

**Roxby Downs (Municipality) and
Land Not Within A Council Area – Eyre, Far North,
Riverland and Whyalla Development Plans**

ROXBY DOWNS AND ENVIRONS DPA

Approval Development Plan Amendment

THE AMENDMENT

By the Minister

Declared by the Minister for Planning to be an approved
amendment under Section 26 (8), of the *Development Act 1993*

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Signature

11 OCT 2012

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Date

Approval DPA

Background

The Roxby Downs and Environs Development Plan Amendment (DPA) by the Minister amends the following Development Plan(s):

- Roxby Downs (Municipality) Development Plan
- Land Not Within A Council Area – Eyre, Far North, Riverland and Whyalla Development Plan

This DPA was undertaken as a DPA process B which included:

- An Initiation Document agreed on 21 November 2008.
- A DPA released for concurrent agency, council and public consultation from 1 May 2009 to 7 August 2009. [Note this was an extended consultation period from 8 to 14 weeks to effectively run concurrently with the consultation period for the Olympic Dam mine expansion EIS.]
- Public Meeting(s) conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on 8 September 2009 in Roxby Downs and 14 September 2009 in Adelaide.

Consultation

A total of 23 public submissions, 1 council submission and 15 agency submissions were received in relation to the DPA during the consultation period. 4 verbal submissions were made at the Public Meetings.

Approval Stage

Based on a review of all submissions and the recommendations of DPAC, the following key changes have been made to the Amendment:

- Relocation of the proposed new Caravan and Tourist Park Zone to the south west of the township (replacing the existing location to the north east).
- Modification to the envisaged uses in the Special Use Zone to limit sensitive land uses within the northern portion of the zone (i.e. residential), yet allow for limited community and recreational facilities and provision of infrastructure.
- Introduction of a new Commercial Zone to the north east of the township replacing the site proposed for the Caravan and Tourist Park Zone. The intent is that this new Commercial Zone will primarily accommodate an integrated petrol filling station and associated trucking facilities and services (i.e. restaurant).
- Expansion of the Deferred Urban Zone north east of the township to include part of the former Caravan Park and Tourist Park Zone.

- Extension and rationalisation of the Rural Landscape Zone to the east of the township, required as a consequence of the above relocation of the Caravan and Tourist Park Zone and the proposed new Commercial Zone.
- Inclusion of new text within the Special Living Zone to provide 'context' for the future assessment of potential impacts from dust on workers accommodation camps (existing Olympic Village).
- Inclusion of new Principle of Development Control and associated Development Constraints Figure within the Special Uses Zone and Rural Landscape Zone to reflect a 300 metre separation distance from the township wastewater treatment facility and the 500 metre buffer from the landfill facility (as recommended by the Environment Protection Authority).
- A 'small' expansion of the Town Centre Zone (Tourism Accommodation Policy Area 2) to the east, effectively to accommodate a future motel development as envisaged as part of the draft Roxby Downs Master Plan.
- Updating and inclusion of additional policy relating to the South Australian Planning Policy Library, version 6.0, in particular policies relating to Water Sensitive Urban Design, Hazards, Building Near Airfields and Interface Between Land Uses.
- Further a number of detailed policy amendments and updates, including:
 - Removal of the listing of residential flat buildings and group dwellings as complying development within the Residential Zone.
 - Refinement of the minimum site area for a detached dwelling to 300 square metres with a 10 metre width to allow for flexibility in development opportunities.
 - Updating of provisions relating to energy efficiency and solar energy.
 - Updating of provisions relating to open space and crime prevention.
 - Updating of the Caravan and Tourist Park Zone with version 6.0 from the South Australian Planning Policy Library.
 - Removal of dated or irrelevant policies (as covered by other legislation e.g. Building Code).
 - Updates to Table Rox/1 Car Parking Requirements and Table Rox/2 Conditions Applying to Complying Development to align with amended zone requirements (i.e. minimum site areas and open space provision).

Amendment Instructions Table – Development Plan Amendment

Name of Local Government Area: Roxby Downs

Name of Development Plan(s): Roxby Downs (Municipality)

Name of DPA: Roxby Downs and Environs

These amendment instructions are based on the Roxby Downs (Municipality) Development Plan dated 8 March 2012. If this Development Plan has been updated in the meantime, it is possible that the numbering cited here does not match the new version.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction Number	<ul style="list-style-type: none"> • OBJECTIVE (OBJ) • PRINCIPLE OF DEVELOPMENT CONTROL (PDC) • DESIRED CHARACTER STATEMENT (DCS) • MAP/TABLE No • OTHER (SPECIFY) 	Method of change. <ul style="list-style-type: none"> • DELETE • REPLACE • INSERT 	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)

1	Objectives	Delete Objectives 5 to 11 and insert Attachment A after Objective 4.	Yes	No
2	Objectives	Insert the following Objective immediately after Attachment A. <i>“Protect community health and amenity from adverse impacts of noise and air emissions.”</i>	Yes	No
3	Objectives	Insert the following Heading and Objective immediately before the heading ‘Native vegetation’: <i>“Energy Efficiency Development designed and sited to conserve energy.”</i> <i>“Development that provides for on-site power generation including photovoltaic cells and</i>	Yes	No

		<i>wind power.”</i>		
4	Objectives	<p>Insert the following Headings and Objectives immediately before the heading ‘Sustainable Development’:</p> <p>Hazards <i>“Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.”</i></p> <p><i>“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.”</i></p> <p>Interface Between Land Uses <i>“Development located and designed to minimise adverse impact and conflict between land uses.”</i></p> <p><i>“Protect community health and amenity from adverse impacts of development.”</i></p> <p>Water Sensitive Urban Design <i>“Development consistent with principles of water sensitive design.”</i></p>	Yes	No
5	Principles of Development Control	Delete Principles of Development Control 1 to 23 and insert Attachment B immediately after the heading ‘Form of Development’.	Yes	No
6	Principles of Development Control	Insert Attachment C (Crime Prevention) immediately before the heading ‘Centres and Shops’.	Yes	No
7	Principles of Development Control	Insert Attachment D immediately before the heading ‘Land Division’.	Yes	No
8	Principles of Development Control	Insert Attachment E (Noise and Air Quality and Interface Between Land Uses) following Attachment D.	Yes	No
9	Principles of Development Control	Insert Attachment F (Open Space and Recreation) immediately before the heading ‘Conservation’.	Yes	No
10	Principles of Development Control	Insert Attachment G (Water Sensitive Urban Design) immediately before the heading ‘Appearance of Land and Buildings’.	Yes	No

1	Principles of Development Control	Insert Attachment H (Residential Parks and Caravan and Tourist Parks) immediately before the heading 'Telecommunications Facilities'.	Yes	No
12	Principles of Development Control	Insert the following Principle of Development Control immediately above the heading 'Renewable Energy': <i>"Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use."</i>	Yes	No
ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)				
13	Residential Zone – whole zone	Replace with the contents of Attachment I	No	No
14	Light Industry Zone – whole zone	Replace with the contents of Attachment J including <u>Figure Light Industry Rox/1 – Infrastructure Alignment Corridor</u> .	No	No
15	General Industry Zone – whole zone	Replace with the contents of Attachment K.	No	No
16	Deferred Urban Zone – whole zone	Replace with the contents of Attachment L, including <u>Figure Deferred Urban Rox/1 – Infrastructure Alignment Corridor</u> .	No	No
17	Special Use Zone – whole zone	Replace with the contents of Attachment M, including <u>Figure Special Use Rox/1 – Infrastructure Alignment Corridor</u> and <u>Figure Special Use Rox/2 Development Constraints</u> .	No	No
18	New Zone	Insert Attachment N (Caravan and Tourist Park Zone) after Special Use Zone	No	No
19	Rural Landscape Zone	Insert the following text under the heading of 'Complying Development': <i>"Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.</i> <i>In addition, the following forms of development are designated as complying:</i> <i>(a) infrastructure that is sited within the infrastructure</i>	Yes	No

		<p><i>corridor as shown on Figure Rural Landscape Zone Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.”</i></p> <p>Insert <u>Figure Rural Landscape Rox/1 – Infrastructure Alignment Corridor</u> Attachment O at the end of the Rural Landscape Zone.</p> <p>Insert the following Principle after Principle of Development Control 6:</p> <p><i>“Development of the zone should be in accordance with Figure Rox/2 Development Constraints by:</i></p> <p><i>(a) maintaining a 500 metre minimum separation distance between the operational waste cell at the waste landfill facility and any potential future encroaching land use; and</i></p> <p><i>(b) maintaining a 300 metre minimum separation distance between the activity boundary (i.e. lagoons) of the township wastewater treatment facility and any potential future encroaching land use.”</i></p> <p>Insert <u>Figure Rox/2 – Development Constraints</u> Attachment O at the end of the Rural Landscape Zone.</p>		
20	Special Living Zone	<p>Insert the following paragraph immediately following the current paragraph under Objective 1:</p> <p><i>“The development of the zone for facilities associated with the accommodation of mine workers will continue in the short term. To minimise potential exposure to dust and noise impacts during the expansion of the Olympic Dam open pit mine, worker’s accommodation, including Olympic Village will be relocated to Hiltaba Village or decommissioned in year 2 or 3 of the</i></p>	No	No

		<i>operational phase of the mine. In the interim, air quality at the Olympic Village and any other worker's accommodation will be managed to comply with the specified air quality criteria during the pre-mine phase and the pre-mining operation."</i>		
21	New Zone	Insert Attachment P (Commercial Zone) after the Special Living Zone.	No	No
TABLES				
22	Table Rox/1 – whole table	Replace with the contents of Attachment Q.	No	No
23	Table Rox/2	Delete content up to 'Condition A – Lesser Parking Area' and replace with the contents of Attachment R.	No	No
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)				
24	Structure Plan Map Rox/1(Overlay 1); Structure Plan Map Rox/1 Overlay 1) Enlargement A; Structure Plan Map Rox/1 Overlay 1) Enlargement B; Index Map Rox/2; Zones Map Rox/3; Zones Map Rox/4; Zones Map Rox/5; Zones Map Rox/6; Zones Map Rox/7; Zone Map Rox/8; Zones Map Rox/9; Zones Map Rox/10; New Zones Map Rox/11; Zones Map Rox/12.	Replace with corresponding Maps in Attachment S and insert new Map Rox/11 and new Map Rox/12 (formerly Map Rox/11).	No	Yes

ATTACHMENT A

- Objective x:** Safe, convenient, sustainable and health living environments that meet the full range of needs and preferences of a diverse community.
- Objective x:** Orderly and economic development that creates a safe, convenient and pleasant environment in which to live.
- Objective x:** A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- Objective 7:** Shopping centres and community facilities conveniently located to serve the needs of the permanent and tourist population.
- Objective 8:** Provision of recreation, cultural and social activities associated with town centre and education facilities.
- Objective 9:** A safe and efficient road network to serve local and district traffic with provision for off-road pedestrian and cycle movement.
- Objective 10:** A safe and efficient network of pedestrian and cycle paths, linked to areas of open space and providing direct access to the town centre and community facilities.
- Objective 11:** Conservation and regeneration of the natural landscape surrounding the urban areas.
- Objective 12:** Protection and/or re-establishment of the natural environment in parklands and landscape areas, to provide open space for recreation in large and small reserves and as a natural buffer against wind and dust.
- Objective 13:** A wide range of settings for active and passive recreational opportunities.
- Objective 14:** Industrial development in locations to service the requirements of the mining project at Olympic Dam, the town of Roxby Downs and its surrounds.
- Objective 15:** Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- Objective 16:** A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

ATTACHMENT B

- 1 Development should be in accordance with the Roxby Downs Structure Plans shown on Maps Rox/1 (Overlay 1) and Enlargements A and B and the Zoning Plans shown on Maps Rox/3 to 12.
- 2 Development should be orderly and economic.
- 3 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as a result it is appropriate for such development to be located:
 - (a) in visually prominent locations in the landscape;
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 4 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.
- 5 Housing and other urban development, including Residential Parks and Caravan and Tourist Parks, should:
 - (a) form a compact and continuous entity;
 - (b) be designed so as to have minimal detrimental impact on the existing environment;
 - (c) be located so as to achieve economy in the provision of public services; and
 - (d) create a safe, convenient and pleasant environment in which to live.
- 6 Land designated for living, working and recreation activities should be used principally for those purposes.
- 7 Development should not take place unless served by an adequate water supply and wastewater disposal system.

Residential Development

- 8 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle, pedestrian and cycling access and parking
 - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 9 Residential allotments should be of varying sizes to encourage housing diversity.
- 10 Land division should facilitate optimum solar access for energy efficiency.
- 11 Development should provide for efficient solar access to buildings and open space all year around.
- 12 Buildings should be sited and designed:
 - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
 - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

- 13 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
 - (a) taking into account overshadowing from neighbouring buildings
 - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 14 Public infrastructure and lighting, should be designed to generate and use renewable energy.
- 15 New residential estate type development should incorporate the storage and use of stormwater drainage on site where possible for landscaping or other uses provided:
 - (a) the stormwater can be reasonably accommodated on site;
 - (b) the structural stability of buildings on the site or adjoining sites is not affected.
- 16 Land division design should take into account the prevailing east/west dune system and prevent the encroachment of development upon dune ridges to ensure that the stability of the dune system is retained and that housing can be developed on the allotment without the need to clear native vegetation.
- 17 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 18 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
 - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
 - (b) individual entries for ground floor accommodation
 - (c) opportunities to overlook adjacent public space.
- 19 Residential development should be designed to ensure living rooms have an external outlook.
- 20 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.
- 21 Entrances to multi-storey buildings (including residential flat buildings) should:
 - (a) be oriented towards the street
 - (b) be clearly identifiable
 - (c) provide shelter, a sense of personal address and transitional space around the entry
 - (d) provide separate access for residential and non-residential land uses.
- 22 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).
- 23 Dwellings and other accommodation types should be sited and designed to provide adequate thermal comfort for occupants while minimising the need for fossil fuel energy sources for heating and cooling, by:

- (a) providing internal day living areas with north facing windows;
 - (b) incorporating external openable windows and doors fitted with draught control devices;
 - (c) designated living areas being capable of being closed off from other areas of the dwelling;
 - (d) providing opportunities to vary thermal conditions through movement of air between rooms;
 - (e) using building materials appropriate to the climatic conditions;
 - (f) incorporating appropriately located, sized and shaded windows and glass doors;
 - (g) incorporating adequate building insulation;
 - (h) having eaves wide enough for summer shade;
 - (i) providing carports and pergolas on western walls to aid shading of buildings;
 - (j) providing pergolas and other shading on north facing windows;
 - (k) providing ventilation fans in roofs.
- 24 Roof orientation and pitch should facilitate the efficient use of solar collectors and photovoltaic cells.
- 25 External clothes drying areas with access to sunlight and breezes should be provided.
- 26 Building materials, appliances and energy sources should be selected to minimise energy requirements and greenhouse gas emissions.
- 27 Landscape design should assist microclimate management and conserve energy and water and should incorporate:
- (a) minimal lawn areas, generally under 40 square metres;
 - (b) provision for the collection of runoff water from hard surfaces and roofs;
 - (c) the planting of ground cover plants and use of mulches;
 - (d) plants of bushy habit to act as wind breaks and to screen the view of housing from dunes;
 - (e) the establishment of canopy trees on side boundaries and near outdoor entertainment areas and car parking areas;
 - (f) the use of selected natives which have been proven to thrive in the climatic conditions of Roxby Downs.
- 28 Buildings and other developments should be sited to avoid the need for clearance of native vegetation for the buildings or other developments, or for associated fire protection.
- 29 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
- (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing

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

- 30 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 31 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas

Garages, Carports and Outbuildings

- 32 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 33 Garages and carports facing the street should not dominate the streetscape.
- 34 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 35 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.
- 36 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.
- 37 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.
- 38 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.

Car Parking and Access

- 39 On-site vehicle parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings

- (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 40 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 41 On-site visitor parking spaces should be sited and designed to:
- (a) not dominate internal site layout
 - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (c) be accessible to visitors at all times.
- 42 The number of vehicle access points onto arterial roads should be minimised and, where possible, access points should be:
- (a) limited to local roads (including rear lane access)
 - (b) shared between developments.
- 43 Development with access from arterial roads or roads should be sited to avoid the need for vehicles to reverse onto or from the road.

Site Coverage

- 44 Site coverage should ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) rainwater tanks
 - (e) private open space and landscaping
 - (f) convenient storage of household waste and recycling receptacles.

Private Open Space

- 45 Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from a habitable rooms of the dwelling
 - (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of, but not adversely affect, natural features of the site
 - (d) to minimise overlooking from adjacent buildings

- (e) to achieve separation from bedroom windows on adjacent sites
 - (f) to have a northerly aspect to provide for comfortable year round use
 - (g) not to be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be partly shaded in summer
 - (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
 - (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 46 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 47 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 48 Balconies should:
- (a) be integrated with the overall form and detail of the building
 - (b) include balustrade detailing that enables line of sight to the street
 - (c) be recessed where wind would otherwise make the space unusable
 - (d) be self-draining and plumbed to minimise runoff.

Site Facilities and Storage

- 49 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
 - (c) household waste and recyclable material storage areas away from dwellings.

Visual Privacy

- 50 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
- (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 51 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Dependent Accommodation

- 52 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration;
 - (b) the accommodation has a small floor area relative to the associated main dwelling;
 - (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

- 53 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.
- 54 Swimming pools should have a capacity of no more than 40,000 litres and should incorporate measures to reduce evaporation such as solar blankets, covering or shade structures.

Building near Airfields

- 55 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 56 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) reflective surfaces (eg roofs of buildings, large windows)
 - (g) materials that affect aircraft navigational aids.
- 57 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 58 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 59 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

ATTACHMENT C

Crime Prevention

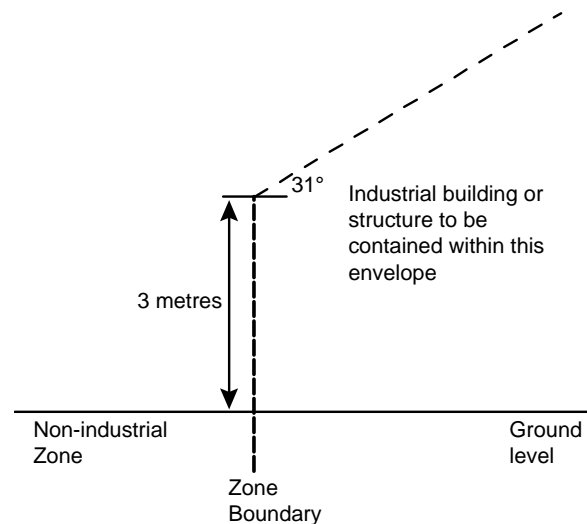
- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open 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 (e.g. by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

ATTACHMENT D

Development in Industry Zones

- 1 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 overspray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 2 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.
- 3 Development should be of a high standard of design with respect to the external appearance, siting and landscaping of buildings and storage yards.
- 4 Buildings and structures should be externally clad with new or substantially new pre-colour coated or pre painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement.
- 5 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;
 - (g) present an attractive façade by incorporating openings of masonry or lightweight fibro cement or similar construction, at the front of the building, to enhance the appearance of the locality.
- 6 Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 7 Development, commercial and industrial should be designed, oriented and landscaped to minimise energy use for climate control and lighting through:
 - (a) orientation;
 - (b) use of correctly shaded windows to maximise absorption of winter sun;
 - (c) utilisation of deciduous planting, pergolas, verandas, eaves or awnings to allow solar penetration in winter while providing summer shade;
 - (d) use of building materials with good thermal performance;
 - (e) use of insulation with particular attention to roofs and ceilings;
 - (f) use of energy efficient climate control devices;
 - (g) use of insulated roof lights;
 - (h) use of energy efficient luminaires; and
 - (i) roof orientation and pitch to facilitate the use of solar collectors and photovoltaic cells.

