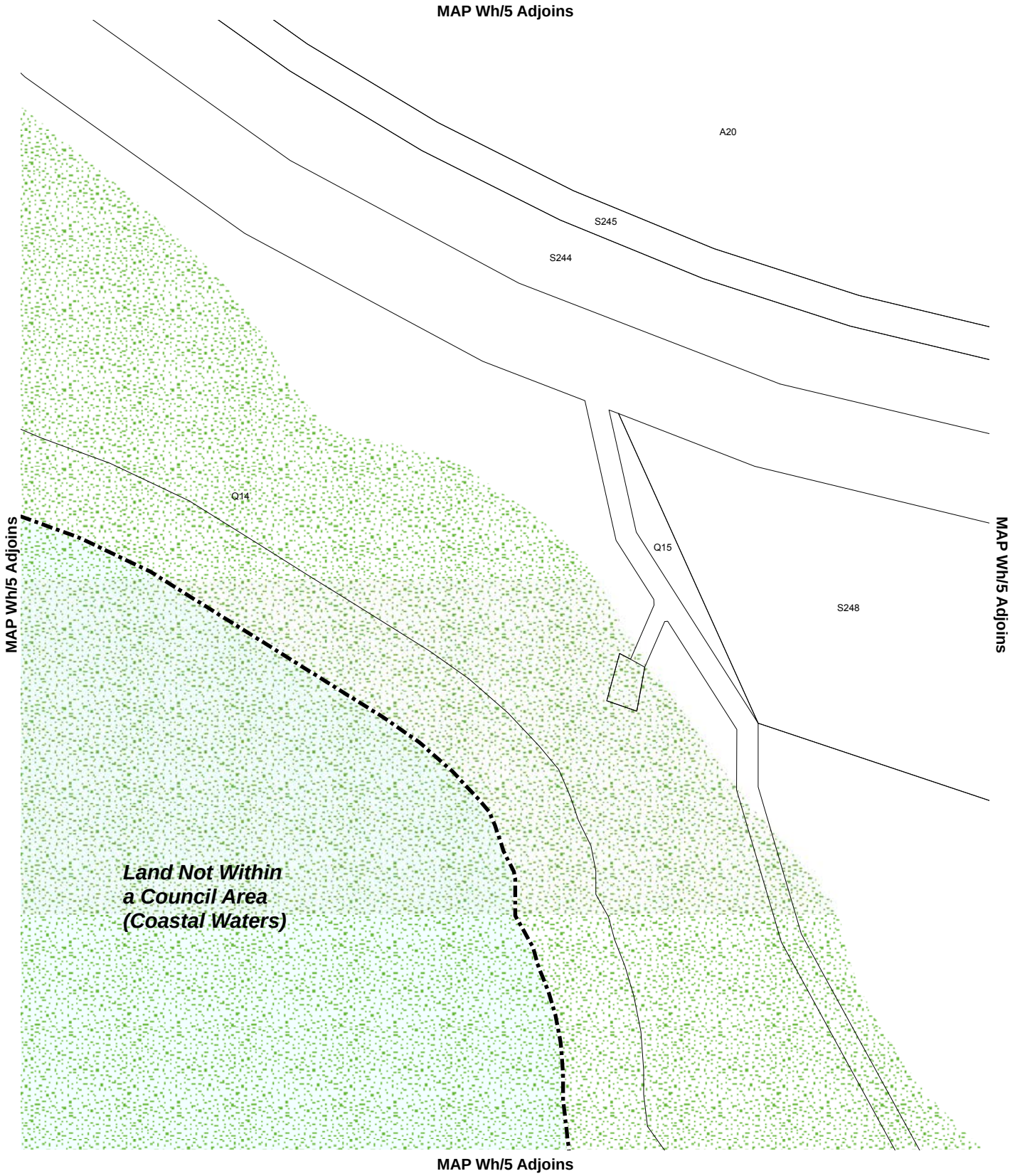
TRANSPORT

WHYALLA COUNCIL

Consolidated - 14 June 2017

Secondary Arterial Roads

Development Plan Boundary



N

0 250 m

Overlay Map Wh/37

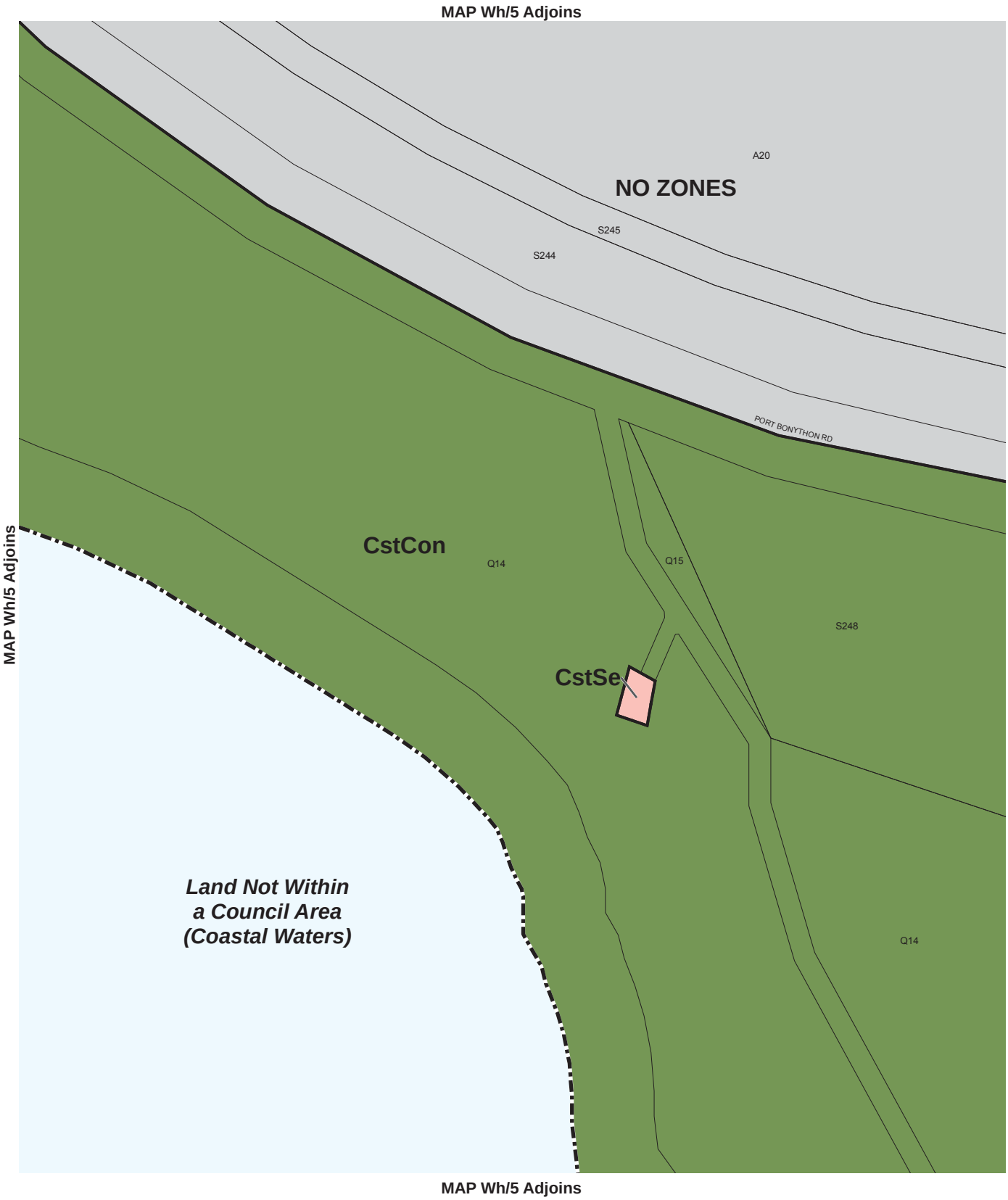
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

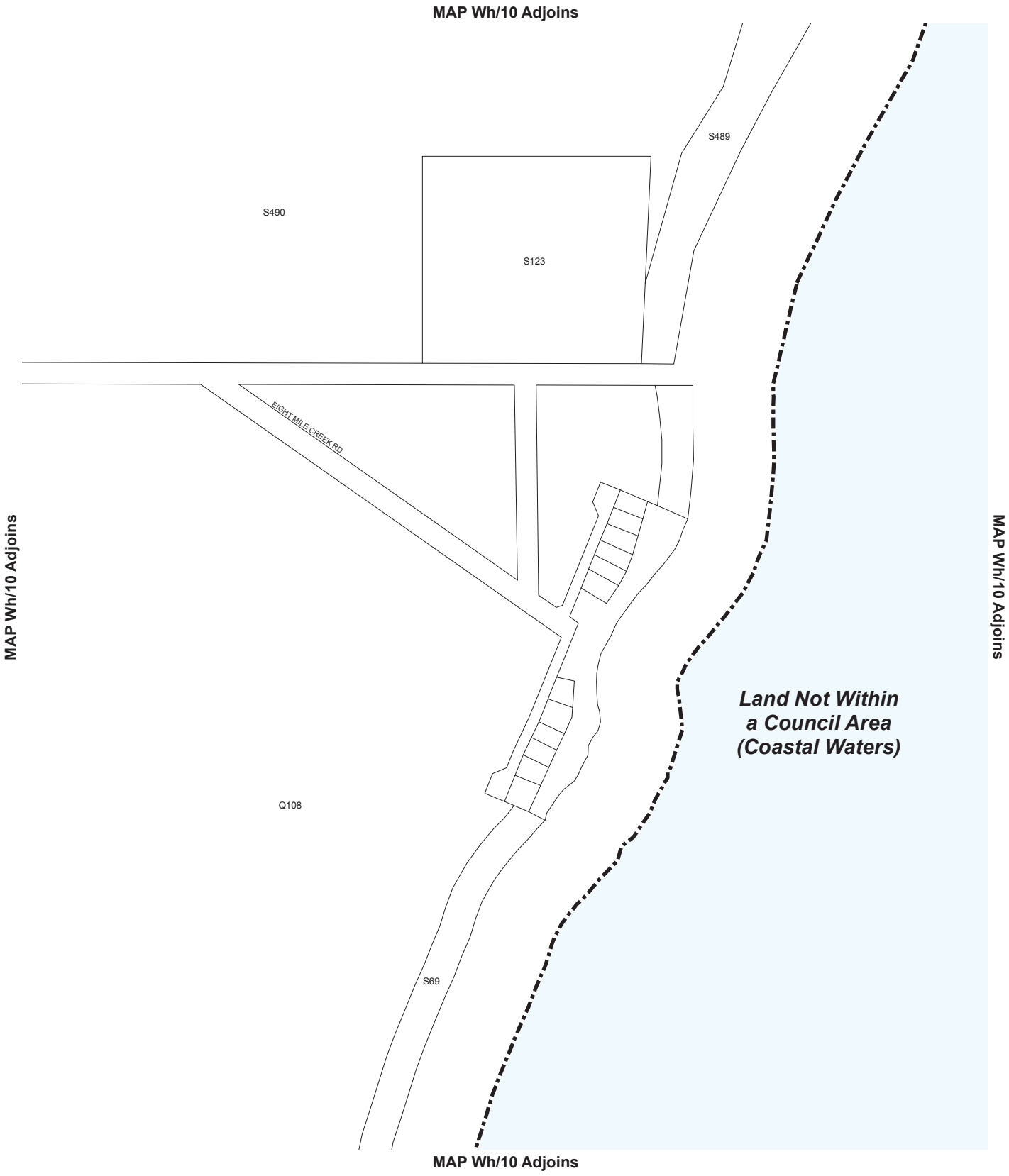
Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- NO ZONES — NO ZONES
- Zone Boundary
- Development Plan Boundary