- 8 The setback of buildings from public roads should:
- be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - contribute positively to the streetscape character of the locality
 - not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 9 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.
- 10 Buildings should be sited to allow vehicular access to the rear of the site.
- 11 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:



- 12 Buildings and structures should not exceed 50 per cent site coverage.
- 13 Service and storage areas should be located to the rear or side of buildings and be screened from public view.
- 14 Caretakers' dwellings should be sited to the rear of allotments or in such a manner as to enable the continued suitable operation to adjoining activities and the business activity on the site itself.
- 15 Caretakers' dwellings should comprise either purpose built residences which are either transportable or constructed on site, or extensions to existing buildings which include adequate living quarters and amenities.
- 16 Buildings or extensions of buildings to be used for the purpose of caretakers' dwellings should:
- be constructed of new or as new materials with external surfaces including walls, doors, roofs, door and window frames, gutters and downpipes, fascias and other external fittings which are in a good state of repair;
 - be newly painted or present an even consistent surface finish;

- (c) be coloured to complement or match existing development on the site to enhance the appearance of the development in the locality, (colour schemes used for housing within the towns of Roxby Downs or colours similar to the pre-colour coated steel range of colours will be considered suitable);
 - (d) support suitable additional landscaping;
 - (e) use one type of cladding for walls; and
 - (f) use second hand materials which are in a good state of repair and capable of being painted or otherwise finished or treated so that they will appear as new and enhance the appearance of development.
- 17 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 18 Development should be provided with appropriate landscaping in accordance with the following criteria:
- (a) landscaping should be established along boundaries with all public roads, and at least one side boundary;
 - (b) areas set aside for landscaping should not be less than 2.0 metres wide;
 - (c) plantings should incorporate indigenous plant material;
 - (d) plantings should include a substantial proportion of trees in scale with the main buildings, and trees located within and surrounding parking areas to provide shade;
 - (e) plantings should be connected to suitable in ground micro-irrigation systems and regularly watered tended and nurtured;
 - (f) storage areas and unsightly activities and structures should be screened and buildings, parking and driveways softened or enhanced by landscaping.
- 19 Open swale drainage should be used in the landscape strips adjacent car parking areas to assist with detention of stormwater.
- 20 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 21 Adequate on-site vehicle parking should be provided, and where specified in Table Rox/1, in accordance with that Table.
- 22 On-site parking should be:
- (a) surfaced with suitable impervious hard paving;
 - (b) line-marked to indicate parking spaces.
- 23 Visitor parking areas should be clearly visible and located on site between the adjacent road and the front or one side of the building, while employee parking areas should be located at the rear or to one side of any building.
- 24 Development should have buildings sited to allow convenient access for emergency services vehicles.
- 25 The design of perimeter fencing should be of a high standard in order to create a cohesive streetscape.
- 26 Perimeter security fencing and access gates should consist of black mesh fencing not less than 2.1 metres high and should, wherever possible, be constructed on or behind the building line or behind the front landscaping strip.

- 27 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.
- 28 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.
- 29 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.
- 30 Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and contamination to the stormwater system such as:
- (a) ensuring rainfall run-off from the roof of any building is discharged directly to the street water table or to the Council stormwater system or stored on-site and used for landscaping and not mixed with rainfall run-off originating from surfaces such as car parks, outdoor storage areas and display areas; and
 - (b) ensuring rainfall run-off from ground surfaces is directed to a stormwater treatment system capable of removing litter sediment, grease, oil and other substances capable of contaminating stormwater.
- 31 A high flow bypass should be provided to enable water from extreme rainfall events to discharge direct to stormwater swales or to Council stormwater system.

ATTACHMENT E

Noise and Air Quality

- 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.
- 2 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.
- 3 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.
- 4 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

Interface Between Land Uses

- 5 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.
- 6 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.

ATTACHMENT F

Open Space and Recreation

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
 - (a) facilitate a range of formal and informal recreation activities
 - (b) provide for the movement of pedestrians and cyclists
 - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites
 - (d) of natural or cultural value
 - (e) link habitats, wildlife corridors, public open spaces and existing recreation facilities
 - (f) enable effective stormwater management
 - (g) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
 - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
 - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
 - (c) safe crossing points where pedestrian routes intersect the road network
 - (d) easily identified access points
 - (e) frontage to abutting public roads to optimise pedestrian access and visibility
 - (f) re-use of stormwater for irrigation purposes
 - (g) recreational trails where appropriate.
- 4 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.
- 5 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.
- 6 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;
- 7 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.
- 8 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.
- 9 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 10 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

ATTACHMENT G

Water Sensitive Design

- 1 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 2 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 3 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.
- 4 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.
- 5 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 6 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.
- 7 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.
- 8 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.
- 9 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 10 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.
- 11 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 12 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.

ATTACHMENT H

Residential Parks and Caravan and Tourist Parks

- 1 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 2 Residential parks and Caravan and Tourist parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and short-term tourists
 - (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians
 - (d) include centrally located recreation areas
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
 - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility..
- 3 A minimum of 12.5 per cent of the site should comprise communal open space, landscaped areas and recreation areas.
- 4 Visitor car parking should be provided at the rate of:
 - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 5 On-site visitor parking in Caravan and Tourist parks should:
 - (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 6 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 7 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.
- 8 Development of permanent and semi-permanent dwellings within long stay caravan parks (Residential Parks) should meet the following standards:
 - (a) walls, doors, roofs, door and window frames, gutters and downpipes, fascias and other external fittings of second hand structure in good state of repair;
 - (b) damaged wall and roof sheeting and other external fittings replaced or repaired so that they present a reasonable appearance;
 - (c) external surfaces of structures either newly painted or presenting an even consistent finish;

- (d) external surfaces having a colour scheme which enhances the appearance of the structure in the locality;
 - (e) annexes or extensions to dwellings built from solid materials (timber, steel, masonry, plastic sheeting, glass, other metal or solid materials) displaying a workmanlike appearance and presenting consistency in terms of design and materials with the main structure on the site; and
 - (f) second hand materials being used which are in a good state of repair and capable of being painted or otherwise finished or treated so that they will appear as new.
- 9 Layout of residential parks and caravan and tourist parks should take into account the prevailing east/west dune system and prevent the encroachment of development upon dune ridges to ensure that the stability of the dune system is retained and that van sites and accommodation can be developed on the site without the need to clear native vegetation.

ATTACHMENT I

Residential Zone

The following maps apply: Zones Maps Rox/7, Rox/9 and Rox/10.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types.
- 2 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 3 A range of appropriately located accommodation types to meet the housing needs of short-term and transient workers and permanent long distance commuter workers.
- 4 Affordable housing provided in appropriate locations.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Residential growth within the Roxby Downs township will create a safe and cohesive living environment in close proximity to a range of services and recreational facilities. Residential development will increase housing density, diversity and availability required to meet the accommodation requirements of a growing population and a range of household types.

A set of distinct residential precincts within the new development areas will be developed, each with a strong individual identity defined by both the public open space system and existing topography. A pattern will be established in areas of new residential development with the majority of allotments oriented east-west, to allow for a high level permeability and connectivity. Medium density residential development will occur within a 1.0km radius of the Town Centre. Alternatively, medium density residential development may occur within other locations within the township where such development can be accommodated and integrated with existing and proposed residential developments and where interface issues are minimised.

A range of dwelling types is considered desirable, generally at low and medium densities, including the provision of workers' accommodation for short-term and transient workers and permanent long distance commuters. Workers' accommodation will be integrated into various residential precincts. Development will respond to the arid environment by ensuring all residential buildings are designed and developed to a high architectural standard, incorporating environmentally sustainable design principles.

A high value will be placed on retaining significant trees and vegetation and the development of individual lots will see the establishment of additional landscaping demonstrating a high level of landscape design and external appearance, while being sensitive to the arid location.

The Residential Zone will be integrated with the surrounding zones to enable pleasant and convenient pedestrian and cyclist movement through to adjoining areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition

- motel/entertainment/function/accommodation facility
 - school
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - open space
 - recreation areas
 - shops and consulting rooms
 - supported accommodation
 - workers' accommodation, including residential parks.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
 - 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the 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.
 - 6 Development should be designed and sited to promote pedestrian and cyclist linkages between residential areas, the Town Centre, recreation uses and open space.
 - 7 Affordable housing should be distributed throughout the Residential Zone to avoid over-concentration of similar types of housing in a particular area.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 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	3 metres
Maximum building height (from finished ground level)	9 metres
Minimum number of on site car parking spaces	Car parking should be in accordance with Table Rox/1

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

Parameter	Value
Maximum floor area	72 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 6.5 metres Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Minimum setback from a vehicle access way	1 metres
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (which ever 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

- 11 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a minimum site width of not less than that shown in the following table (lesser areas and dimensions may apply where dwellings have rear vehicular access to a service road):

Dwelling Type	Site Area (square metres)	Minimum Site Width (metres)
Detached	300 minimum	10
Semi-detached	270 minimum	10
Group/residential flat building (1 Storey)	300 average	25
Group/residential flat building (2 Storey)	250 average	25
Row dwelling (1 Storey)	210 minimum	7
Row dwelling (2 Storey)	210 minimum	7
Multiple dwelling	420 minimum	12
Aged persons' accommodation	300 minimum	25

- 12 Development should incorporate high quality, energy efficient materials that are in keeping with the arid environment including: concrete, slab floors, rammed earth, cavity brick, lightweight building construction, stone, timber, glass and aluminium.
- 13 Dwellings should be designed and sited to take into account the existing land form, and minimise earthworks where possible by following the contours of the site with split levels.
- 14 Individual housing developments comprising more than thirty dwellings should contain a mix of housing types and sizes, and be designed to reduce the apparent scale of the development.
- 15 Carports and garages should be designed and sited to avoid dominating views of the dwelling from the street.

Private Open Space

16 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)
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16
301-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24

17 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

18 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.

Access

19 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should be via a minimum number of common driveways.

Workers' Accommodation

- 20 Development of accommodation, for short term and transient workers and permanent long distance commuters, should not be detrimental to the surrounding residential areas with regard to amenity, noise, traffic movement, light overspill and car parking.
- 21 Buildings used for short-term and transient workers and permanent long distance commuters' accommodation and Residential Parks 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) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.
- 22 Common amenities buildings should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to compliance with the following conditions, where applicable:

- (a) buildings and structures externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement;
- (b) the conditions prescribed in Table Rox/2;
 - detached dwelling
 - domestic outbuilding
 - row dwelling
 - semi-detached dwelling.

Non-complying Development

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except in association with an approved : <ol style="list-style-type: none"> (a) consulting room (b) office (c) shop or group of shops.
Amusement machine centre	
Consulting rooms	Except where: <ol style="list-style-type: none"> (a) the total floor area does not exceed 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farm building	

Form of Development	Exceptions
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Junk yard	
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> (a) the total floor area does not exceed 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) the gross leasable area does not exceed 250 square metres (b) the site does not front an arterial road.
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, and alterations and additions to the forms of development, are designated:

Category 1	Category 2
Single storey aged accommodation/retirement village	
	Residential park
	Single storey non-residential uses that serve the local community including: <ul style="list-style-type: none">▪ child care facilities▪ shops and consulting rooms▪ supported accommodation.
	Two storey accommodation for short-term and transient workers and permanent long distance commuters.
	Two storey group dwelling
	Two storey residential flat building
	Two storey multiple dwelling
	Two storey aged accommodation/retirement village.

ATTACHMENT J

Light Industry Zone

The following map applies: Zones Map Rox/9.

OBJECTIVES

- 1 A zone accommodating a range of light and service industrial, service trade, waste transfer station, bulky goods outlet, storage and warehouse land uses.
- 2 Maintenance of the amenity of land and minimisation of pollution.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Development will maintain the area as a small, industrial and employment centre that allows for light and service industries; service trades; waste transfer station; and storage, warehouse and ancillary services. Such development will have the ability to accommodate both traditional and innovative forms of industrial development and support a range of industrial uses. Bulky goods outlet development may be appropriate in the zone, while limited shops to support local workers' needs may also be provided. Bulky goods outlet development should only occur in the Light Industry Zone where there is no other appropriately zoned land available for bulky goods outlet development.

Development and any significant redevelopment will be designed to include landscaping to soften the visual impact of buildings as viewed along the frontage to Olympic Way, and will need to address issues associated with minimal car parking opportunities and entry/exit to the site.

A well-vegetated open space buffer along the zone's southern and eastern boundaries is desired to assist in environmental management, maintain the visual amenity of the locality, and minimise noise pollution to nearby established and future residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet
 - light industry
 - service industry
 - service trade premises
 - store
 - warehouse
 - waste transfer station.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops (except in the form of bulky goods outlet development) should only be developed in this zone where:
 - (a) it is ancillary to industrial development
 - (b) the total gross leasable area does not exceed 100 square metres.

Form and Character

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

- 5 Large buildings should only be developed where:
 - (a) their mass and bulk is sympathetic to the adjoining zones
 - (b) the building provides interest and scale through articulation of:
 - (i) form
 - (ii) facades and the use of texture, pattern, graphics and colour.
- 6 Individual tenancies in bulky goods development should have a gross leasable area of greater than 250 square metres each.
- 7 Pick-up areas should be provided in bulky goods development to avoid the necessity for customers to carry large items to vehicles.
- 8 Bulky goods development should accommodate vehicles with trailers.
- 9 No dwellings should be erected in the zone except for caretakers' dwellings.
- 10 Storage sheds or garden sheds established in association with caretakers' dwellings should be of pre-colour coated steel construction or similar.
- 11 The division of land to create allotments which contain caretakers' dwellings should not occur.

Waste Transfer Station

- 12 Development of a Waste Transfer Station should meet the following criteria:
 - (a) the operations should be compatible with the surrounding land uses and separation distance requirements met. (It may be suitable to reduce separation distances where it can be clearly demonstrated that site characteristics and design adopted would ensure that site operations would not have an adverse impact outside the separation distance chosen);
 - (b) there should be adequate provision of services and infrastructure;
 - (c) traffic areas for public traffic, heavy vehicles and facility processing traffic should be sealed and physically separated;
 - (d) separate areas should be allocated for education, re-use/sales and education and drop-off for visitors/self-haulers;
 - (e) operations with potential for odour generation should be located the maximum practical distance from nearby sensitive uses to avoid possible impacts;
 - (f) exhaust air from enclosed facilities should be collected and treated to a level acceptable for discharge to the atmosphere to ensure the potential for impact at nearby sensitive land uses is within acceptable levels. The level of treatment could result in reduced separation distances;
 - (g) noise generated from the operations could require acoustic attenuation in order to mitigate the potential for noise nuisance impact on nearby sensitive land uses;
 - (h) separate areas should be provided for collection of clean roof stormwater and for the collection of contaminated stormwater run-off to reduce stormwater treatment costs and allow re-use including the use of run-off upon landscape reserves;
 - (i) enclosed facility operations should allow for the efficient use of equipment and staff. These facilities include the transfer station, the material recovery facilities and the sale areas;
 - (j) access to the household hazardous waste area should be restricted to ensure control of drop-off;

- (k) landscaping of two to five metres width should be provided around the perimeter of the site for amenity and dust suppression purposes.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying:

- (a) subject to the conditions contained in Table Rox/2:
- light industry
 - motor repair station
 - plant nursery
 - public service depot
 - service industry
 - service trade premise
 - store
 - warehouse
- (b) Infrastructure that is sited within the infrastructure corridor as shown on Figure Light Industry Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Caravan	
Caravan and tourist park	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Farming	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development

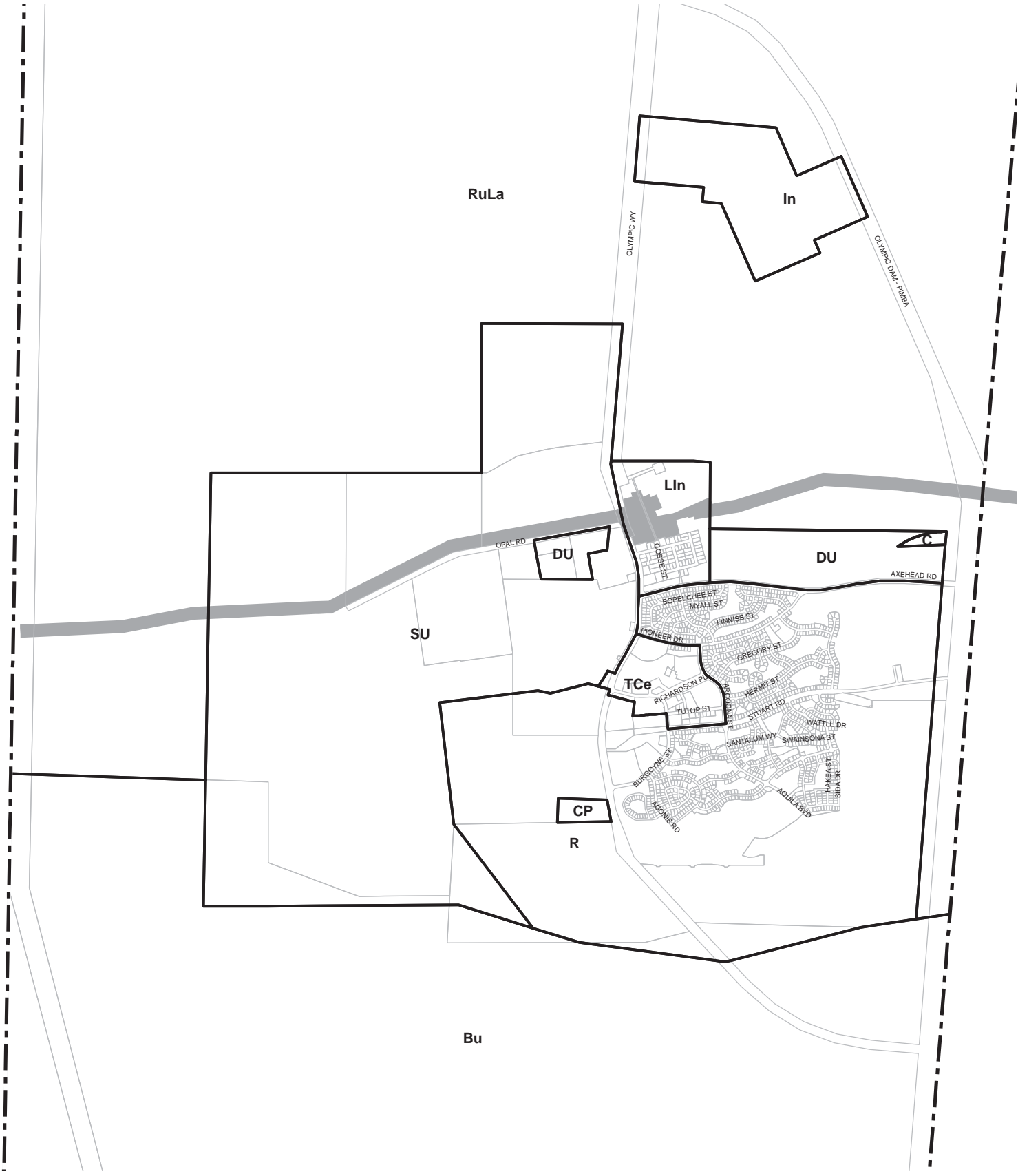
Form of Development	Exceptions
	(b) located on the same allotment.
Place of worship	
Pre-school	
Residential park	
Restaurant	
Shop or group of shops	Except where: (a) it involves a bulky goods outlet form of development (b) other than a bulky goods outlet form of development, the gross leasable area is 100 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
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
Builder's yard	Shop or group of shops where the total gross leasable area is 100 square metres or less.
Light industry	Bulky goods outlet
Motor repair station	
Plant nursery	
Public service depot	
Service industry	
Service trade premise	
Store	
Timber yard	
Warehouse	



ROXBY DOWNS

Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary

ATTACHMENT K

Industry Zone

The following maps apply: Zones Maps Rox/4, Rox/5, Rox/8 and Rox/11.

OBJECTIVES

- 1 A zone primarily accommodating a wide range of heavy industry uses associated with the mining industry, including servicing, engineering fabrication, warehouse, storage, transport land uses and fuel depots.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will cater for a wide range of heavy industrial uses, primarily associated with the Olympic Dam mining operations.

Associated activities such as construction camps, service industries, storage and warehousing, transport terminals and fuel depots will also locate in the zone. Given the relative isolation of the zone, it could support limited shops to support local workers' needs.

The development of the zone may include the establishment of construction camps associated with mining activities and worker's accommodation. To minimise potential exposure to dust and noise impacts during the expansion of the Olympic Dam open pit mine, worker's accommodation (construction camps) will need to be managed to comply with the specified air quality criteria during the pre-mine phase and the pre-mining operation.

The provision of additional land for heavy industry purposes to the south of activities adjacent the Olympic Dam Village, will assist in the eventual relocation to this zone of these activities as that land is required for future mining activities.

The design and layout of land division and buildings will be of a high standard and will include landscaping to soften the visual impact of industrial buildings viewed along frontages with Olympic Way to the west and Pimba Olympic Dam Road to the east. A well vegetated open space buffer along the precinct's eastern and western boundaries will assist in environmental management and the maintenance of the visual amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - aerodrome
 - builder's yard
 - construction camp
 - fuel depot
 - general industry
 - light industry
 - public service depot
 - service industry
 - store
 - transport terminal and distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Shops may be established in the zone to service the needs of the local workforce, where the gross leasable floor area does not exceed 450 square metres.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining developments, and should be designed to minimise its effect on the amenity of the locality.

Land Division

- 6 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use;
 - (b) have an area of not less than 1000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated;
 - (c) have a frontage to a public road of at least 20 metres

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in Table Rox/2:

- aerodrome
- builder's yard
- construction camp
- general industry
- light industry
- public service depot
- service industry
- store
- transport terminal and distribution
- warehouse.

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Farming	
Horticulture	

Form of Development	Exceptions
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Shop or group of shops	Except where: (a) the gross leasable area is less than 450 square metres (b) providing for the day to day needs of the workforce in the zone.
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
Aerodrome	Fuel depot
Builder's yard	Shop or group of shops where: (a) the gross leasable area does not exceed 450 square metres (b) it provides for the day to day needs of the workforce in the zone.
Construction camp	
General industry	
Light industry	
Public service depot	
Service industry	
Store	
Transport terminal and distribution	
Warehouse	

ATTACHMENT L

Deferred Urban Zone

The following maps apply: Zones Maps Rox/7 and Rox/9.

OBJECTIVES

- 1 A zone primarily intended for expansion of the urban area as demand requires.
- 2 A zone accommodating a restricted range of uses that are not prejudicial to development of the land for urban purposes and maintain the appearance of the zone.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development undertaken within the zone should be confined to recreation pursuits pending the requirement of the area for urban development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.
- 4 Development of the zone should be in accordance with Figure Rox/2 Development Constraints by:
 - (a) maintaining a 500 metre minimum separation distance between the operational waste cell at the waste landfill facility and any potential future encroaching land use; and
 - (b) maintaining a 300 metre minimum separation distance between the activity boundary (i.e. lagoons) of the township wastewater treatment facility and any potential future encroaching land use.

Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
 - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
 - (b) improve the management of the land
 - (c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

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

In addition the following forms of development are designated as complying:

(a) subject to the conditions contained in Table Rox/2:

- mobile phone tower
- telecommunications antenna

(b) infrastructure that is sited within the infrastructure corridor as shown on Figure Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

Non-complying Development

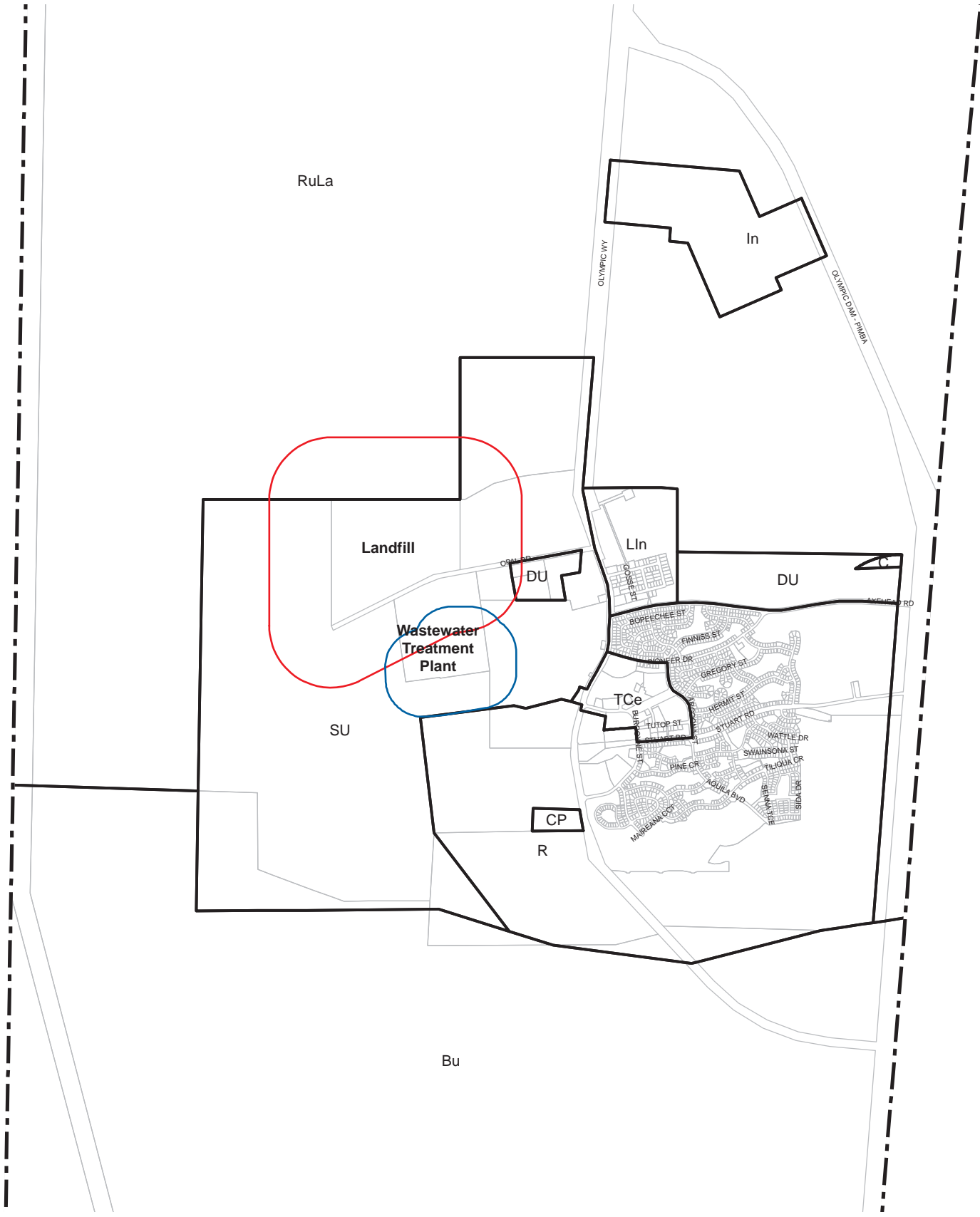
Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	

Form of Development	Exceptions
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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



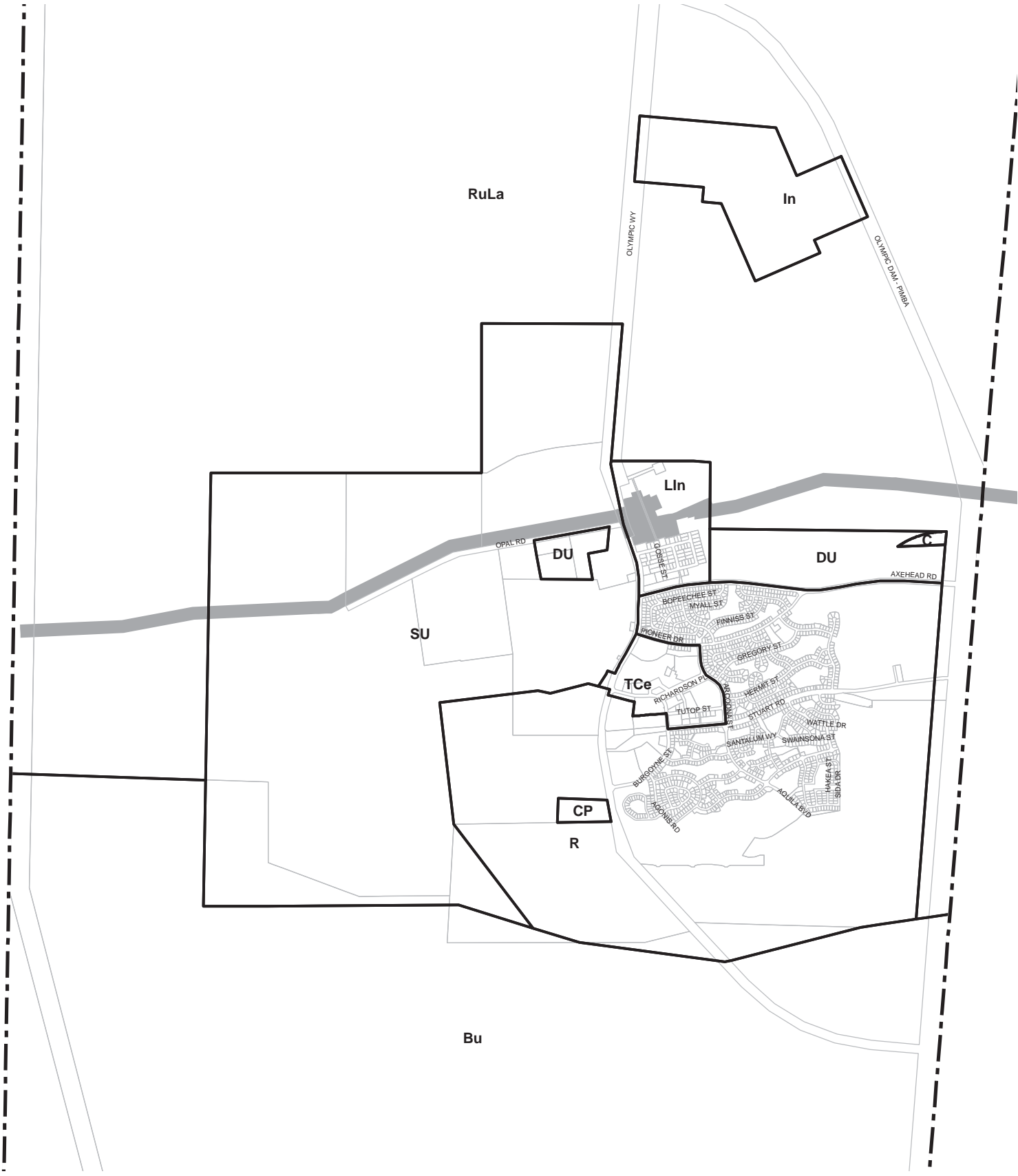
- 300 metre separation distance
- 500 metre separation distance
- dcdb
- zone
- Development Plan Boundary

ROXBY DOWNS

Figure Rox/2

DEVELOPMENT CONSTRAINTS





ROXBY DOWNS (MUNICIPALITY)



ROXBY DOWNS

Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary

ATTACHMENT M

Special Use Zone

The following maps apply: Zones Maps Rox/6, Rox/7, Rox9 and Rox/10.

OBJECTIVES

- 1 A zone accommodating a range of recreation and infrastructure facilities.
- 2 Buildings and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.
- 3 Preservation and enhancement of the character and amenity of land.
- 4 Preservation of environmental quality and significant trees.
- 5 Development that contributes to the desired character of the zone.
- 6 Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

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

DESIRED CHARACTER

The zone will cater for a wide range of uses that are generally compatible with the open character of the land, providing a public function and establishment of infrastructure facilities.

The zone provides opportunities for the establishment of sporting and recreation facilities and the relocation of existing sporting facilities. These will predominantly occur in the southern portion of the zone as their current locations become required for expansion of the urban area of the township. Future development within the zone will have to have regard to the prescribed buffer distances around the landfill and waste water treatment facilities.

Future development may also be restricted within the northern portion of the zone should potential impacts from noise and dust emissions from mining operations limit the ability to locate sensitive land uses such as sporting facilities, in this portion of the zone. As a guide, intensive sporting, community and recreational facilities should locate in the southern portion of the zone along a continued, parallel alignment with Axehead Road.

Facilities will be well designed with strong connective links to the urban area, enabling easy, safe, and pedestrian and cycle access, as well as vehicular access.

Remnant vegetation will be preserved and the area enhanced with new plantings and landscaping in conjunction with new development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- car parking
- cemetery
- clubrooms associated with sports facilities
- effluent treatment
- emergency services facility
- golf course
- horse and/or pony club
- lighting for night use of facilities
- office associated with community services
- public service depot
- public utility
- racecourse
- recreation
- shops or groups of shops ancillary to recreation development less than 250 square metres
- showground
- sports grounds and associated facilities
- spectator and administrative facilities ancillary to recreation development
- swimming pool
- tourism infrastructure
- water storage.

2 Development listed as non-complying is generally inappropriate.

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

- (a) it/they is/are ancillary to recreation and sport development;
- (b) the total gross leasable area does not exceed 250 square metres.

4 The provision of facilities should be developed in an orderly manner based on demand so as to prevent oversupply and inappropriate siting.

5 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:

- (a) in visually prominent locations in the landscape;
- (b) close to roads and not to be subject to the setback requirements of other forms of development.

6 The visual impact of wind farms and ancillary development should be managed in accordance with the Renewable Energy policies contained in the Council-Wide section.

7 Development of the zone should be in accordance with Figure Rox/2 Development Constraints by:

- (a) maintaining a 500 metre minimum separation distance between the operational waste cell at the waste landfill facility and any potential future encroaching land use; and
- (b) maintaining a 300 metre minimum separation distance between the activity boundary (i.e lagoons) of the township wastewater treatment facility and any potential future encroaching land use.

Form and Character

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

9 Development should be undertaken so as to ensure that the removal of significant stands of trees or individual trees is minimised.

10 Development should ensure that sand ridges are stabilised where removal of vegetation is to occur by means of battens, mulch covering or other suitable means to minimise soil erosion.

- 11 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, using locally indigenous plant species in plantings where possible and defining different activity areas.
- 12 Development should be of a high standard of design appropriate to the locality with respect to the external appearance, building materials, colours, siting, scale, landscaping and character of any proposed buildings and as such should:
 - (a) have surfaces which are low light-reflective and use unobtrusive colours;
 - (b) take place in a manner which will minimise alteration to the existing land form;
 - (c) incorporate landscaping and have limited advertising signs that do not have an adverse impact on the streetscape.
- 13 Development within the Zone should not diminish the ability of the public to access and use areas of public open space.
- 14 Development should be designed and sited to promote pedestrian links.
- 15 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.
- 16 Landscaping should be provided to screen views of the landfill processing facilities and operational areas.

Land Division

- 17 Land division should only occur where the land is suitable for its intended use and proposed development will not destroy significant natural features, including native vegetation.
- 18 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, designed to allow more efficient and economical 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.

In addition, the following forms of development are designated as complying:

- (a) subject to the conditions contained in Table Rox/2:
 - bowling green
 - cemetery
 - emergency services facility
 - golf course
 - horse and/or pony club
 - public service depot
 - racecourse
 - recreation area
 - showground
- (b) infrastructure that is sited within the infrastructure corridor as shown on Figure Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

Non-complying Development

Form of Development	Exceptions
Consulting room	
Crematorium	
Dwelling	
Fuel depot	
Hospital	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with recreation activities
Petrol filling station	
Place of worship	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area does not exceed 250 square metres
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Wrecking yard	

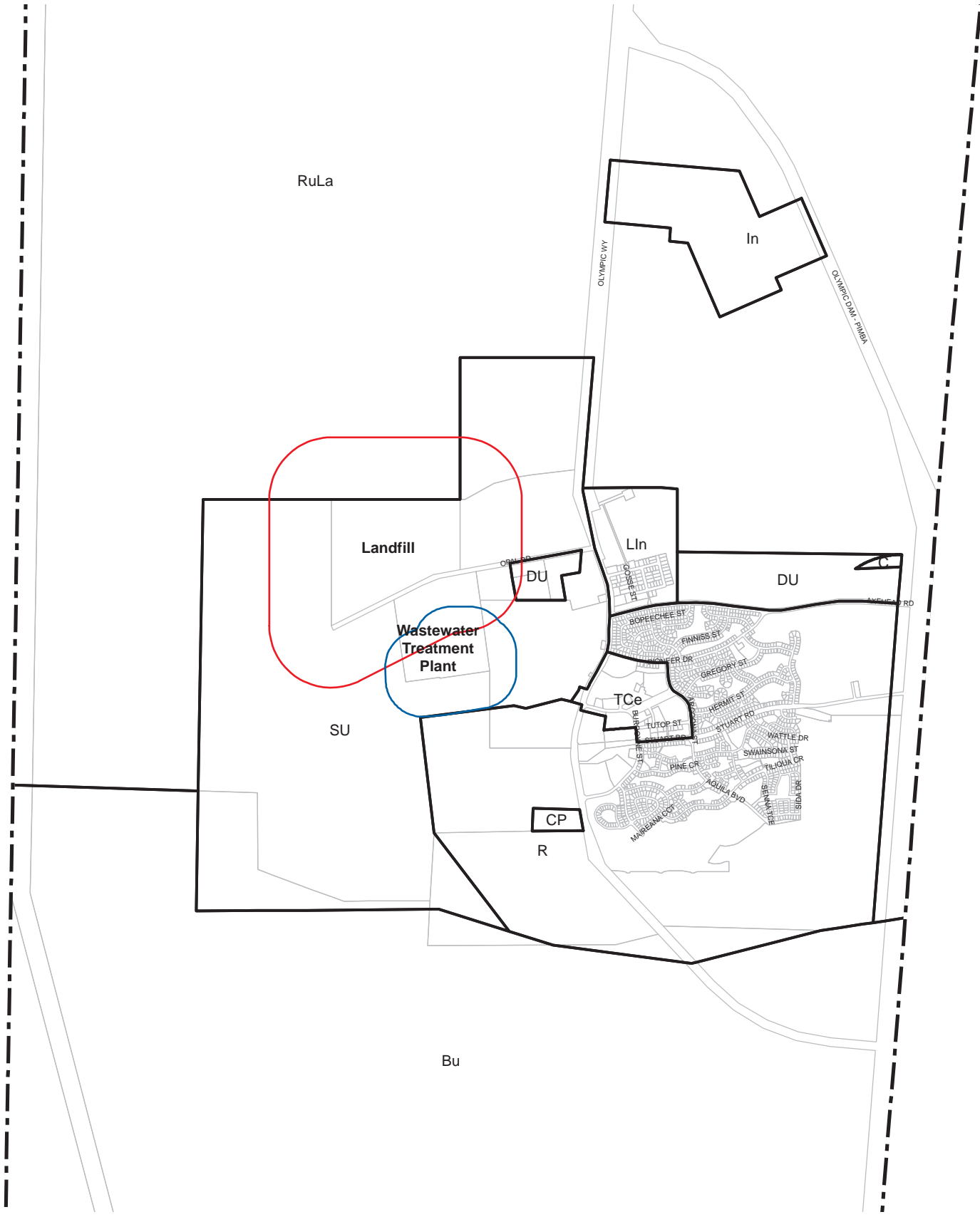
Public Notification

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
Bowling green	
Cemetery	
Emergency services facility	Wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area or any of the following zones: (a) Residential Zone

Category 1	Category 2
	(b) Special Living Zone.
Golf course	
Horse and/or pony club	
Public service depot	
Racecourse	
Recreation area	
Showground	



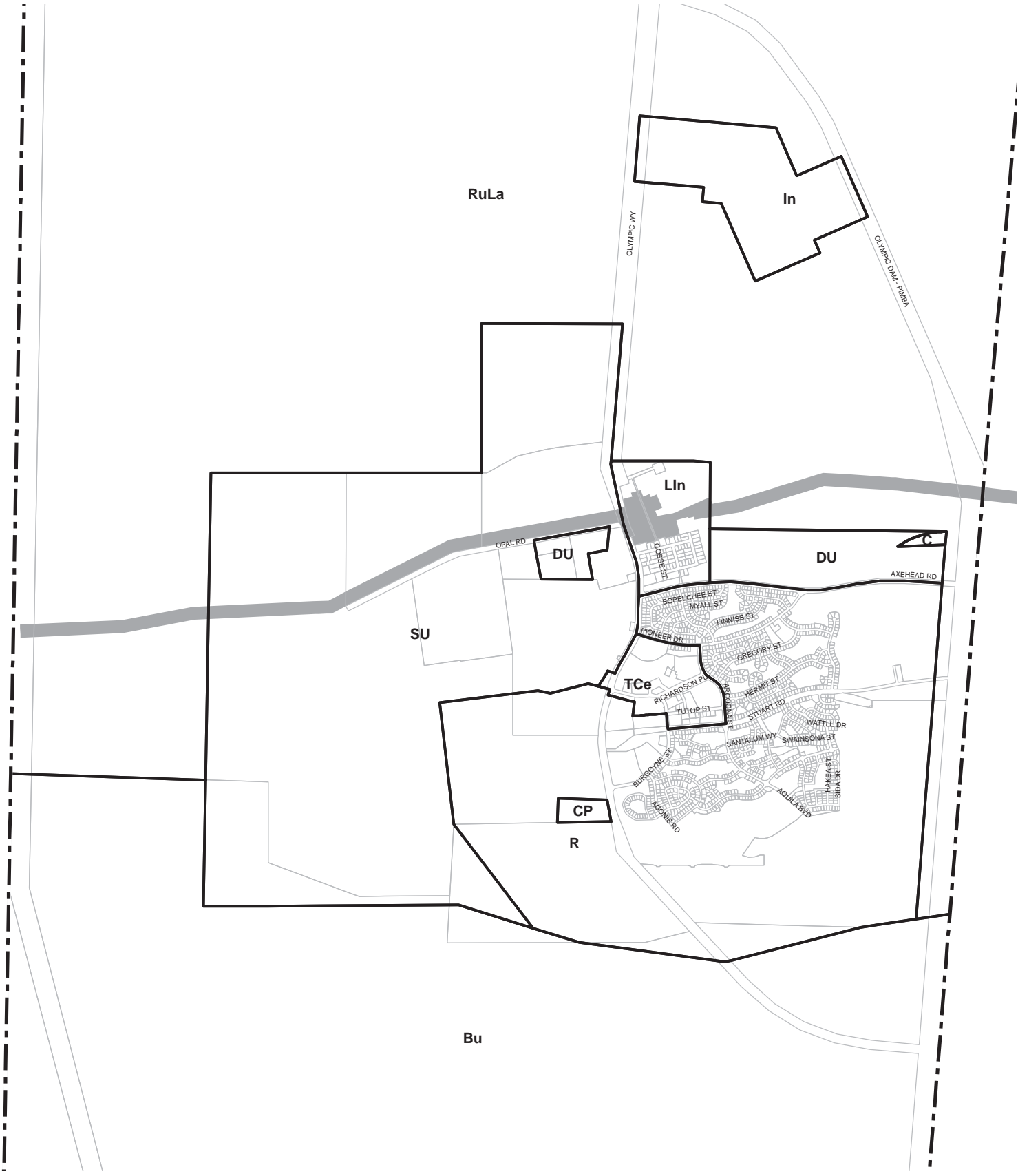
- 300 metre separation distance
- 500 metre separation distance
- dcd
- zone
- Development Plan Boundary

ROXBY DOWNS

Figure Rox/2

DEVELOPMENT CONSTRAINTS





ROXBY DOWNS (MUNICIPALITY)



ROXBY DOWNS

Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary

ATTACHMENT N

Caravan and Tourist Park Zone

The following map applies: Zones Map Rox/7 and Map Rox/10.