Zone Map Wh/37

WHYALLA COUNCIL

Consolidated - 14 June 2017



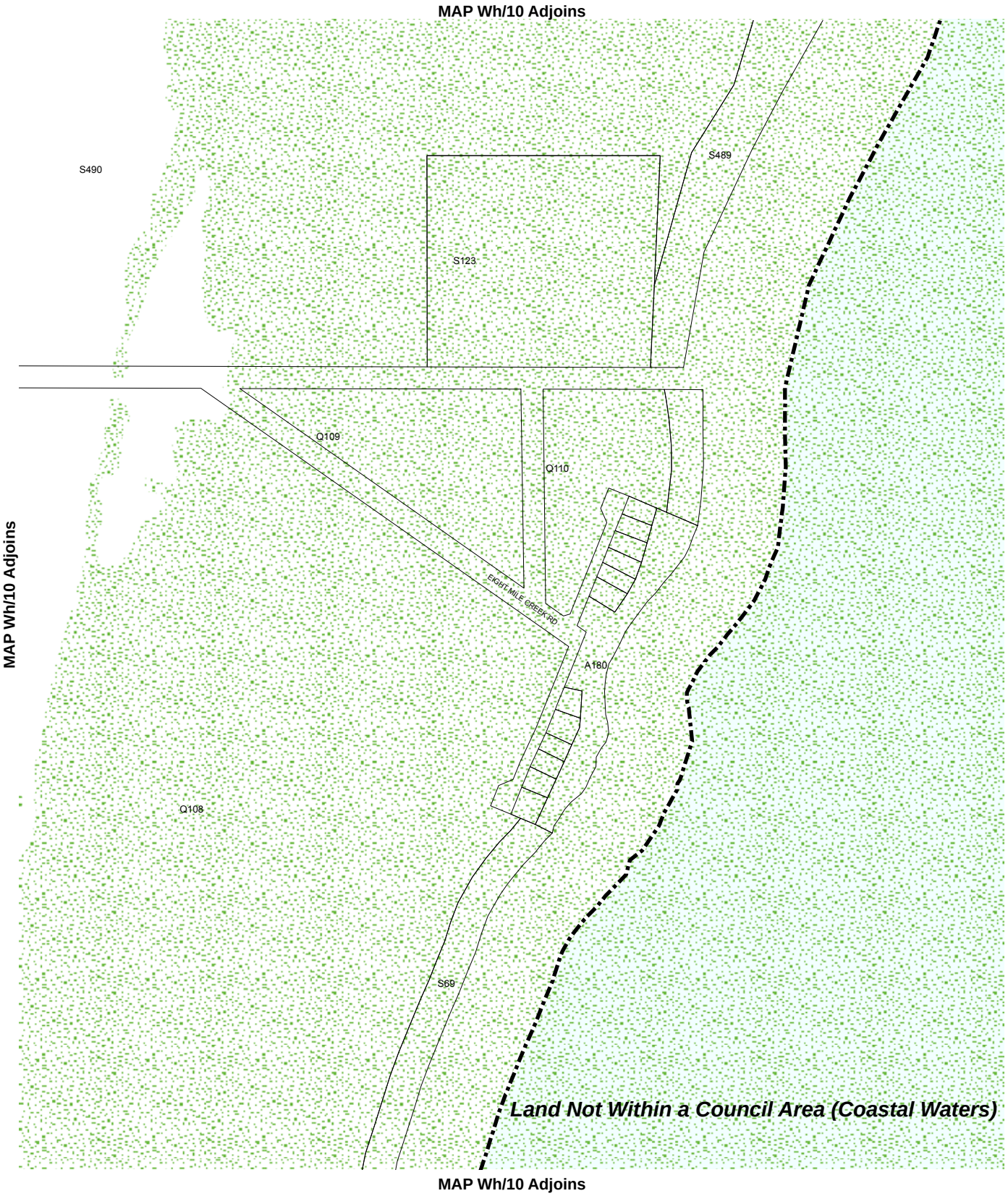
N

0 250 m

COWLEDS LANDING

Location Map Wh/38

Development Plan Boundary



N

0 250 m

COWLEDS LANDING

Overlay Map Wh/38

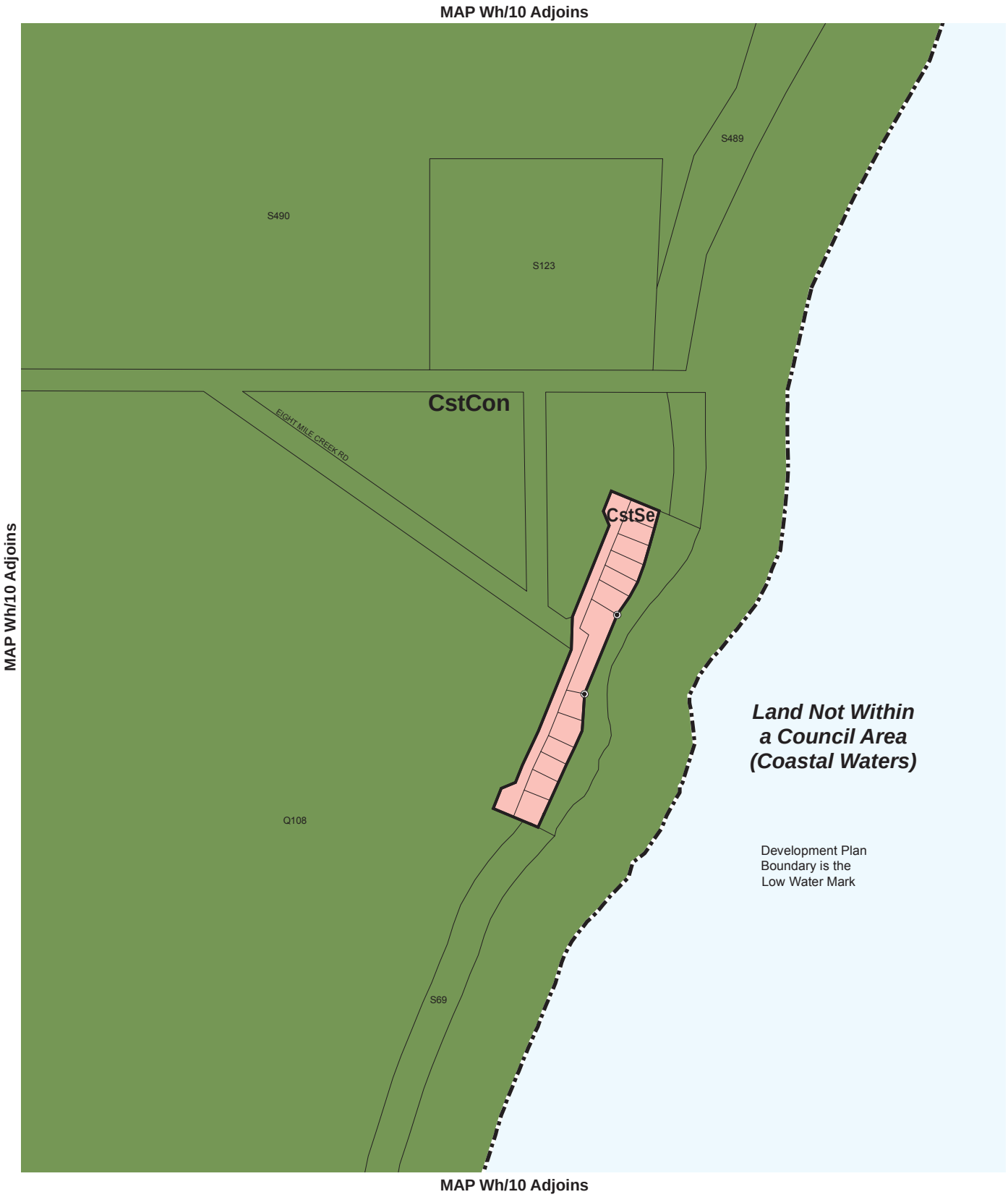
DEVELOPMENT CONSTRAINTS

Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

COWLEDS LANDING

Zone Map Wh/38

Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

N

0 250 m

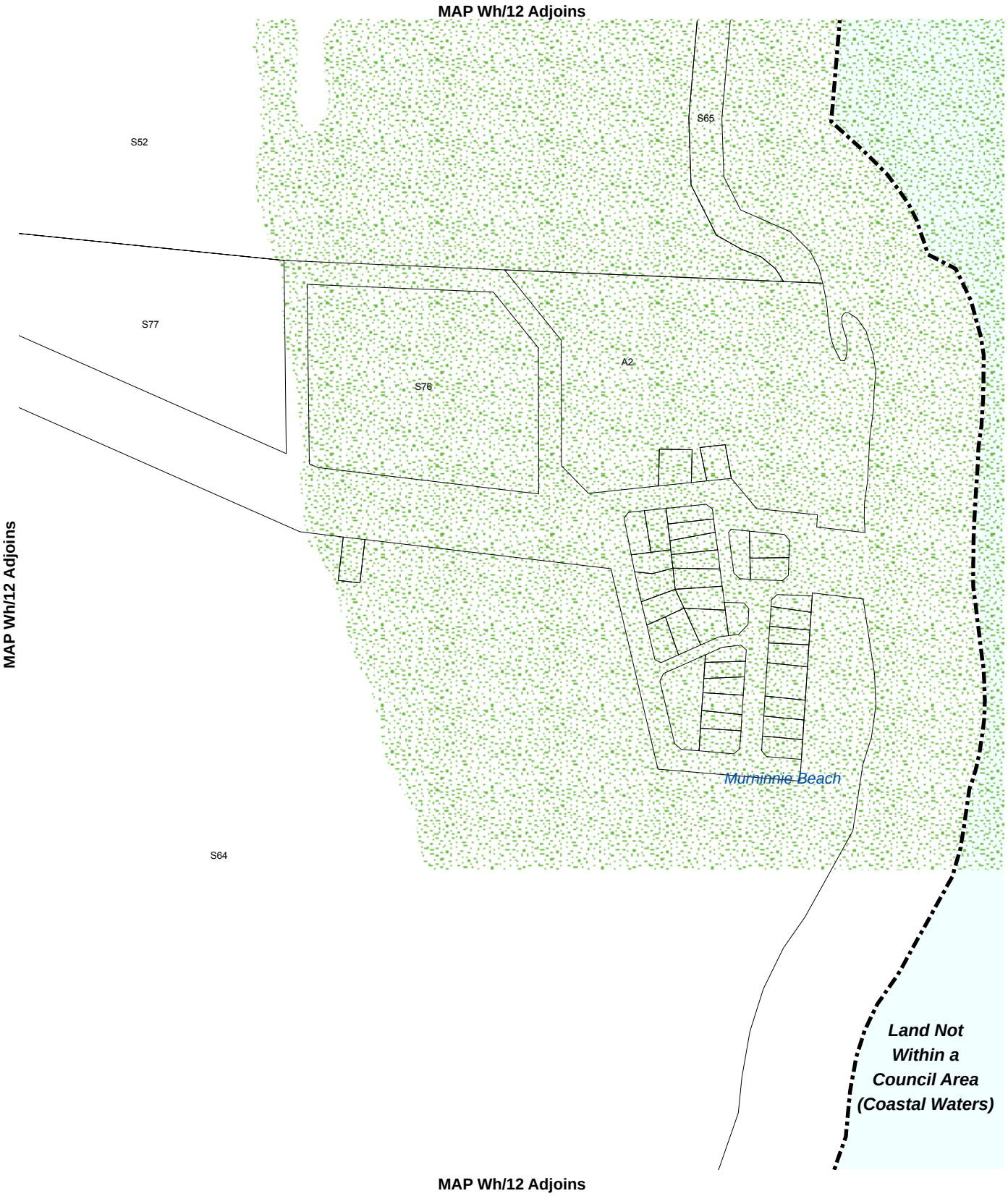
MURNINNIE

Location Map Wh/39

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 250 m

MURNINNIE

Overlay Map Wh/39

DEVELOPMENT CONSTRAINTS

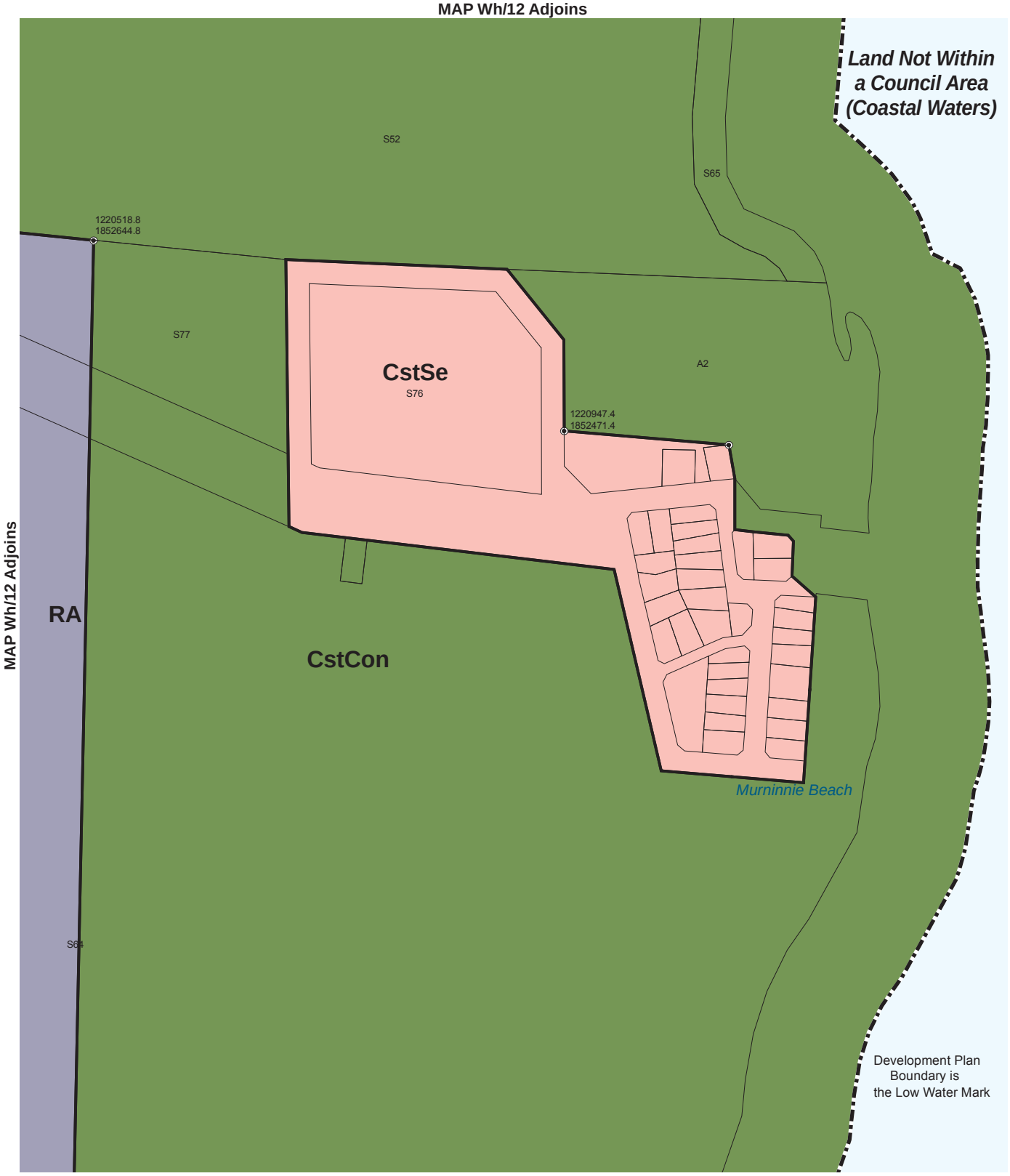
Coastal Acid Sulfate Soils

Development Plan Boundary

WHYALLA COUNCIL

Consolidated - 14 June 2017

MAP Wh/12 Adjoins



MAP Wh/12 Adjoins

MAP Wh/12 Adjoins

MAP Wh/12 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

MURNINNIE

Zone Map Wh/39

Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- RA Remote Area
- Zone Boundary
- Development Plan Boundary