OBJECTIVES

- 1 A zone primarily for short-term tourist accommodation and associated facilities.
- 2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites and cabins surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, land forms, fauna and flora.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including caravans and camping sites and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing, short term tourist accommodation.

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

Buildings will be single storey and designed to be in keeping with the local natural environment and climate. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing privacy for park users by screening surrounding land uses and activities. Landscaped mounding and/or fencing may be required to minimise noise impacts from adjoining roads, particularly Olympic Way.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities
 - cabin
 - caravan park
 - caravan permanently fixed to land
 - camping ground
 - manager's house
 - recreation area including tennis court, basket ball court, playground
 - restaurant, in association with and ancillary to a caravan and tourist park
 - shop, in association with and ancillary to a caravan and tourist park
 - 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 A landscaped buffer of a minimum 15 metres width should be provided on the site of the caravan park adjacent to the boundary with Olympic Way.
- 9 Appropriate acoustic measures should be provided to minimise potential noise impacts on park users from adjoining roads.

Car Parking and Access

- 10 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 11 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

Street and Boundary Setbacks

- 12 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
 - (a) 2 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

- 13 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

- 14 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the following conditions, where applicable:

- (a) buildings and structures externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement;
- (b) the conditions prescribed in Table Rox/2:
 - amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities
 - caravan park
 - caravan permanently fixed to land

- cabin
- camping grounds
- manager's house
- recreation area
- shop, in association with and ancillary to a caravan and tourist park
- tourist park.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for manager's 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 <i>Residential Park Act 2007</i> .
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Pre-school	
Prescribed mining operations	

Form of Development	Exceptions
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.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) less than 250 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	

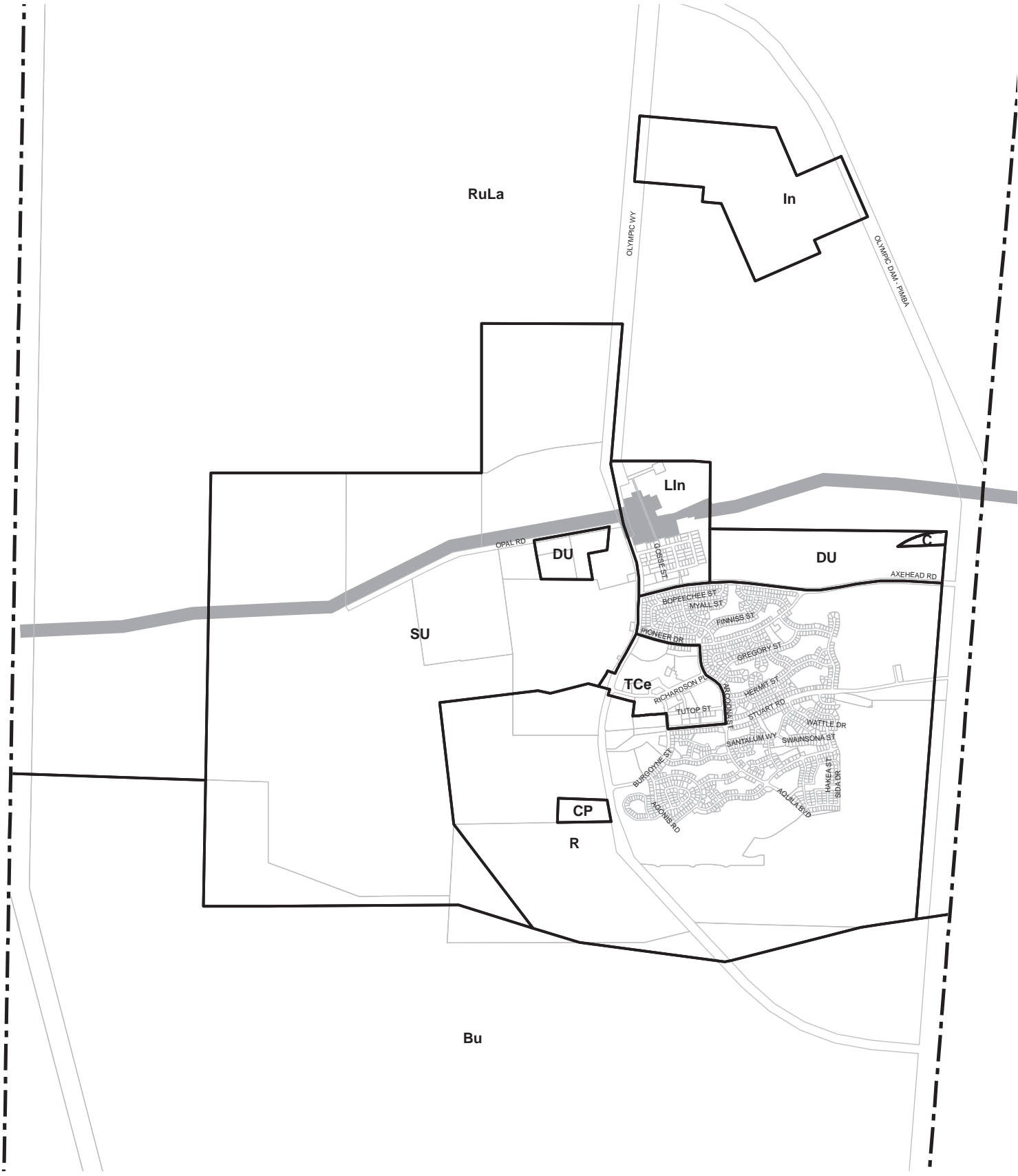
Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Caravan park	Two storey amenities block including camp kitchen, shower, toilet, laundry and recreation facilities
Caravan permanently fixed to land	Two storey cabin
Camping ground	Two storey manager's house
Recreation area	Two storey shop, in association with and ancillary to a caravan and tourist park
Single storey amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities	Two storey transportable dwelling
Single storey cabin	
Single storey manager's house	
Single storey shop, in association with and ancillary to a caravan and tourist park	
Swimming pool	
Tourist park	





ATTACHMENT O

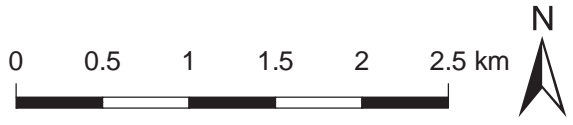
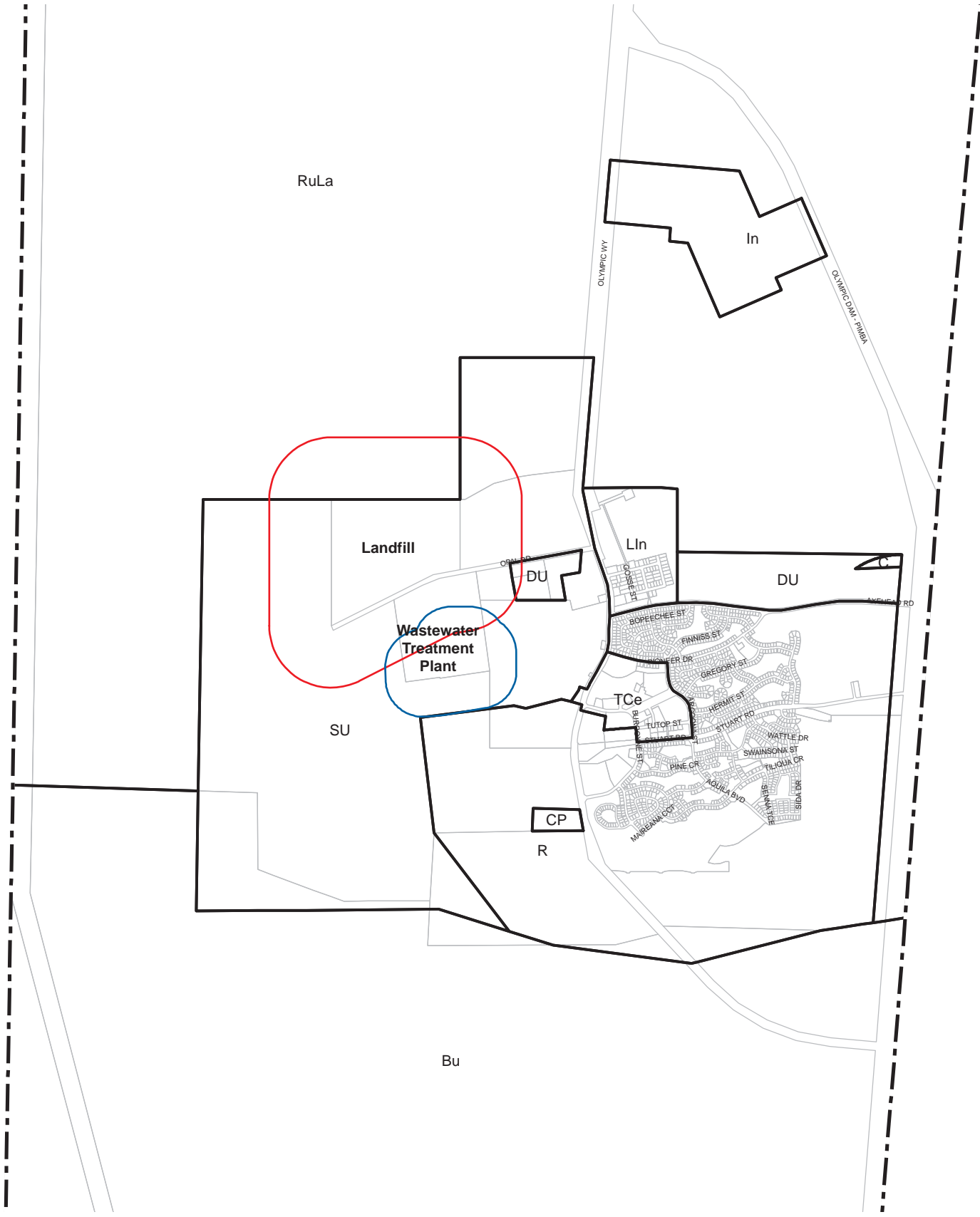


ROXBY DOWNS

Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary



- 300 metre separation distance
- 500 metre separation distance
- dcdb
- zone
- Development Plan Boundary

ROXBY DOWNS

Figure Rox/2

DEVELOPMENT CONSTRAINTS

ROXBY DOWNS (MUNICIPALITY)

ATTACHMENT P

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

This Zone primarily accommodates commercial activities. An integrated petrol filling station and associated shop and / or restaurant may be located within the zone, in proximity to the corner of Axehead Road and the Pimba- Olympic Dam Highway.

Buildings will be single storey and designed to be in keeping with the local natural environment and climate.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - consulting room
 - light industry
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area less than 600 square metres in association with a petrol filling station
 - restaurant with a gross leasable area less than 600 square metres in association with a petrol filling station
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 600 square metres.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Direct access to the Pimba – Olympic Dam Highway from the petrol filling station and associated shop and/or restaurant 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
Bulky good outlet	
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Restaurant	Except where the gross leasable area is 600 square metres or less and is in association with a petrol filling station.
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 600 square metres or less and is in association with a petrol filling station.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
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
Petrol filling station and associated shop and/or restaurant where the gross leasable area of the shop and / or restaurant is less than 600 square metres.	

ATTACHMENT Q

TABLE Rox/1

Car Parking Requirements

kind of development	Conditions of Development
Aged persons home	One per 10 residents plus one per 2 employees plus one per 5 residents for visitors.
Amusement hall Billiard saloon Bowling alley Gymnasium Exhibition hall	One per 20 square metres of total floor area.
Bed and breakfast accommodation	One per guest accommodation bedroom.
Boarding house	One per 2 beds.
Caravan and tourist park	One for every caravan, camping, cabin or dwelling site for short stay occupants and also one visitor car parking space for every 10 sites for parks not exceeding 100 sites or one for every 15 sites for parks exceeding 100 sites.
Residential park	Two for every caravan, camping, cabin or dwelling site for long stay occupants and also one visitor car parking space for every 10 sites for parks not exceeding 100 sites or one for every 15 sites for parks exceeding 100 sites.
Concert hall theatre	One per 10 seats provided.
Consulting rooms	Five per consulting room.
Community centre	One per 20 square metres total floor area.
Detached dwelling Group dwelling Semi-detached dwelling Row dwelling	Two per each dwelling, one of which is to be undercover and one of which may be tandem.
Residential flat building	One per each dwelling contained in the building and also for visitors, one per every two dwellings contained in the building.
Workers' accommodation	One per each self contained accommodation unit. One per two accommodation rooms where not a self contained unit.
General industry Light industry Store Warehouse	One space for every 50 square metres of floor area up to 200 square metres, one space for every 75 square metres up to 2000 square metres and 1 space for every 150 square metres of floor area over 2000 square metres.
Hospital	One per 3 beds plus provision for patients to be driven to an entrance within the property.
Hostel	One per 3 beds.
Hotel	One car parking space for every two square metres of bar floor area available to the public; and also one car parking space for every 6 square metres of lounge or beer garden available to the public, or one car parking space for every two guest rooms, whichever provide the greater number of car parking spaces.

kind of development	Conditions of Development
Motel	One car parking space for each guest room or unit and also, whenever a restaurant is erected on the site, an additional car parking space for every four seats available to customers.
Multiple dwelling Residential flat building	One per each dwelling contained in the building and also for visitors, one per every two dwellings contained in the building.
Non-residential club	One per 6 square metres total floor area.
Nursing home	See "Hospital".
Office	One per 25 square metres of total floor area providing office accommodation.
Place of worship	One per 10 seats.
Retail showroom Bulky goods outlet	One per 50 square metres total floor area.
Service industry	One per 50 square metres of industrial floor area plus one per 20 square metres of retail floor space.
Shop Restaurant Café Shop and dwelling	One per 20 square metres of retail floor space and also, for a restaurant, or a development which includes one or more restaurants, one per every four seats provided.
Service trade premises	One per 50 square metres total floor area.

ATTACHMENT R

TABLE Rox/2

Conditions Applying To Complying Development

Kind of Development	Conditions of Development
Bowling green Cemetery Emergency services facility Golf course Horse and/or pony club Public service depot Racecourse Recreation area Showground	<p>1 Any tree required to be cleared being replaced on the subject land with a tree of the same or similar species.</p> <p>2 Compliance with conditions B, C, D, E and F.</p>
Caravan and tourist park Amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities Caravan park Caravan permanently fixed to land Cabin Camping grounds Manager's house Recreation area Shop, in association with and ancillary to a caravan and tourist park Tourist park	<p>1 Buildings to be of single storey construction.</p> <p>2 A minimum of 12.5 per cent of the overall site to comprise communal open space, landscaped areas and recreation areas.</p> <p>3 A minimum of 60 per cent of the total number of accommodation sites available to be for short term accommodation.</p> <p>4 Caravan, cabin and dwelling sites to be a minimum of 81 square metres in area.</p> <p>5 A minimum of 1 car parking space provided for every caravan, camping, cabin or dwelling site, either located on the individual site or conveniently located in groups within the Park.</p> <p>6 Visitor parking to be provided at a rate of:</p> <p style="margin-left: 20px;">(a) one space per 10 accommodation sites for parks with up to 100 sites;</p> <p style="margin-left: 20px;">(b) one space per 15 accommodation sites for parks with more than 100 sites.</p> <p>7 Caravans, associated annexes, cabins and dwellings fixed to land to be set back a minimum of:</p> <p style="margin-left: 20px;">(a) 2 metre from an internal road;</p> <p style="margin-left: 20px;">(b) 6 metres from a public road;</p> <p style="margin-left: 20px;">(c) 2 metres from the boundary of the park.</p> <p>8 Compliance with Conditions B, C, D, E and F.</p>
Detached dwelling, Semi detached dwelling Row dwelling	<p>Site Area</p> <p>1 The site of the detached, semi detached or row dwelling having an area and dimensions equal to or greater than those specified below:</p>

Kind of Development	Conditions of Development			
		Detached Dwelling	Semi Detached Dwelling	Row Dwelling
	Area of site square metres	300	270	210
	Width of frontage of site of regular shape – metres	10	10	7
	Depth of site of regular shape – metres	25	25	25
	Width of frontage of site of irregular shape – metres	12	9	6
	Average width of irregular shape – metres	12	11	8
	Average depth of irregular shape – metres	28	28	26

Building* Siting

**Buildings include dwellings, garages and carports*

For Buildings Not Sited on Side Boundaries:

- 4 Side walls with a maximum wall height of 3 metres are set-back a minimum of 1 metre.
- 5 Side walls greater in height than 3 metres and with a maximum height of 6 metres are set-back 1 metre plus one third of the increase in wall height above 3 metres.
- 6 The following may encroach beyond the side boundary set-back provided that a minimum width of 1 metre is preserved down one side of the building:
 - (a) fascias, gutters, downpipes and eaves up to 0.45 metres;
 - (b) masonry chimneys, flues and pipes;
 - (c) unroofed balconies, landings, steps or ramps not more than 1 metre in height.
- 7 Buildings are set-back a minimum of 3 metres from the rear boundary plus the increase in wall height above 3 metres (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to 0 metres).

For Buildings Sited on Side Boundaries

- 8 Side walls not to exceed:
 - (a) 3 metres in height;
 - (b) 15 metres in length or 50 per cent of the boundary, whichever is greater.
- 9 Side boundary walls are located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and are constructed to the same or to a lesser length and height.