WHYALLA COUNCIL

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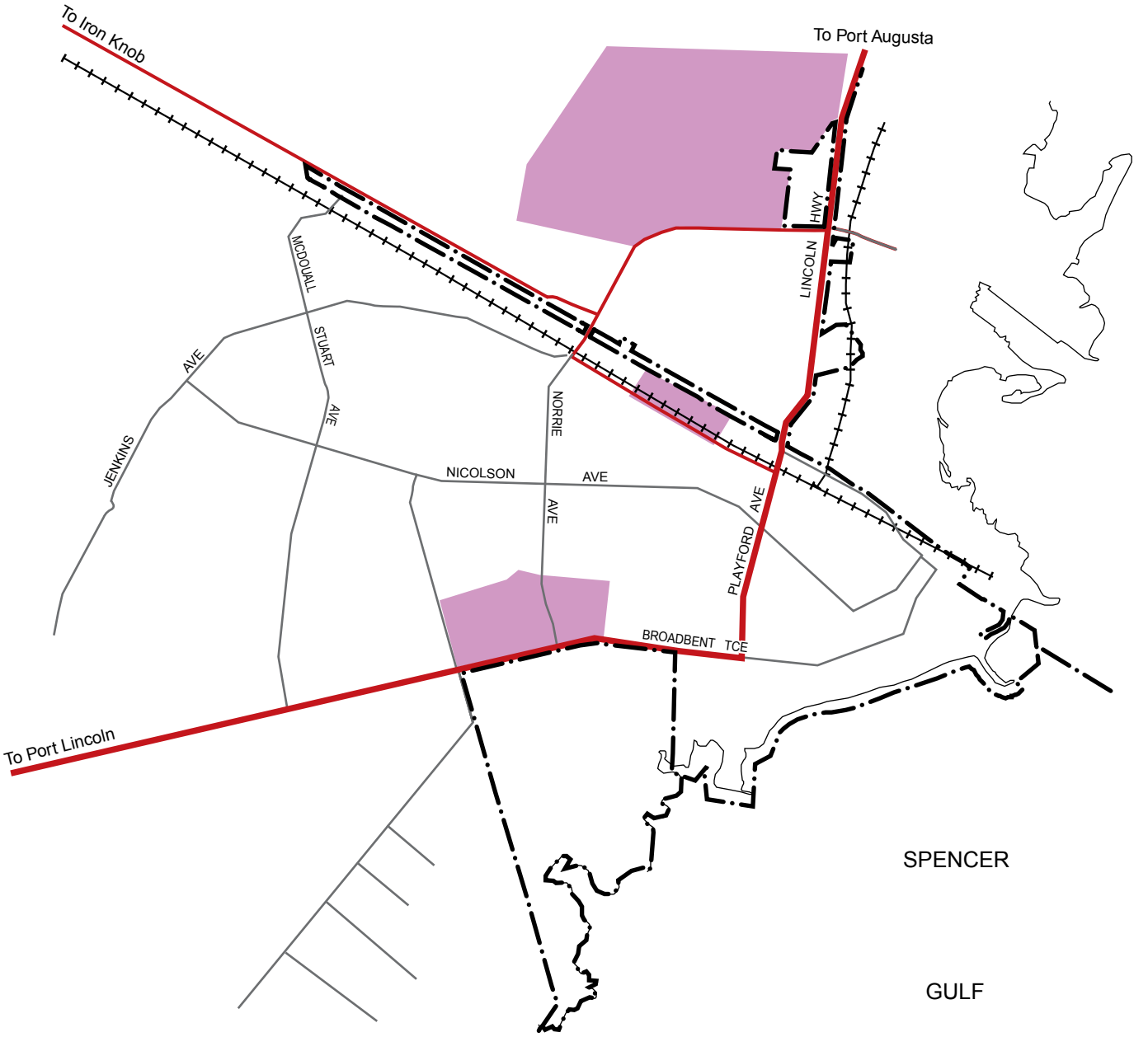
Structure Plans



Industrial
Local Road
Secondary Arterial Road
Primary Arterial Road
Railway
Development Plan Boundary

N

0 km 1 2 3 4

WHYALLA TOWN

Structure Plan Wh/1

WHYALLA TOWN PLAN STRUCTURE PLAN

WHYALLA COUNCIL

Consolidated - 14 June 2017

Concept Plan Maps

Settlement Zone

Rehabilitation Work To Stablise Sand Dunes

Coastal Settlement

Coastal Marina

Coastal Open Space/ Coastal Conservation

Industry

CP Car Parking

Lookout

Lighthouse

Walking Tracks

Unsealed Roads

N

0 100 200 300 400 500 metres

POINT LOWLY

Concept Plan Map Wh/1

POINT LOWLY SETTLEMENT ZONE

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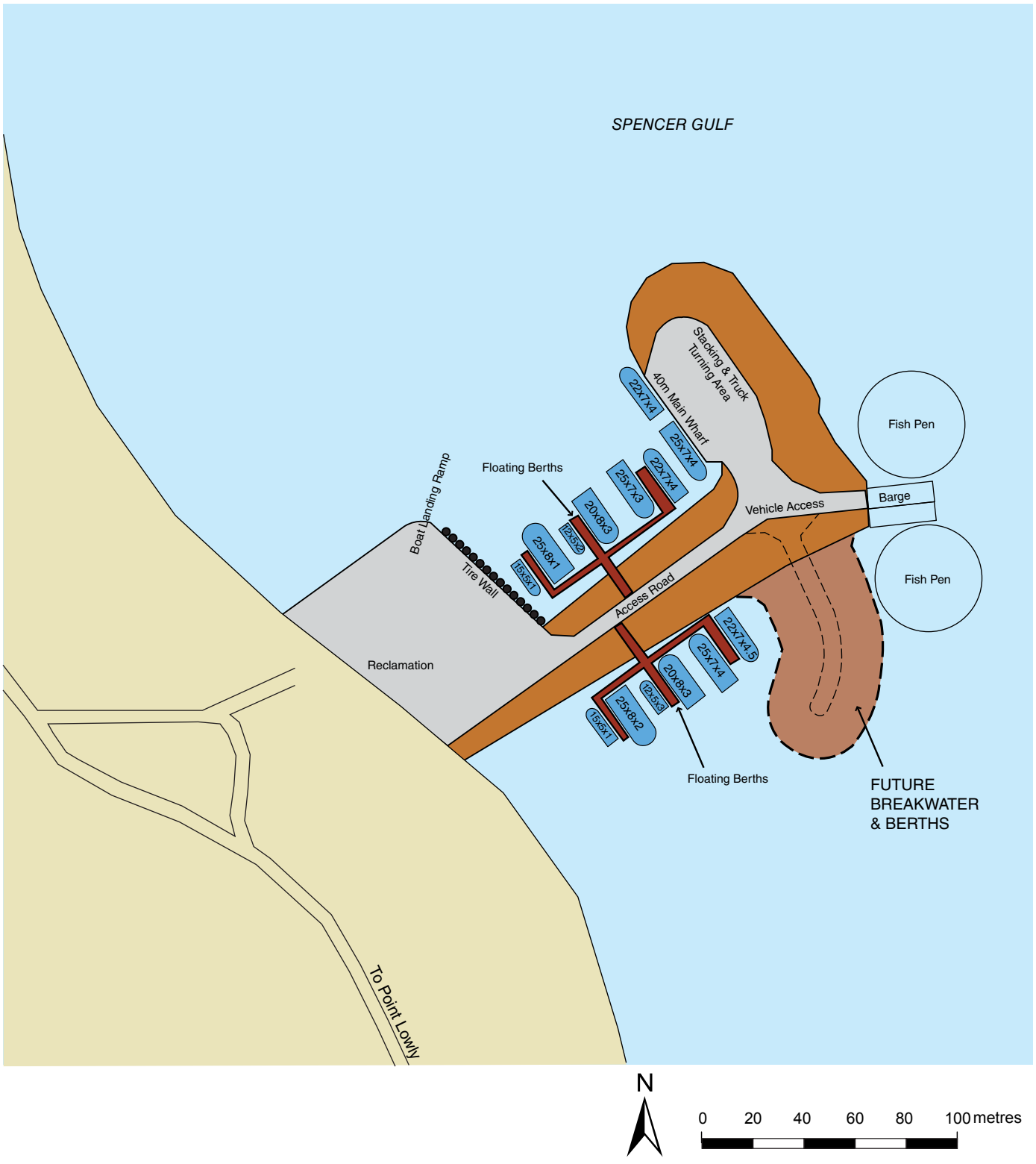

KINGFISH HARBOUR

Concept Plan Map Wh/2

FUTURE BREAKWATER & BERTHS

WHYALLA COUNCIL

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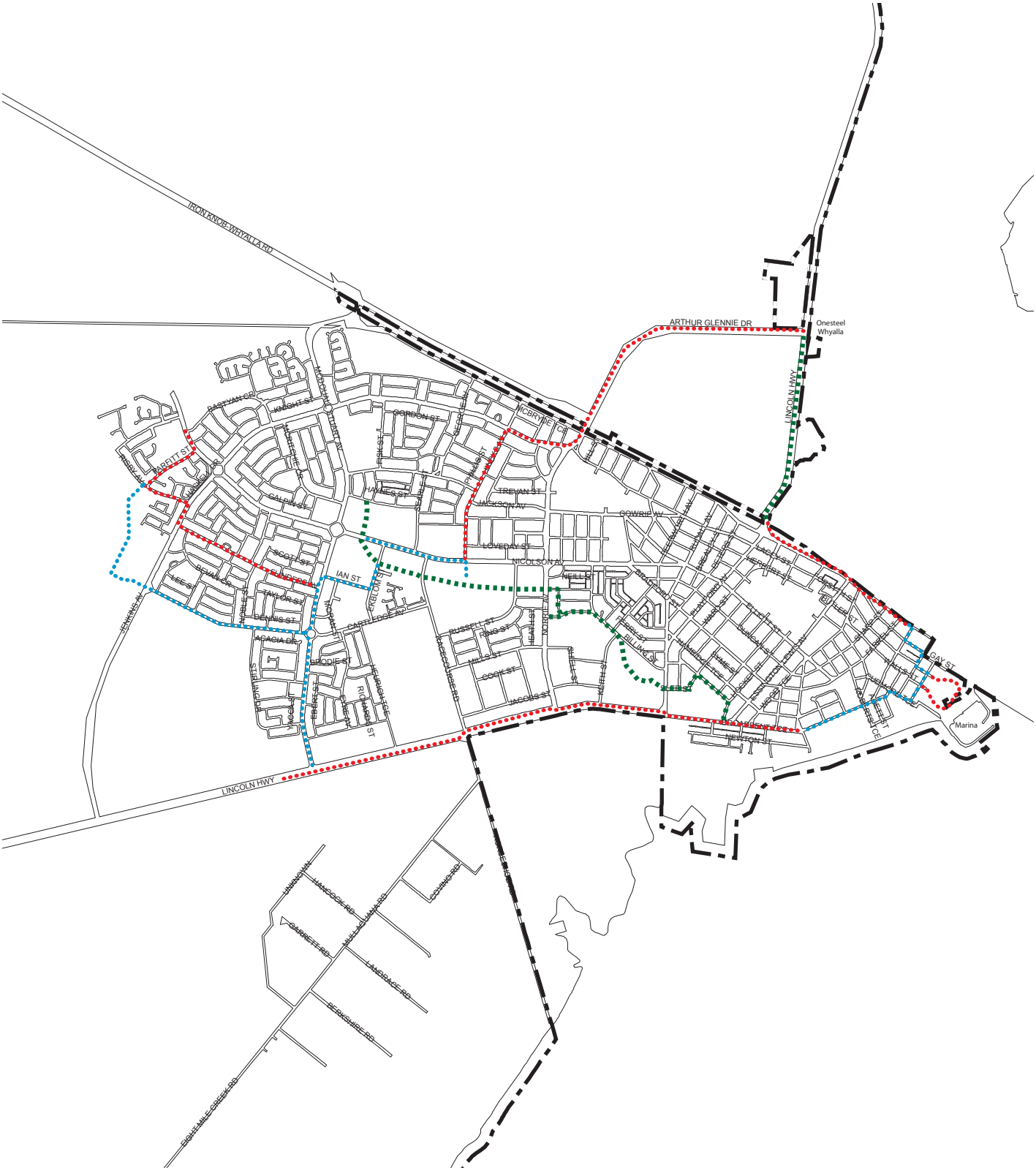

Off road shared use path (existing)

Exclusive bicycle lanes (existing)

Proposed extension to bicycle network

Development Plan Boundary

WHYALLA

Concept Plan Map Wh/3

EXISTING AND PROPOSED BIKE PATH NETWORK

WHYALLA COUNCIL

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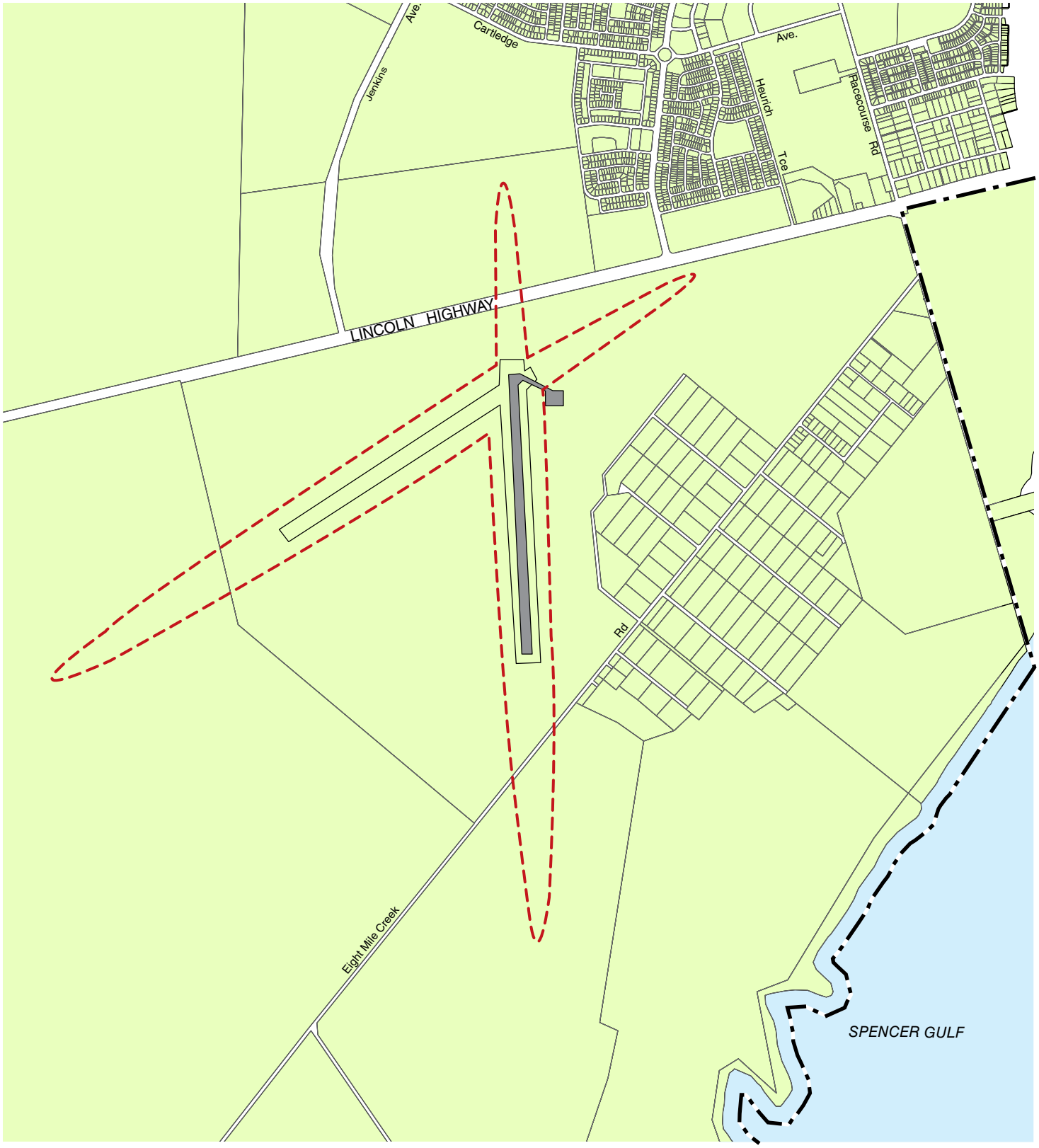