Kind of Development	Conditions of Development
	<p>10 Buildings are set-back a minimum of 3 metres from the rear boundary (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to between 0 metres and 3 metres).</p>
	<p>Building Heights</p>
	<p><i>Detached Dwelling, Semi-Detached Dwelling, Row Dwelling</i></p>
	<p>11 Overall building heights not to exceed 9 metres.</p>
	<p>12 Wall heights of the building not to exceed 6 metres.</p>
	<p><i>Group Dwelling, Residential Flat Building</i></p>
	<p>13 The dwelling to be of single storey construction.</p>
	<p>Street Set-backs</p>
	<p>14 Buildings (excluding any veranda, porch, etc.) are set-back a minimum of 6 metres from the primary street frontage and 3 metres from the secondary street frontage.</p>
	<p><i>Garages/Carports attached to Dwellings</i></p>
	<p>15 Garages/carports attached to the associated dwelling:</p>
	<p>(a) are set-back not less than 6.5 metres from the street from which they are accessed; and</p>
	<p>(b) when the associated dwelling faces the same street as the garage/carport, the dwelling incorporates elements such as protecting windows, verandas and porticos or other elements that articulates the building when viewed from the street;</p>
	<p>(c) when facing the side street, in the case of a corner site, are set-back not less than the set-back of the associated dwelling to the side street;</p>
	<p>(d) do not exceed 72 square metres in area.</p>
	<p><i>Freestanding Garages/Carports</i></p>
	<p>2 Free standing garages and carports built in conjunction with the dwelling are:</p>
	<p>(a) constructed of colorbond steel of a colour which will match or complement the colouring of the dwelling;</p>
	<p>(b) where constructed at the side of the dwelling and facing the front, set-back at least 6.5 metres from the front property boundary and the front wall of the garage or carport are finished with materials of the same or similar style and of the same or similar colouring of those of the dwelling;</p>
	<p>(c) where facing the side property boundary on a corner allotment, set-back at least 3 metres from the side property boundary with the front wall of the garage or carport finished with materials of the same or similar style and of the same or similar colour of those of the dwelling;</p>
	<p>(d) not more than 72 square metres in area.</p>
	<p>Car Parking Spaces</p>

Kind of Development	Conditions of Development
	<p>18 Dwellings are provided with the following on-site parking spaces:</p> <p>(a) two per each detached dwelling, one of which is to be covered;</p> <p>(b) two per each semi-detached dwelling, row dwelling, group dwelling or residential flat building, one of which is to be covered.</p> <p>(The spaces can be in tandem.)</p> <p>(c) with each car parking space being a minimum:</p> <p>(i) 2.4 metres wide plus 0.3 metres for any side contained by a wall, fence, column or pier;</p> <p>(ii) 5.4 metres in internal length.</p>
	<p>19 Driveways are located to avoid street trees and infrastructure such as lamp posts, electricity poles, street signs, street furniture, etc.</p>
Private Open Space	
	<p>20 Private open space for the dwelling having:</p> <p>(a) a minimum of 80 square metres, of which 10 may comprise balconies, roof patios and the like where the site area is greater than 500 square metres,</p> <p>(a) a minimum of 60 square metres, of which 10 may comprise balconies, roof patios and the like where the site area is between 300 to 500 square metres,</p> <p>(b) a minimum of 24 square metres, of which 8 may comprise balconies, roof patios and the like where the site area is less than 300 square metres,</p>
<i>Private open space comprises unbuilt upon areas (excluding driveways and parking areas) having a minimum dimension of 2 metres, and screened from external view to a height of 1.8 metres.</i>	
Visual Privacy	
	<p>21 Ground floor windows of habitable rooms do not face directly towards ground floor windows of habitable rooms in adjacent buildings.</p>
	<p>22 Windows of habitable rooms at or above the second storey and which face the side or rear site boundaries have:</p> <p>(a) sill heights of at least 1.7 metres above floor level; or</p> <p>(b) permanently fixed translucent glazing in any part of the window below 1.7 metres above floor level.</p>
	<p>23 Dwellings have no balconies, terraces or decks at or above the second storey.</p>
Acoustic Privacy	

Kind of Development	Conditions of Development
	24 Bedrooms do not share a wall with a living room (i.e. lounge, family or dining room) or a garage of an adjacent dwelling.
	25 Bedroom windows are located at least 3 metres from road reserve boundaries.
	26 Air conditioning units are located away from bedrooms on adjacent dwelling units.
	Energy Conservation
	28 Dwelling additions incorporating a day living area where such additions have a floor area equal to or greater than 50 per cent of the existing dwelling.
	Water Conservation
	29 Residential sites have no more than 40 square metres of lawn area.
	Landscaping
	32 Compliance with condition D.
General industry Road transport terminal Store	1 A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site. 2 Compliance with conditions B, C, D, E & F.
Builder's yard Light industry Motor repair station Plant nursery Public service depot Service industry Service trade premise Warehouses	1 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site. 2 Compliance with conditions B, C, D, E & F.
Canteen Restaurant Construction camp	1 Compliance with conditions B, C, D, E & F. 2 Constructed by the company being the principle operator of the Olympic Dam mine or the authorised agent thereof.
Mobile phone tower Telecommunications antenna	1 Not greater than 50 metres in height.
Aerodrome	1 Terminal building and ancillary buildings comply with conditions B, C, D, E and F.

CONDITION A - LESSER PARKING AREA

A lesser parking area than that specified being established on the site, provided that:

- (a) part or whole of the parking needs arising from the development will be met by a parking area, on another site, available or to be available for the duration of the development or intended development; and
- (b) the other site and the parking area to be established on the other site complies with conditions B, C and D.

CONDITION B - ACCESS ROAD

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

CONDITION C - PARKING AREA DESIGN AND IDENTIFICATION

- (a) The design, layout and pavement of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality; and
- (b) adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors.

CONDITION D - LANDSCAPING

Suitable landscaping of the site, considering the climate, the potential for soil salinisation and water constraints, being provided for in plans and drawings and such landscaping, which would include a selection of indigenous species which have a lower water requirement, would be implemented in accordance with the plans and drawings within twelve months and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

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

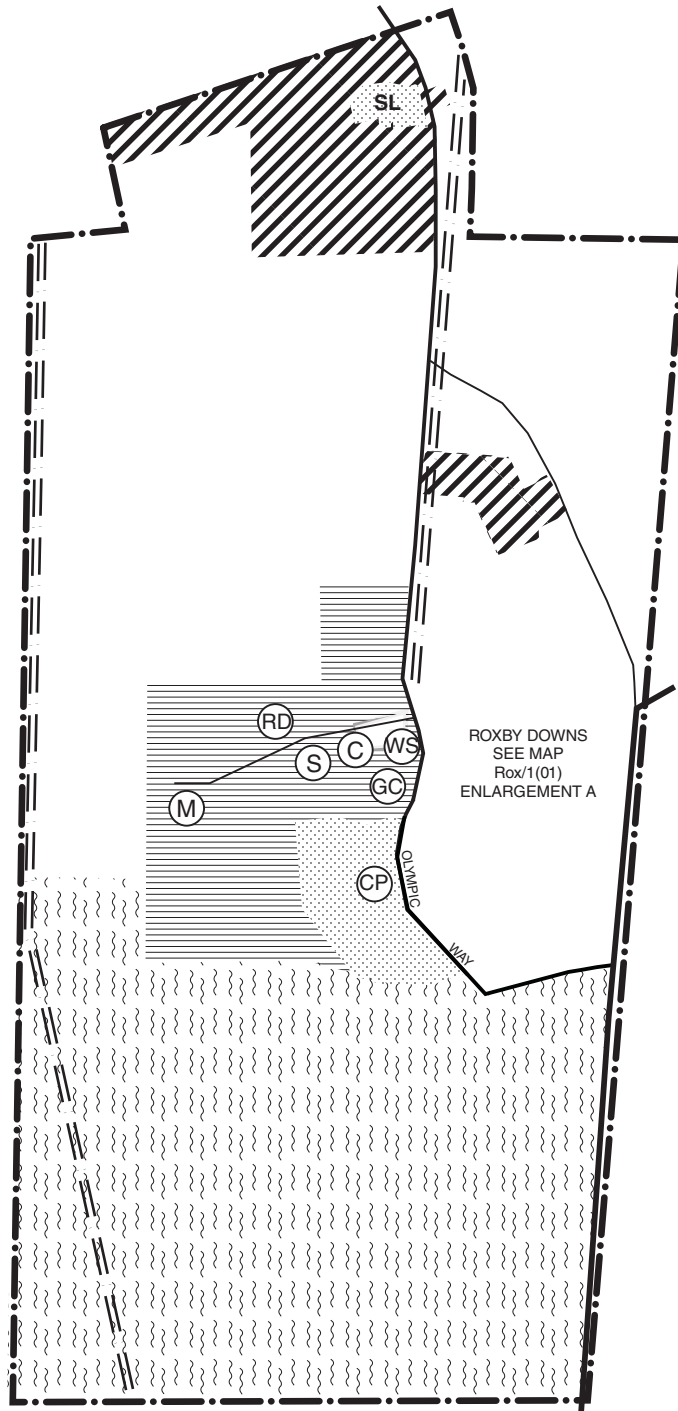
CONDITION E




















Adequate provision for all loading and unloading of vehicles to take place on the site of the development.

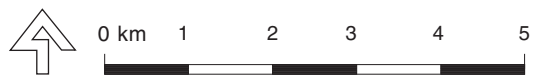
CONDITION F - EXTERNAL APPEARANCE OF BUILDINGS

The external materials of buildings being a bronze olive, beige, ochre or white colour.

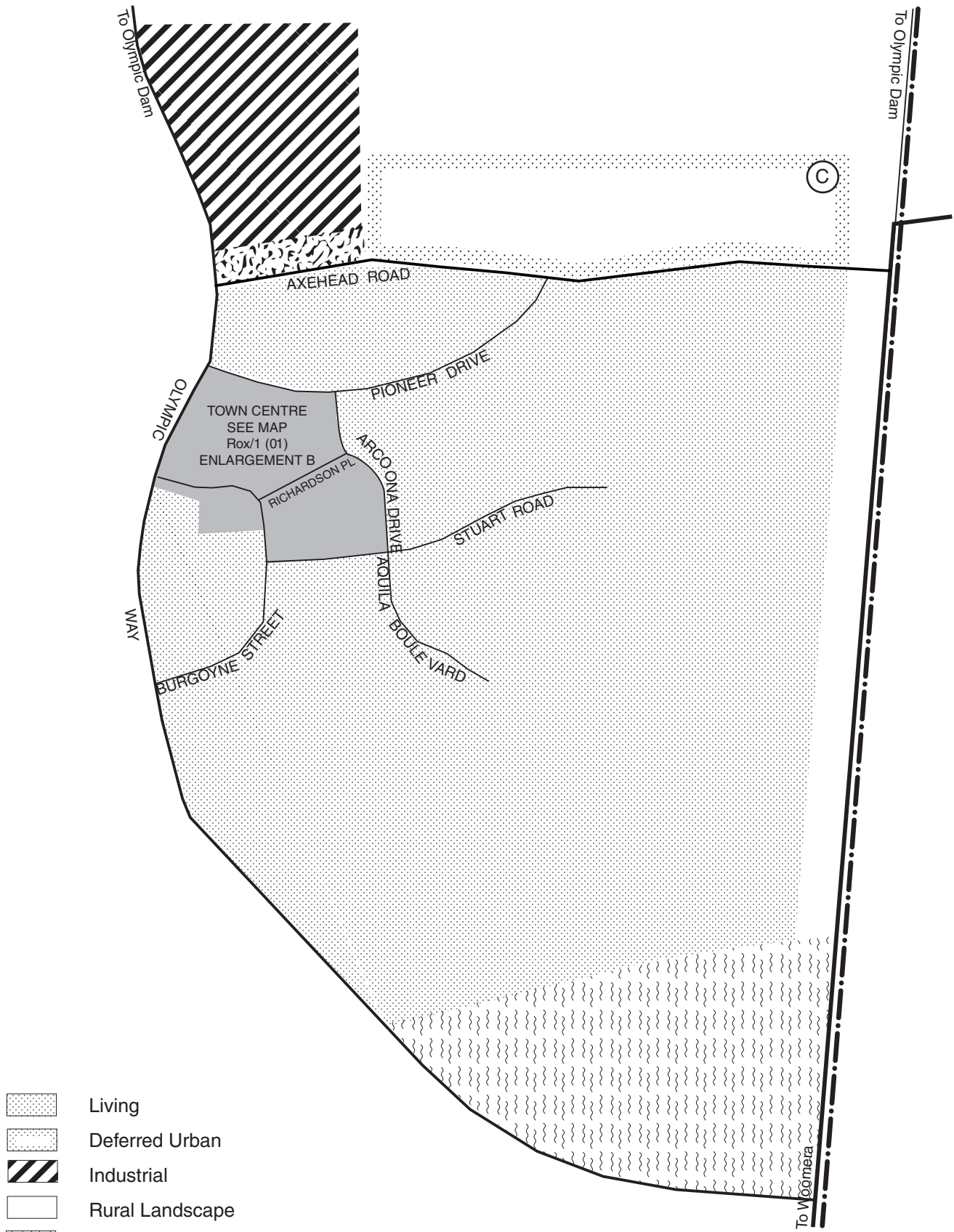
ATTACHMENT S















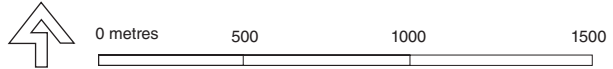
-  Mineral Deposit
-  Deferred Urban
-  Living
-  Special Living
-  Industrial
-  Rural Landscape
-  Buffer
-  Special Uses
-  Caravan Park
-  Refuse Depot
-  Sewerage Treatment
-  Water Storage
-  Golf Club
-  Cemetery
-  Services Corridor
-  Minor Local Road
-  Major Local Road
-  Secondary Arterial Road
-  Development Plan Boundary



ROXBY DOWNS (MUNICIPALITY) STRUCTURE PLAN MAP Rox/1 (Overlay1)




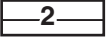
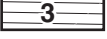






-  Living
-  Deferred Urban
-  Industrial
-  Rural Landscape
-  Buffer
-  Special Use
-  Commercial
-  Open Space
-  Minor Local Road
-  Major Local Road
-  Secondary Arterial Road
-  Development Plan Boundary



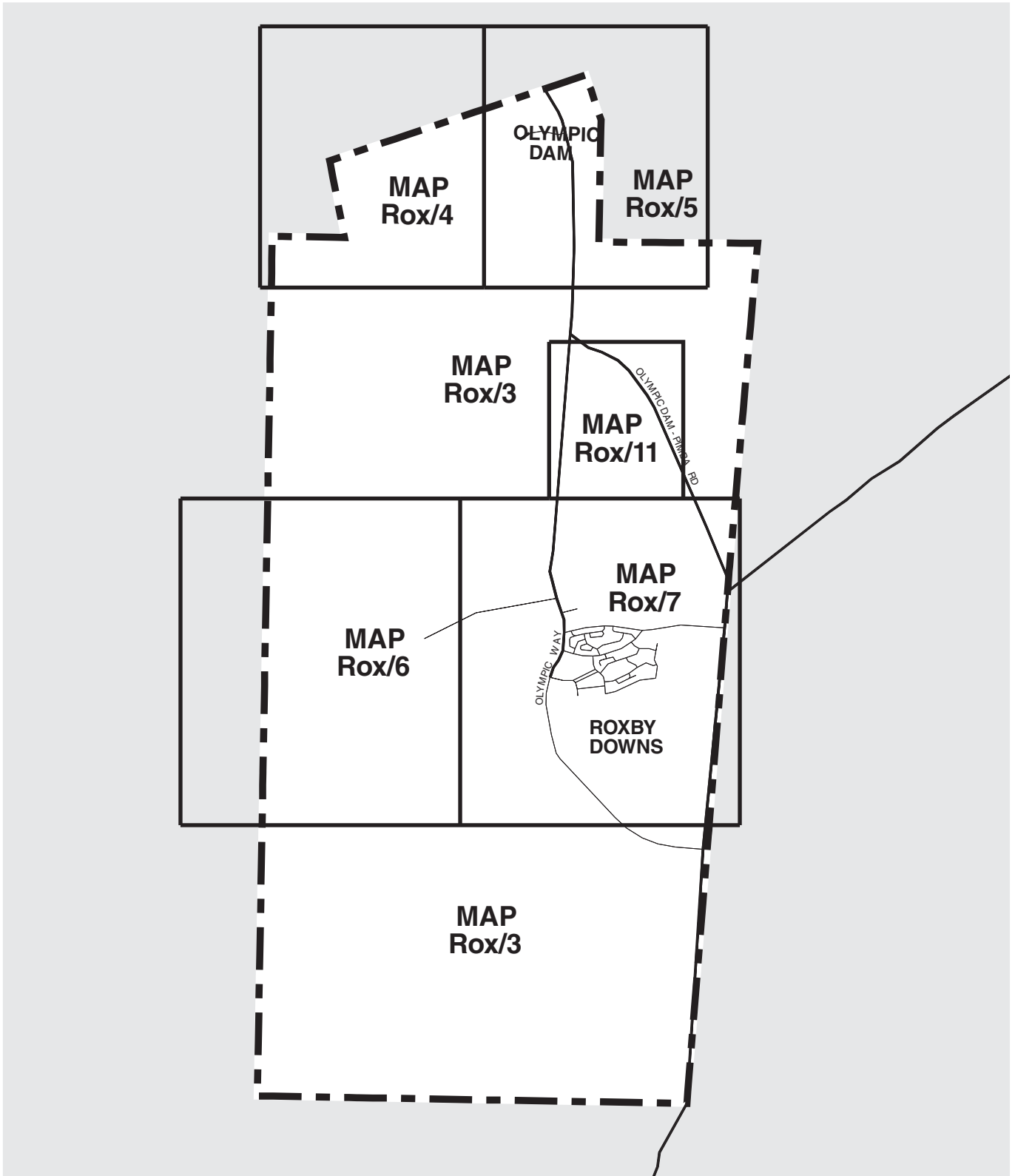
ROXBY DOWNS (MUNICIPALITY)
ROXBY DOWNS (TOWN)
STRUCTURE PLAN
MAP Rox/1 (Overlay 1)
ENLARGEMENT A



-  Town Centre Boundary
-  Richardson Place Boulevard Treatment
-  Retail Core
-  Tourist Accommodation
-  Community
-  Education
-  Business
-  Medium Density Residential
-  Retail Showroom



ROXBY DOWNS (MUNICIPALITY)
ROXBY DOWNS (TOWN CENTRE)
STRUCTURE PLAN
MAP Rox/1 (Overlay 1)
ENLARGEMENT B



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps Rox/3 to Rox/12 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