N

0 500 1000 1500 2000 2500 metres

ANEF 20 Contour

Development Plan Boundary

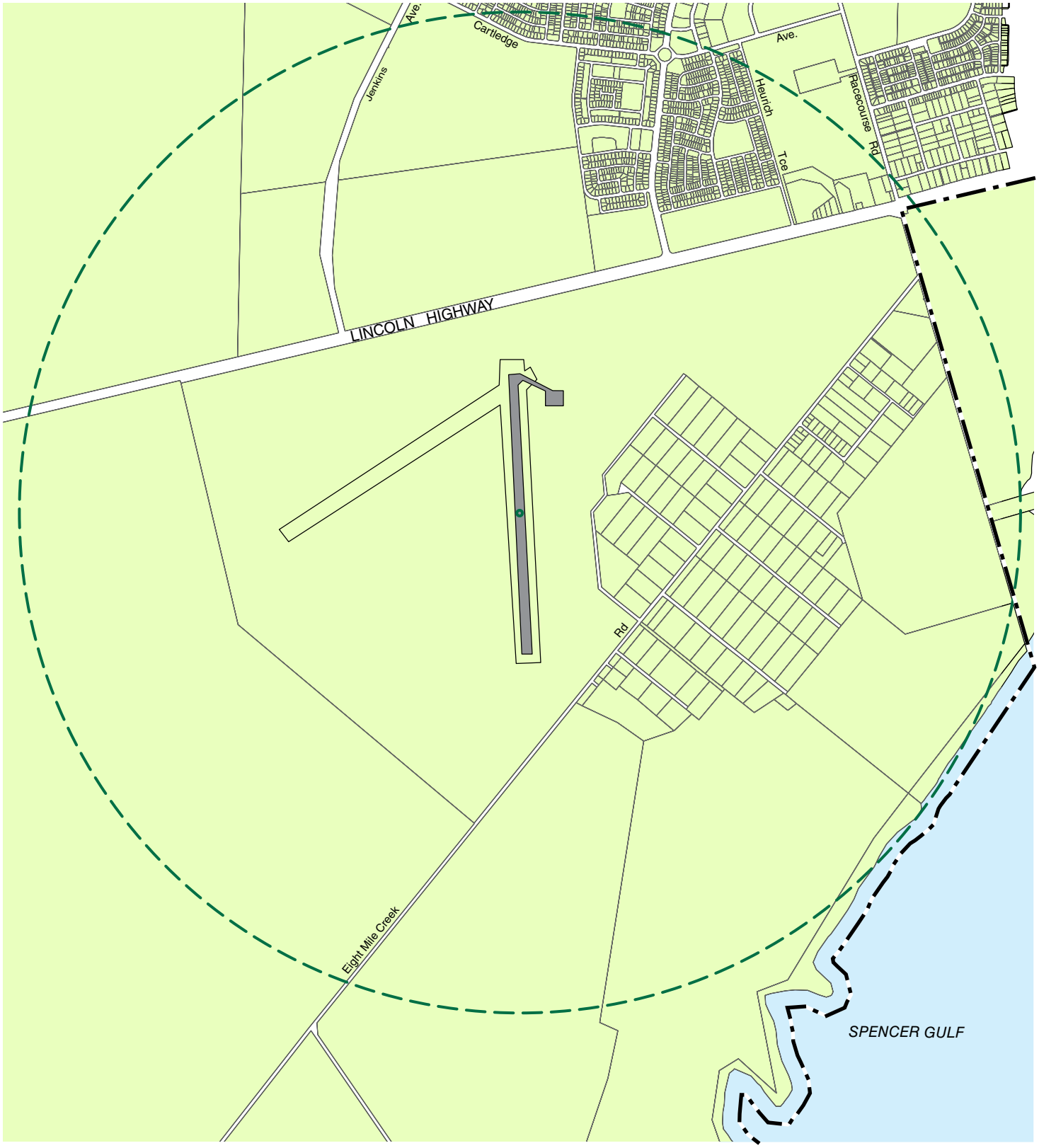
WHYALLA

Concept Plan Map Wh/4

ANEF 20 Contour

WHYALLA COUNCIL

Consolidated - 14 June 2017



N

0 500 1000 1500 2000 2500 metres

3km Bird Attracting Radius

Development Plan Boundary

WHYALLA

Concept Plan Map Wh/5

3KM BIRD ATTRACTING RADIUS

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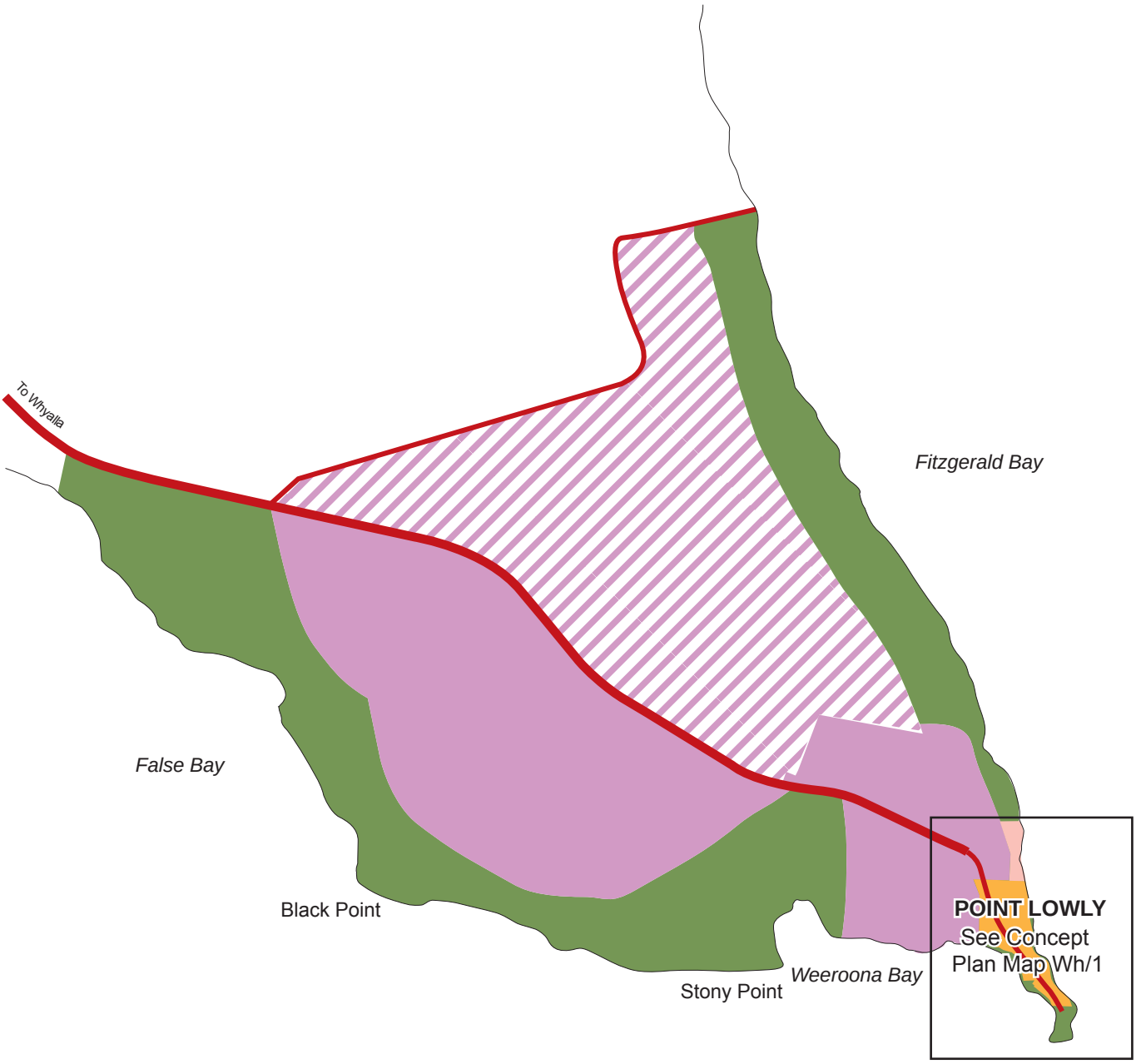

Settlement Zone
Coastal Settlement
Special Industry (Hydrocarbons)
Deferred Industry
Coastal
Major Local Road
Secondary Arterial Road

N

0km .5 1 1.5 2 2.5

POINT LOWLY

Concept Plan Map Wh/6

POINT LOWLY PENINSULA

WHYALLA COUNCIL

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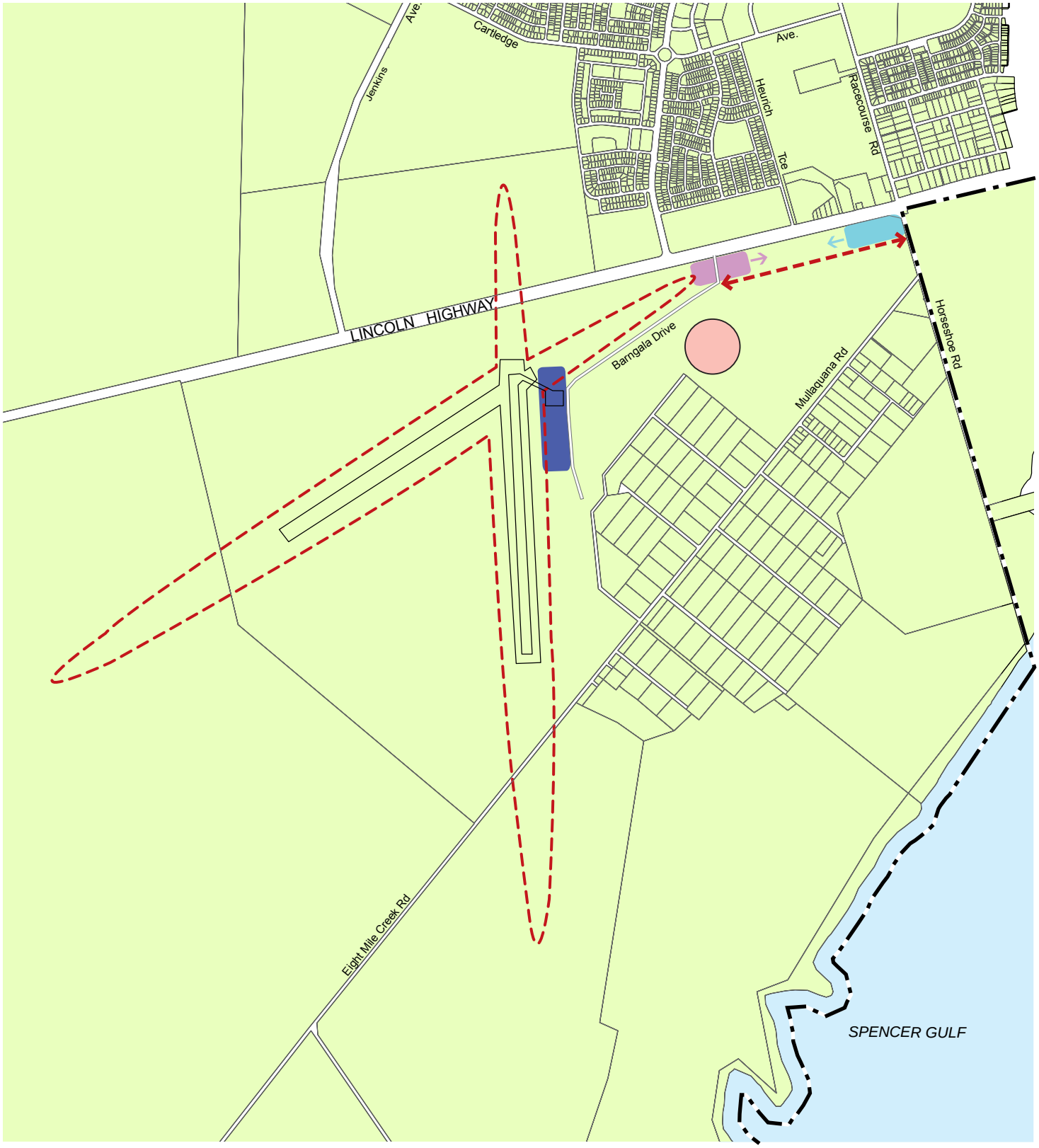

N

0 500 1000 1500 2000 2500 metres

- Airport and Related Activities
- Bulky Goods / Commercial and Direction of Development
- Light / Service Industry and Direction of Development
- Short - Term Workers Accommodation
- New Service Road
- Development Plan Boundary
- ANEF 20 Contour

WHYALLA

Concept Plan Map Wh/7

AIRPORT AND COMMERCIAL

WHYALLA COUNCIL

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