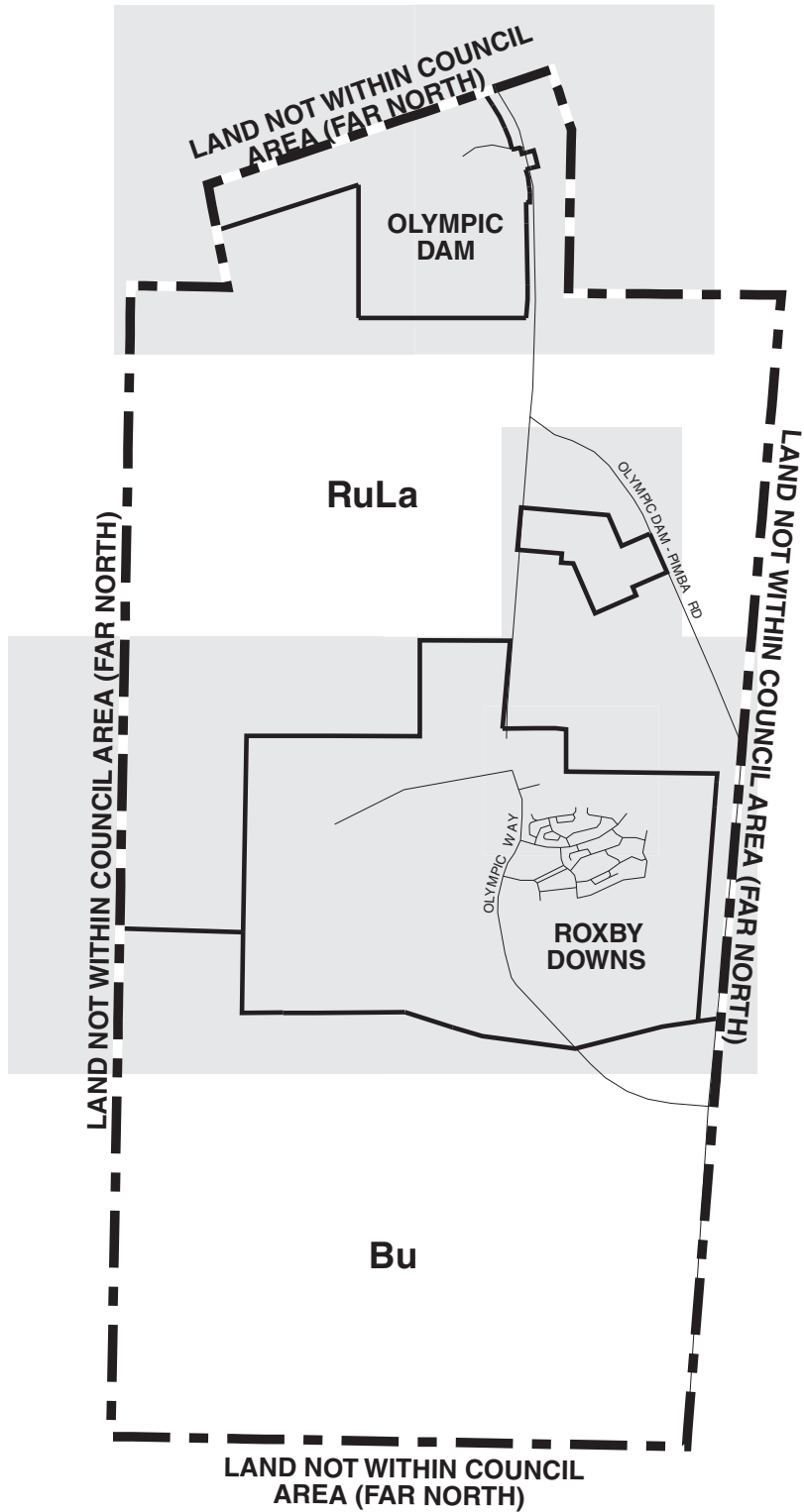


Scale 1:90000



ROXBY DOWNS (MUNICIPALITY) INDEX MAP Rox/2

— — — — — Development Plan Boundary



NOTE : See Index Map Rox/2 for shaded areas

Bu Buffer
 RuLa Rural Landscape

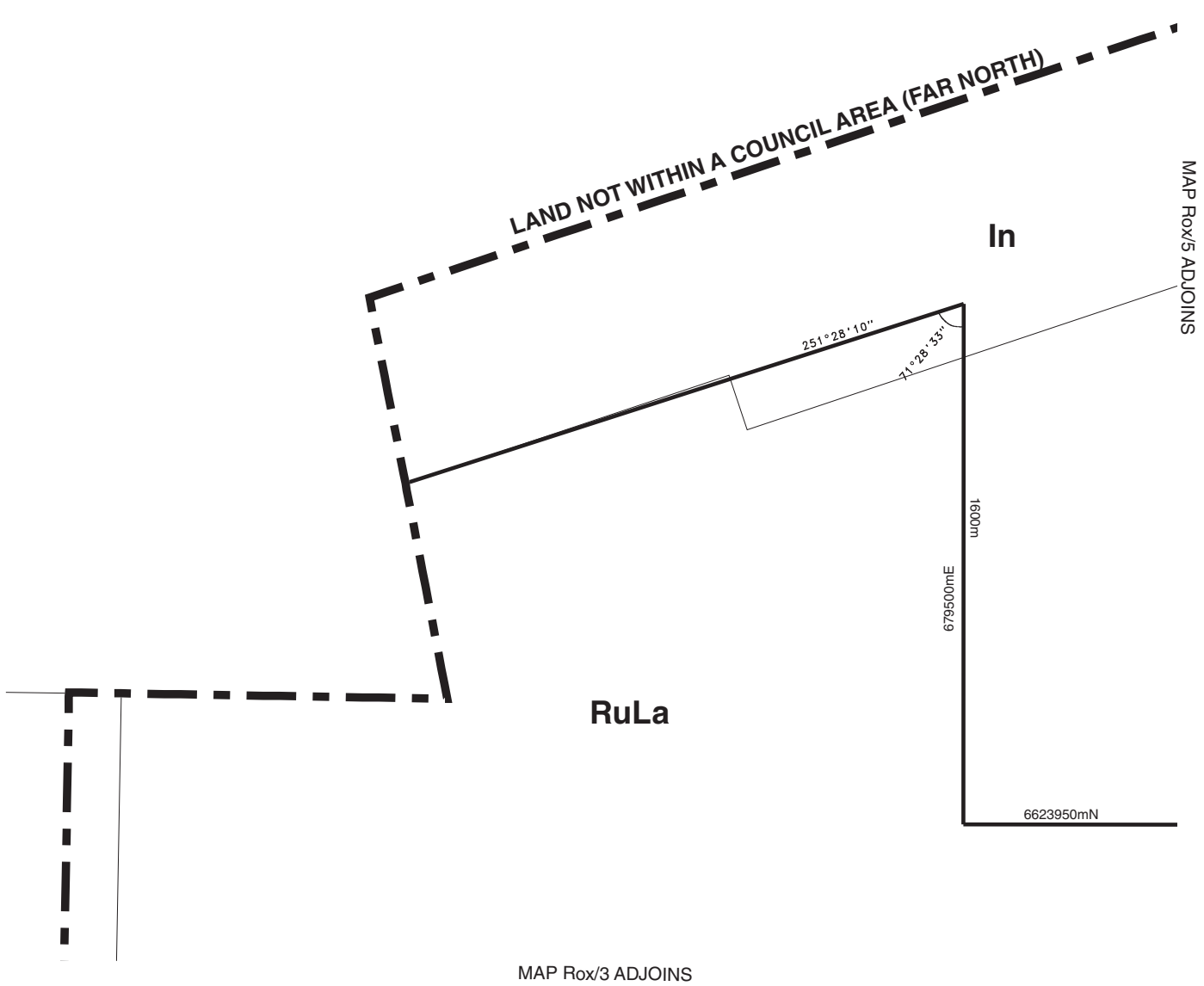


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**ROXBY DOWNS (MUNICIPALITY)
 ZONES
 MAP Rox/3**

— Zone Boundary
 - - - Development Plan Boundary

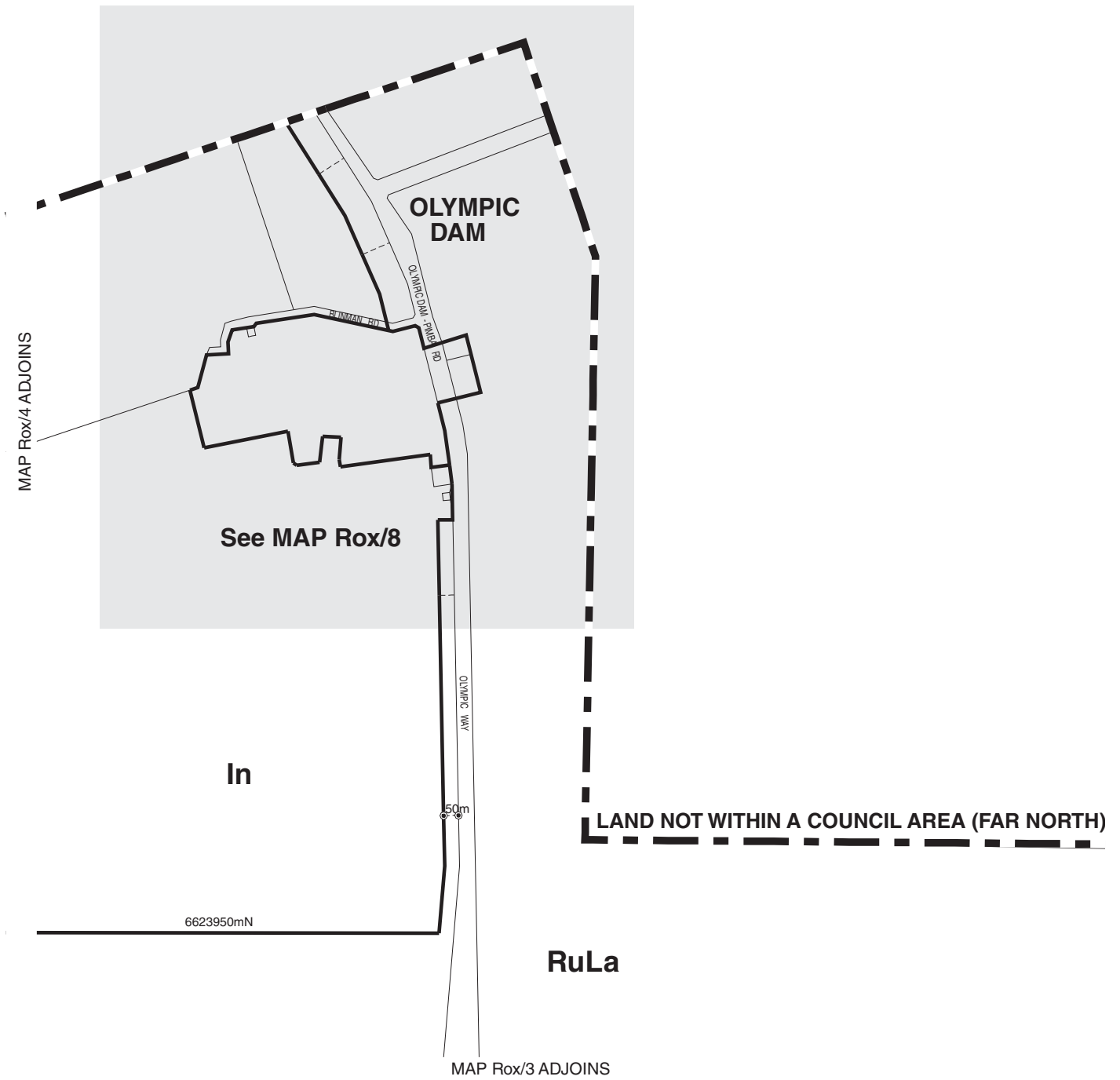


In Industry
 RuLa Rural Landscape



**ROXBY DOWNS (MUNICIPALITY)
 ZONES
 MAP Rox/4**

— Zone Boundary
 - - - Development Plan Boundary



In Industry
RuLa Rural Landscape

Scale 1:20000



ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/5

— Zone Boundary
 - - - Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

RuLa

SU

Bu

1177960
2159156

A2038

A673

MAP Rox/7 ADJOINS

1177919
2156796

1177902
2155825

NOTE: Coordinates shown are in
Lamberts Conformal Conic Projection GDA94

MAP Rox/3 ADJOINS

Bu
RuLa
SU

Buffer
Rural Landscape
Special Use



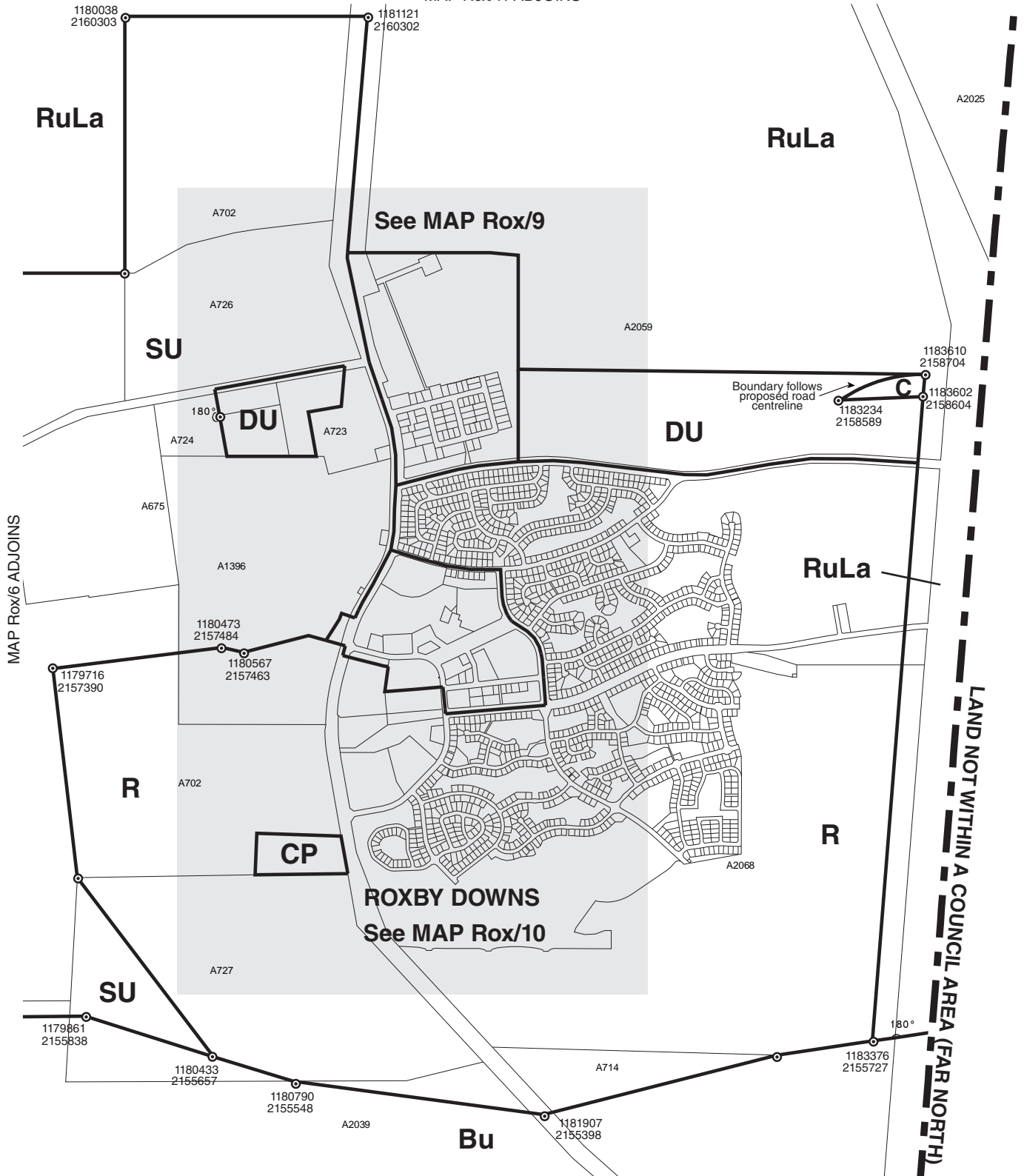
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ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/6

— Zone Boundary
- - - Development Plan Boundary


MAP Rox/11 ADJOINS



NOTE: Coordinates shown are in Lamberts Conformal Conic Projection GDA94

MAP Rox/3 ADJOINS

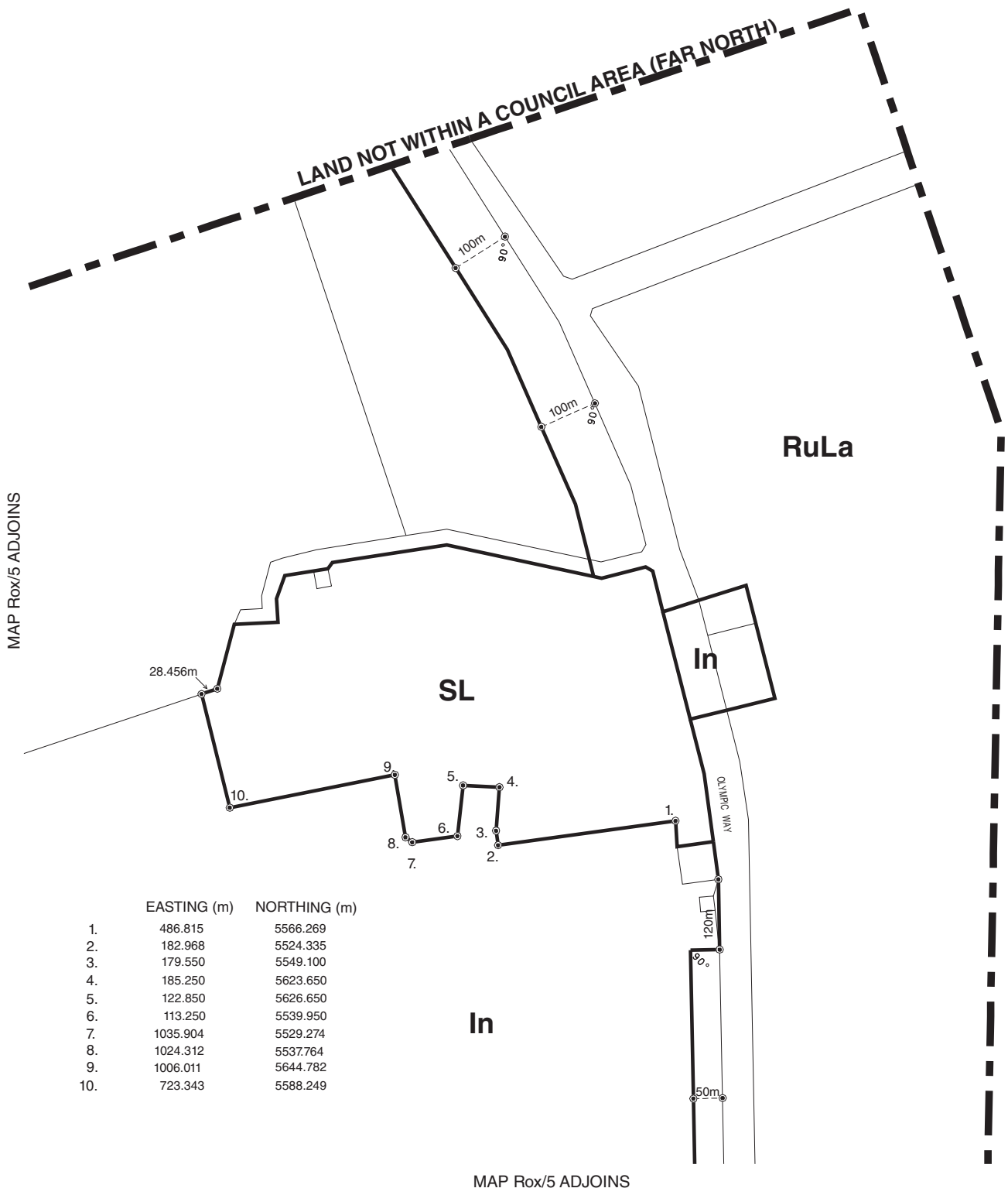
- Bu** Buffer
- C** Commercial
- CP** Caravan and Tourist Park
- DU** Deferred Urban
- R** Residential
- RuLa** Rural Landscape
- SU** Special Use

-  Zone Boundary
-  Development Plan Boundary

Scale 1:25000



ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/7



MAP Rox/5 ADJOINS

OLYMPIC DAM

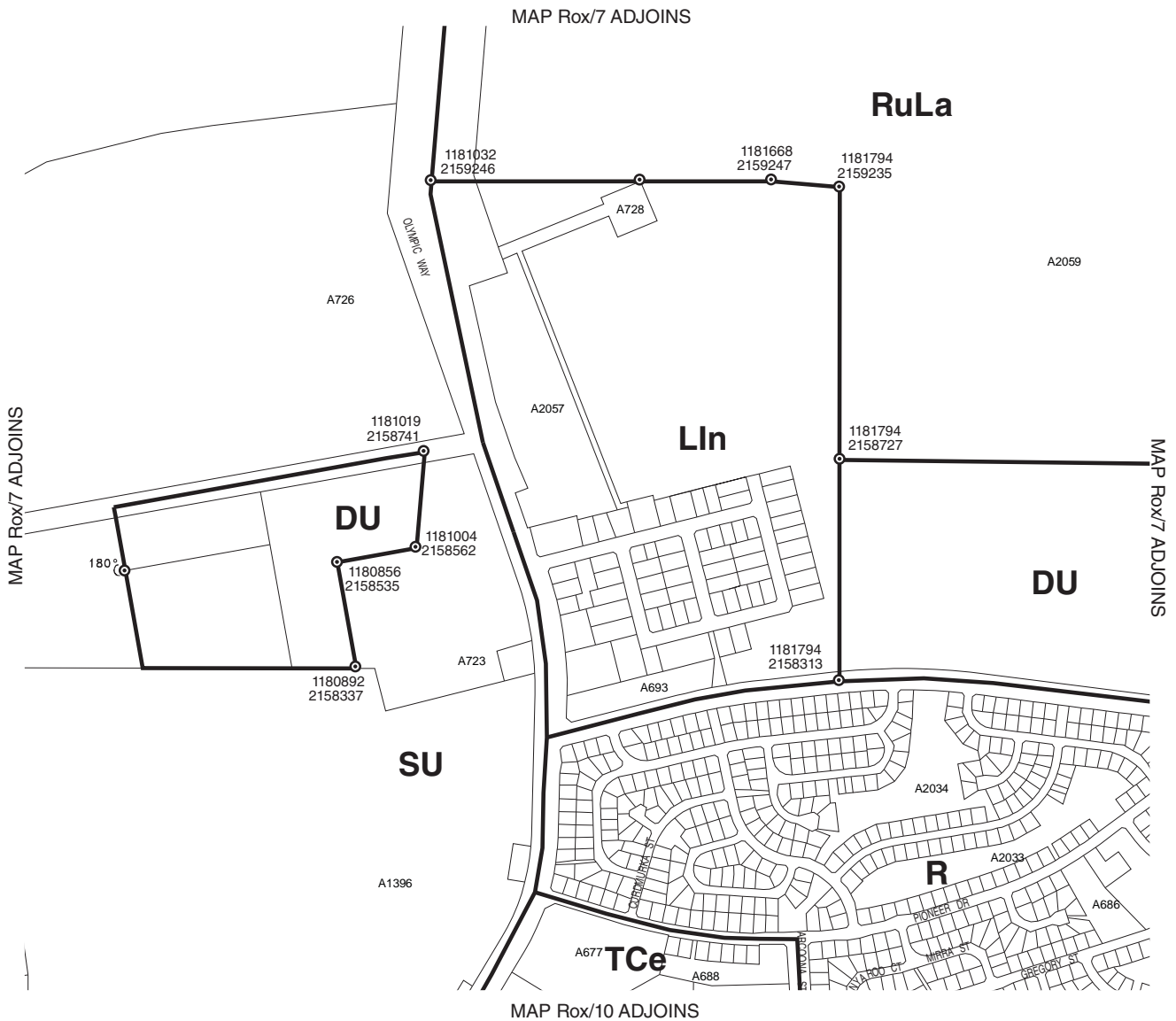
- In Industry
- RuLa Rural Landscape
- SL Special Living

Scale 1:10000



**ROXBYS DOWNS (MUNICIPALITY)
ZONES
MAP Rox/8**

- Zone Boundary
- Development Plan Boundary



NOTE: Coordinates shown are in
Lamberts Conformal Conic Projection GDA94

NOTE: For Policy Areas See MAP Rox/12

ROXBYS DOWNS

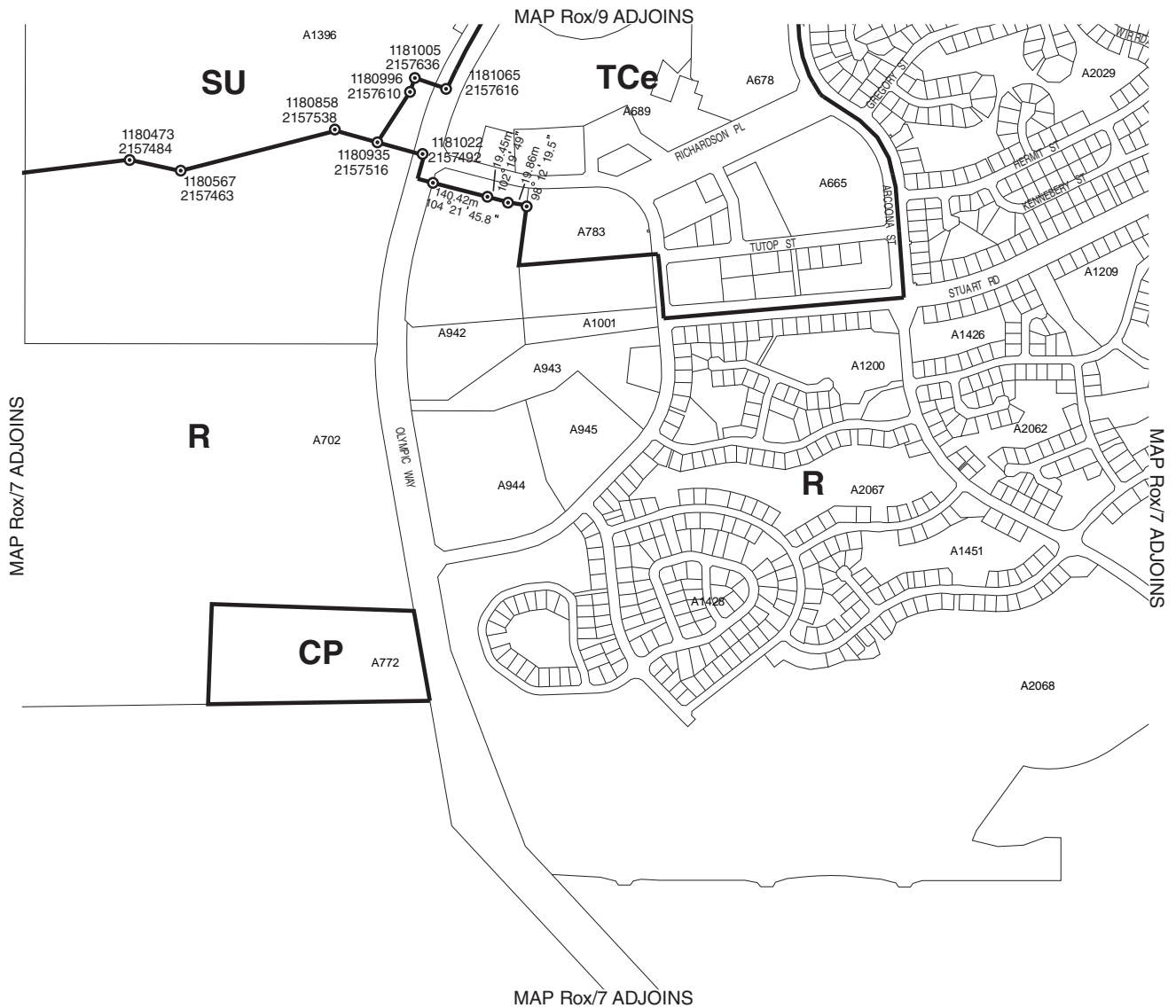
- DU** Deferred Urban
- LIn** Light Industry
- R** Residential
- RuLa** Rural Landscape
- SU** Special Use
- TCe** Town Centre

Scale 1:12500



**ROXBYS DOWNS (MUNICIPALITY)
ZONES
MAP Rox/9**

- Zone Boundary
- Development Plan Boundary



NOTE: Coordinates shown are in Lamberts Conformal Conic Projection GDA94

NOTE: For Policy Areas See MAP Rox/12

ROXBY DOWNS

- CP Caravan and Tourist Park
- R Residential
- SU Special Use
- TCe Town Centre



Scale 1:12500



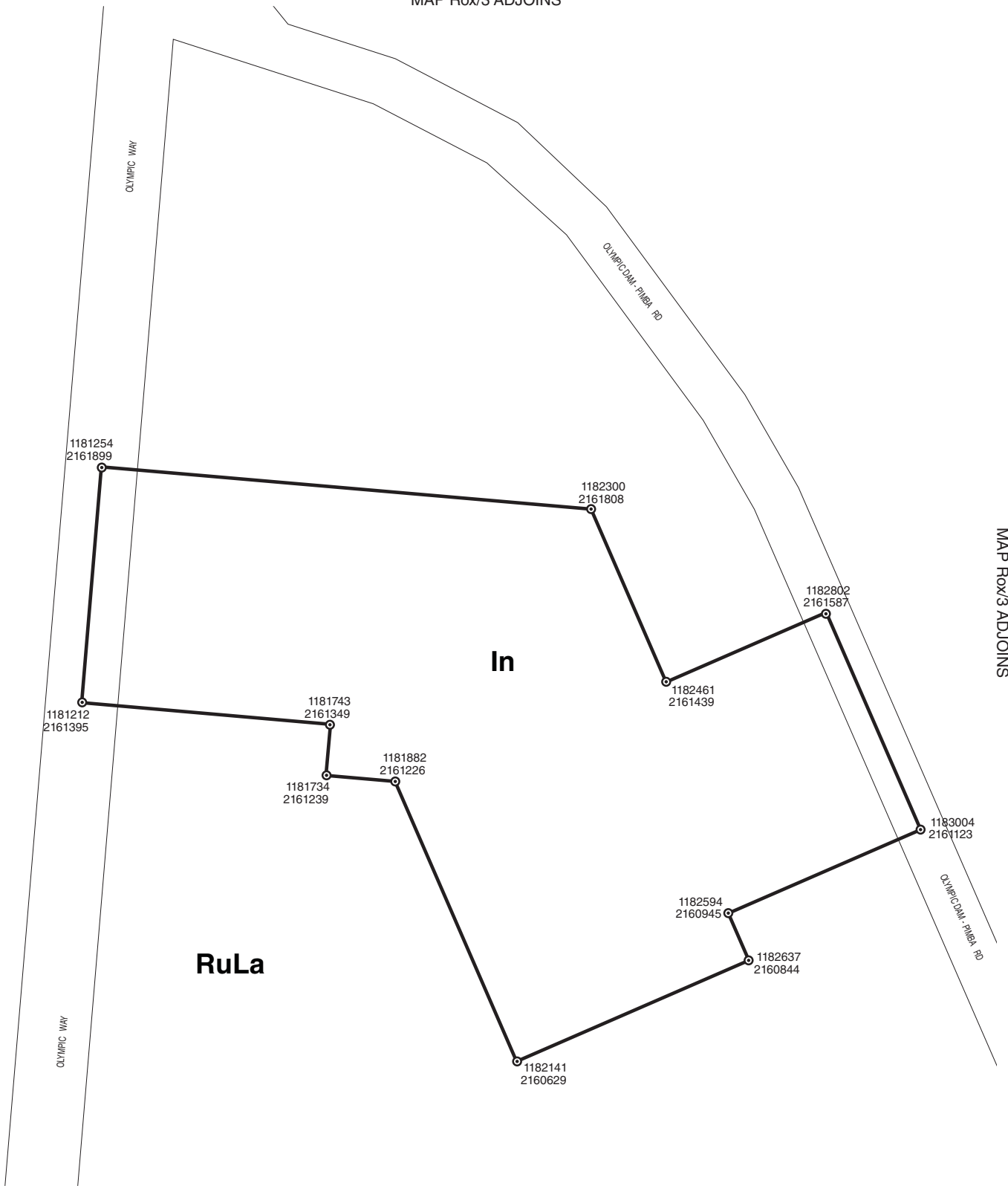
ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/10

- Zone Boundary
- Development Plan Boundary

MAP Rox/3 ADJOINS

MAP Rox/3 ADJOINS

MAP Rox/3 ADJOINS



NOTE: Coordinates shown are in Lamberts Conformal Conic Projection GDA94



Scale 1:12000





In
RuLa

Industry
Rural Landscape

ROXBY DOWNS (MUNICIPALITY)

ZONES

MAP Rox/11

-  Zone Boundary
-  Development Plan Boundary



NOTE: Coordinates shown are in
Lamberts Conformal Conic Projection GDA94

ROXBY DOWNS

- 1 Retail Core
- 2 Tourist Accommodation
- 3 Community
- 4 Education
- 5 Business
- 6 Medium Density Residential
- 7 Retail Showroom

———— Policy Area Boundary



Scale 1:6000



**ROXBY DOWNS (MUNICIPALITY)
POLICY AREAS
MAP Rox/12**

Amendment Instructions Table – Development Plan Amendment

Name of Local Government Area: Not within a local government area

Name of Development Plan(s): Land Not Within A Council Area Eyre, Far North, Riverland and Whyalla

Name of DPA: Roxby Downs and Environs

These amendment instructions are based on the Land Not Within A Council Area Eyre, Far North, Riverland and Whyalla Development Plan dated 15 March 2012. If this Development Plan has been updated in the meantime, it is possible that the numbering cited here does not match the new version.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction Number	• OBJECTIVE (OBJ) • PRINCIPLE OF DEVELOPMENT CONTROL (PDC) • DESIRED CHARACTER STATEMENT (DCS) • MAP/TABLE No • OTHER (SPECIFY)	Method of change. • DELETE • REPLACE • INSERT	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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GENERAL MODULES AND PROVISIONS

1	Orderly and Sustainable Development Module	Update references in Principle of Development Control 8 to reflect new Concept Plans: <ul style="list-style-type: none"> • Concept Plan Map LNWCA(FN)/4 Mining Settlement • Concept Plan Map LNWCA(FN)/5 Airfield • Concept Plan Map LNWCA(FN)/6 Infrastructure Alignment Corridor. 	No	No
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ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)

1	Remote Areas Zone	Delete provisions after Andamooka Policy Area 1 (Procedural Matters only) and insert the contents of Attachment A.	No	No
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TABLES

2	Maps Reference Tables LNWCA (Far North)	Zone Maps Remote Areas - insert after 'LNWCA(FN)/9' the following map		
---	---	---	--	--

		number: 'LNWCA(FN)/10'		
3	Map Reference Tables LNWCA (Far North)	Policy Area Maps Insert after 'Innaminka Township Policy Area 3' the following: 'Mining Settlement Policy Area 4 LNWCA(FN)/10'; and 'Airfield Policy Area 5 LNWCA (FN)/10'		
4	Map Reference Tables LNWCA (Far North)	Overlay Maps Location – insert after 'LNWCA(FN)/9' the following map number: 'LNWCA(FN)/10' Transport – insert after 'LNWCA(FN)/9' the following map number: 'LNWCA(FN)/10'		
5	Map Reference Tables LNWCA (Far North)	Concept Plan Maps Insert after 'Potential Petroleum Related Settlements' the following: <ul style="list-style-type: none"> • 'Mining Settlement Concept Plan Map LNWCA(FN)/4'; • 'Airfield Concept Plan Map LNWCA(FN)/5'; • 'Infrastructure Alignment Corridor Concept Plan Map LNWCA(FN)/6'. 		
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)				
6	Existing Maps Index Map LNWCA(FN) Location Map LNWCA(FN)/1 Overlay Map LNWCA(FN)/1 Transport Overlay Map LNWCA(FN)/1 Aboriginal and Natural Resources	Replace with corresponding Maps in Attachment B	No	No
7	Existing Maps Location Map LNWCA(FN)/5 Overlay Map LNWCA(FN)/5 Transport Overlay Map LNWCA(FN)/5 Heritage Overlay Map LNWCA(FN)/5 Aboriginal and Natural Resources Zone Map	Replace with corresponding Maps in Attachment C	No	No

8	LNWCA(FN)/5 New Maps Location Map LNWCA(FN)/10 Overlay Map LNWCA(FN)/10 Transport Zone Map LNWCA(FN)/10 Policy Area Map LNWCA(FN)/10	Insert new Maps in Attachment D after 'Andamooka Policy Area Map LNWCA(FN)/9'	No	No
9	New Concept Plan Maps Concept Plan Map LNWCA(FN)/4 Mining Settlement Concept Plan Map LNWCA(FN)/5 Airfield Concept Plan Map LNWCA(FN)/6 Infrastructure Alignment Corridor	Insert new Concept Plan Maps in Attachment E after 'Concept Plan Map LNWCA(FN)/3 Potential Petroleum Related Settlements'		

ATTACHMENT A

Mining Settlement Policy Area 4

Refer to the [Map Reference Table LNWCA \(Far North\)](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Temporary and longer term accommodation and an appropriate range of facilities for persons engaged in the construction, operation and maintenance of the Olympic Dam mine and associated development and infrastructure.
- 2 Services and facilities to meet the needs of remote mining settlements.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Mining settlement developments should provide a self contained settlement which supports the growth of the mining industry in northern South Australia through the provision of workers' accommodation and facilities.

The form and appearance of development should be appropriate for a remote area, taking into account the often temporary nature of facilities and services required. Transportable buildings and structures of a prefabricated nature are appropriate in the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - accommodation units
 - dining/kitchen complexes
 - recreational facilities, including gyms, hard courts, indoor sports buildings, swimming pools, sports fields, cricket nets, beach volley ball courts, and the like
 - reception and administration buildings
 - taverns/clubs
 - warehouses
 - bus terminals
 - maintenance buildings
 - shops/cafés/licensed retail stores
 - infrastructure, including for power, water, sewerage, stormwater and telecommunications
 - gatehouses
 - car parking areas
 - laundries
 - ice-making and chilled water stations
 - road access upgrades
 - site works and landscaping
 - temporary facilities (such as accommodation units, site offices, sheds and stores for equipment and materials, amenities facilities for dining/social activities and laundries) required for the construction of the mining settlement.
- 2 Development should be primarily to provide accommodation for temporary, short term and other non-resident workers servicing the Olympic Dam mine and related development and infrastructure.

Form and Character

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

Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla
Zone Section
Remote Areas Zone
Mining Settlement Policy Area 4

- 4 Development should be in accordance with the *Concept Plan Map LNWCA(FN)/4 – Mining Settlement*.
- 5 Verandas should be provided to communal structures and accommodation units to provide shade and for aesthetic purposes.
- 6 The external surface colours of buildings and other structures should be in keeping with the natural colours of the surrounding area, with preference given to lighter

Airfield Policy Area 5

Refer to the [Map Reference Table LNWCA \(Far North\)](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily accommodating aircraft operations, passenger and/or freight terminals, airport and aviation-related commercial, light industrial, service industrial, warehouse and storage purposes.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The policy area's primary purpose is to enable the relocation of the Olympic Dam Airport. The expansion of the existing airport, to the north of Roxby Downs Township, is constrained due to Woomera Protected Airspace requirements and is unable to meet future operational needs.

A new airport within this policy area will provide for jet aircraft usage, enabling operational efficiencies in flying in flying and out workers, and catering for growth in the mining industry. The airport will offer regular public transport services, air charter, general aviation, unimpeded day and night operations, refueling activities, and air freight.

To ensure the efficient operation of the airport, development within the policy area will need to be compatible with airport activities and not result in conflict between land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - air passenger and/or air freight terminal
 - aircraft related facilities
 - airport
 - commercial activities ancillary to and in association with aviation activities
 - fuel depot
 - light industry ancillary to and in association with aviation activities
 - service industry ancillary to and in association with aviation activities
 - shop within the terminal building
 - warehouse ancillary to and in association with aviation activities.
- 2 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in policy area.
- 3 Development should not impede the use of the policy area for aviation purposes.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development should be in accordance with the Concept Plan Map LNWCA(FN)/5 – Airfield.
- 6 Commercial, light industrial and service industrial development located on the airport site should:
 - (a) facilitate the more efficient operation of the airport
 - (b) be sited in defined clusters

**Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla
Zone Section
Remote Areas Zone
*Airfield Policy Area 5***

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

Land Division

7 Land should not be divided unless it assists in the more efficient operation and use of the airport.

PROCEDURAL MATTERS

Complying Development

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

Further, the following forms of development are designated:

Form of Development	Compliance Criteria/Conditions
Building or building work	Provided it is located within the boundary of a mining settlement associated with an approved mining lease that has been granted Development Approval
Development listed in PDC 1 of the Airfield Policy Area 5	Provided it is located within Airfield Policy Area 5
Development listed in PDC 1 of the Mining Settlement Policy Area 4	Provided it is located within Mining Settlement Policy Area 4
Infrastructure that is required to service development within Airfield Policy Area 5 and/or Mining Settlement Policy Area 4	<p>Provided it complies with one of the following:</p> <ul style="list-style-type: none"> (a) It is sited along the infrastructure corridor as shown on Concept Plan Map LNWCA(FN)/6 – Infrastructure Alignment Corridor and complies with one of the following: <ul style="list-style-type: none"> (i) It is sited within 150 metres north of the existing road alignment (Andamooka Road) (ii) It is sited within 50 metres south of the existing road alignment (Andamooka Road) (b) It involves electricity infrastructure and it is located along the electricity infrastructure corridor as shown on Concept Plan Map LNWCA(FN)/6 – Infrastructure Alignment Corridor.

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	<p>Advertisement and/or advertising hoarding where the development achieves at least either (a) or (b). It:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.

**Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla
Zone Section
Remote Areas Zone**

Form of Development	Exceptions
All forms of accommodation within Andamooka Policy Area 1	<p>Except a detached dwelling where it achieves (a) or (b):</p> <ul style="list-style-type: none"> (a) it is located on an allotment of not less than 1200 square metres and connected to: <ul style="list-style-type: none"> (i) an approved Community Wastewater Management System OR (ii) an approved on-site waste control system <p>(b) it is located on an allotment existing as at, or granted Development Approval before, 3 July 2008 and connected to: <ul style="list-style-type: none"> (i) an approved Community Wastewater Management System </p> <p>OR</p> <ul style="list-style-type: none"> (ii) an approved on-site waste control system.
Community centre within Airfield Policy Area 5	
Consulting room within Airfield Policy Area 5	
Dwelling within Airfield Policy Area 5	Except for a caretaker or report officer's residence
Educational establishment within Airfield Policy Area 5	Except where ancillary to and in association with aviation activities.
Hospital within Airfield Policy Area 5	
Horticulture within Airfield Policy Area 5	
Hotel within Airfield Policy Area 5	
Intensive animal keeping within Airfield Policy Area 5	
Land Division within Andamooka Policy Area 5	<p>Except where it:</p> <ul style="list-style-type: none"> (a) results in the creation of an allotment or allotments of not less than 1200 square metres; and (b) is connected to a reticulated water supply and reticulated power supply.
Motel within Airfield Policy Area 5	
Nursing home within Airfield Policy Area 5	
Place of workshop within Airfield Policy Area 5	
Pre-school within Airfield Policy Area 5	
Shop within Airfield Policy Area 5	Except where located within the terminal building
Tourist accommodation within Airfield	

Form of Development	Exceptions
---------------------	------------

Policy Area 5

Waste reception, storage, treatment or disposal within **Airfield Policy Area 5**

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
------------	------------

Development listed in PDC 1 of the **Airfield Policy Area 5**

Development listed in PDC 1 of the **Mining Settlement Policy Area 4**

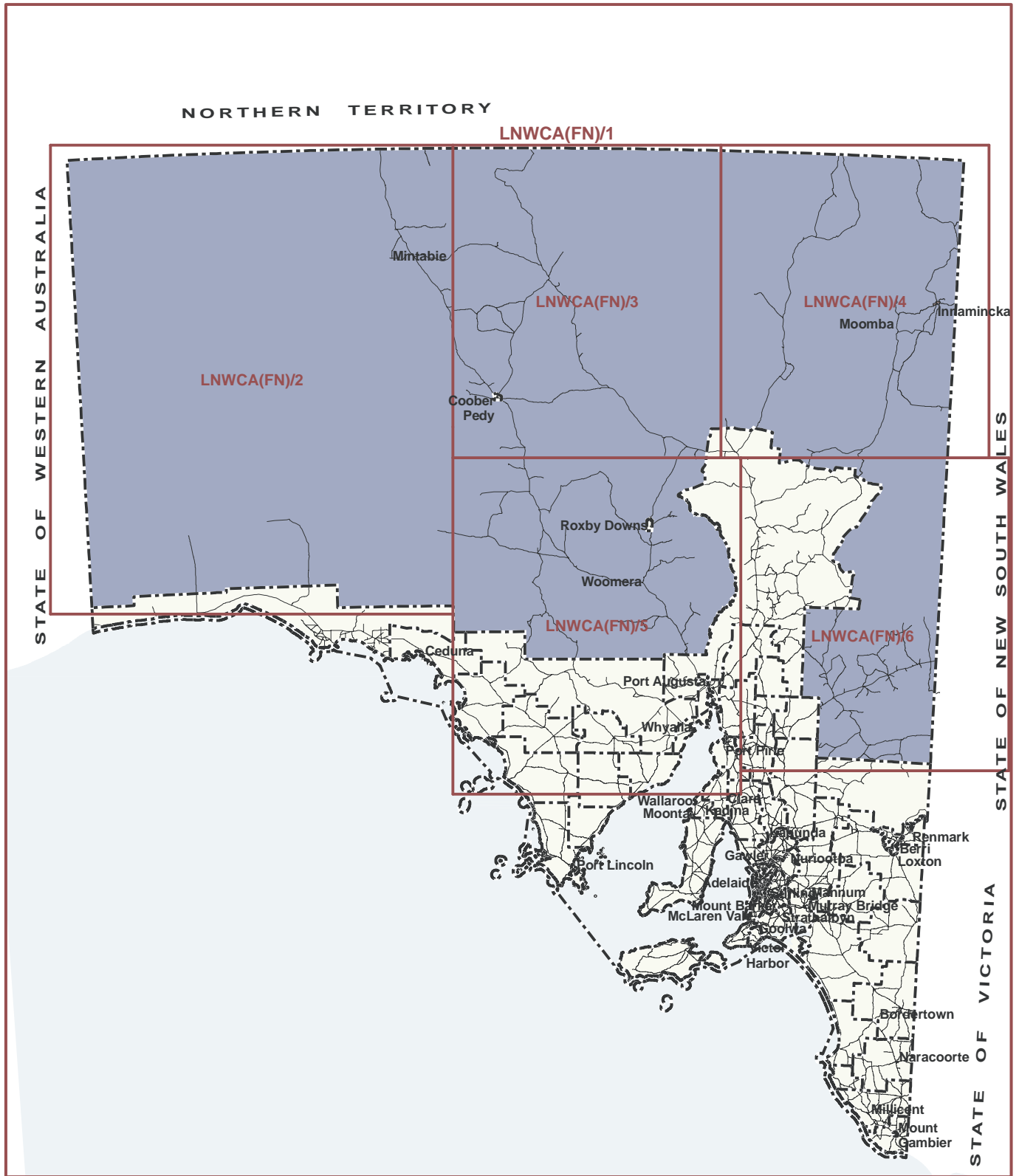
Mining settlement(s) associated with an approved mining lease

Mining settlement(s) associated with an approved mining lease.

Wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area (other than where adjoining the Land Not Within A Council Area Coastal Waters Development Plan) or any of the following zones and policy area:

- (a) **Coastal Settlement Zone**
- (b) **Township Zone**
- (c) **Andamooka Policy Area 1.**

ATTACHMENT B



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 LNWCA_FN/1 to Map LNWCA_FN/10 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.

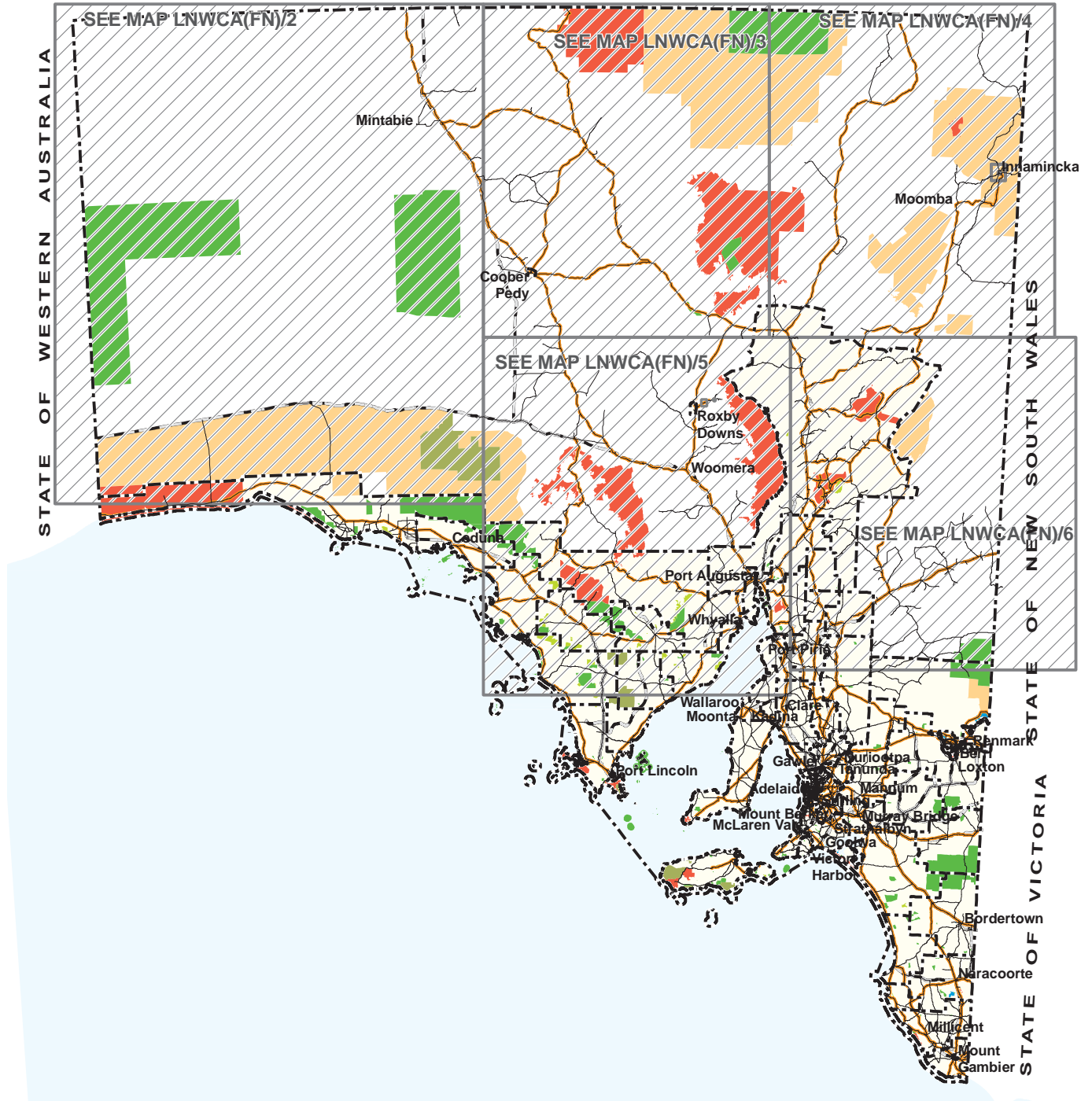












LNWCA(FN) Index Map

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

NORTHERN TERRITORY

STATE OF QUEENSLAND



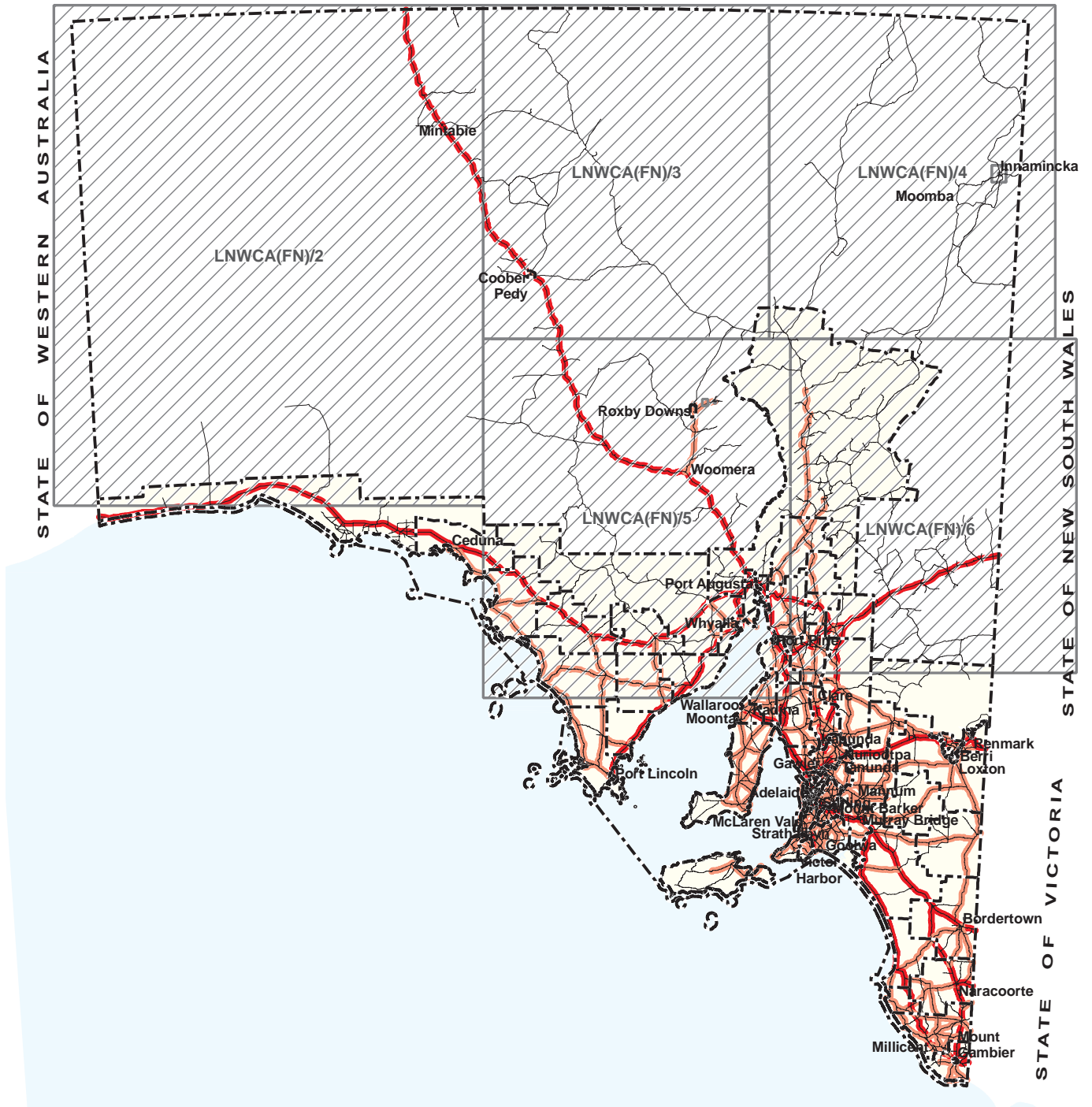
-  Railways
-  Tourist Routes
-  National Park
-  Conservation Park
-  Recreation Park
-  Game Reserve
-  Regional Reserve
-  Wilderness Protection Area
-  Conservation Reserve
-  Development Plan Boundary

Location Map LNWCA(FN)/1

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

NORTHERN TERRITORY

STATE OF QUEENSLAND



Overlay Map LNWCA(FN)/1

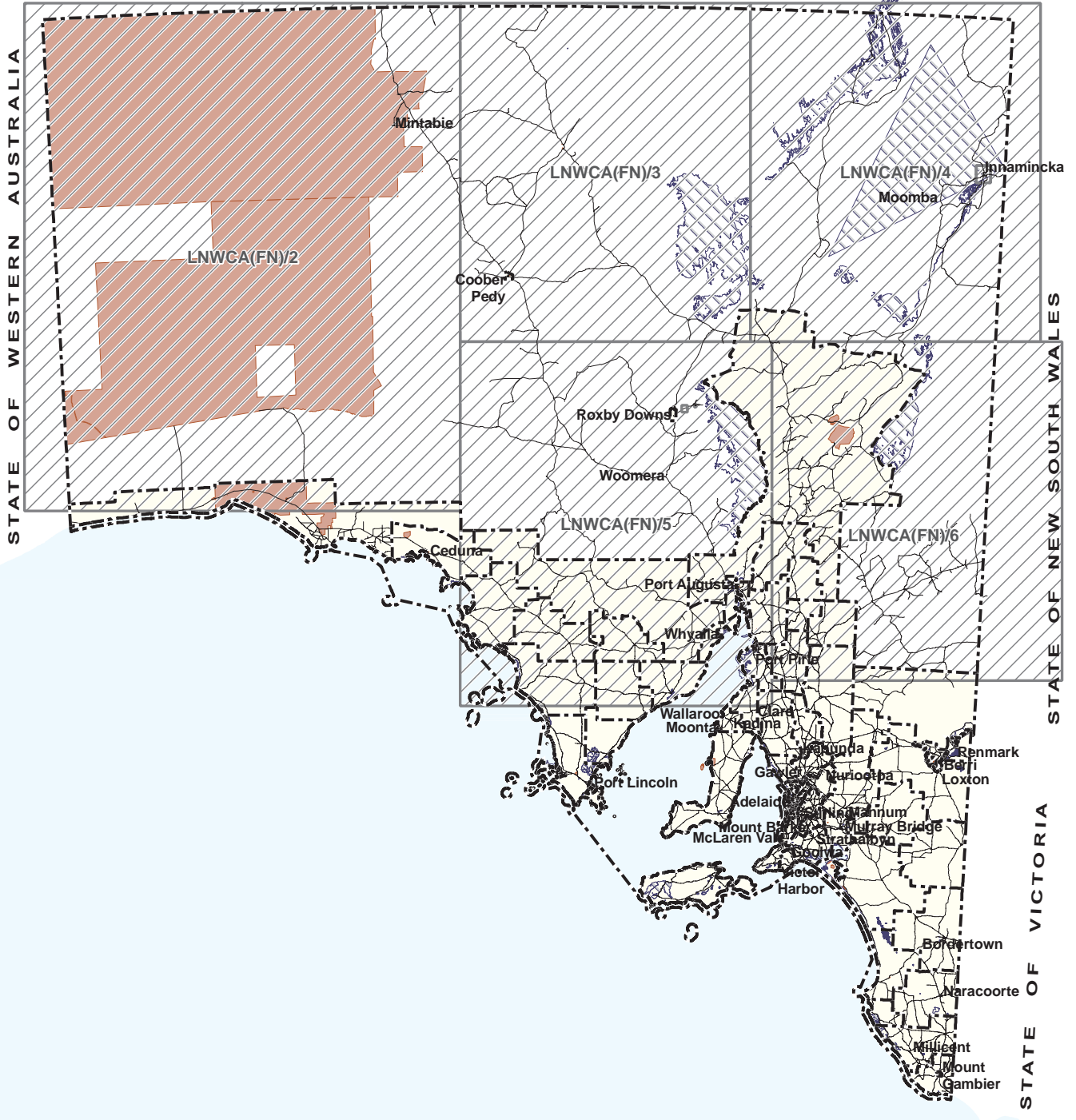
TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)


NORTHERN TERRITORY

STATE OF QUEENSLAND



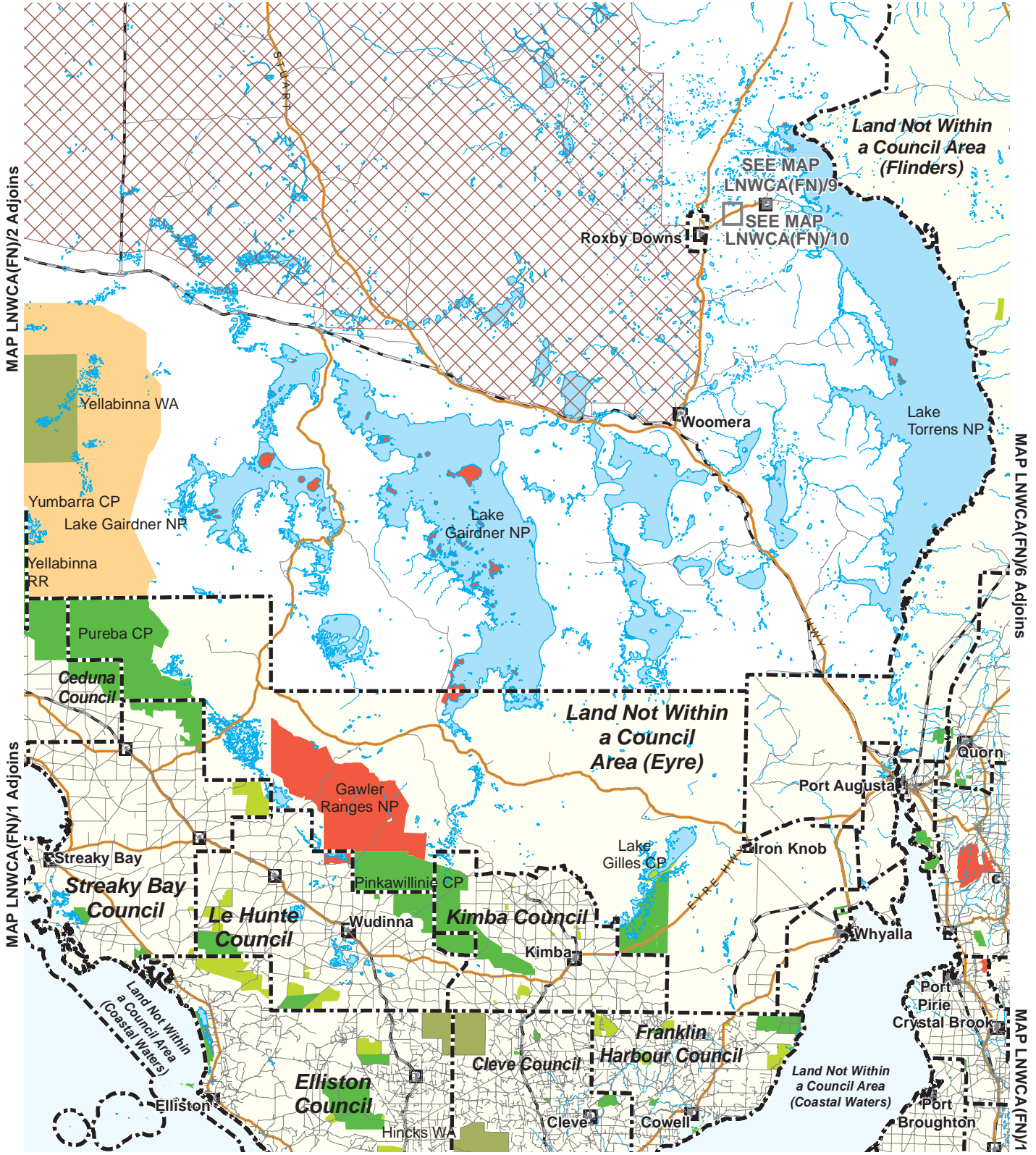
Overlay Map LNWCA(FN)/1 ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

-  Wetlands of National Importance
-  Aboriginal Lands
-  Development Plan Boundary

ATTACHMENT C

MAP LNWCA(FN)/3 Adjoins



MAP LNWCA(FN)/1 Adjoins

- C Council Office
- H Hospital
- P Police Station
- Railways
- Tourist Routes
- Waterway / drain / channel
- ▨ Woomera Protected Area
- Waterbodies
- National Park
- Conservation Park
- Recreation Park
- Regional Reserve
- Wilderness Protection Area
- Conservation Reserve
- - - - - Development Plan Boundary



Location Map LNWCA(FN)/5

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/3 Adjoins

MAP LNWCA(FN)/2 Adjoins

MAP LNWCA(FN)/1 Adjoins

MAP LNWCA(FN)/6 Adjoins

MAP LNWCA(FN)/1 Adjoins



MAP LNWCA(FN)/1 Adjoins

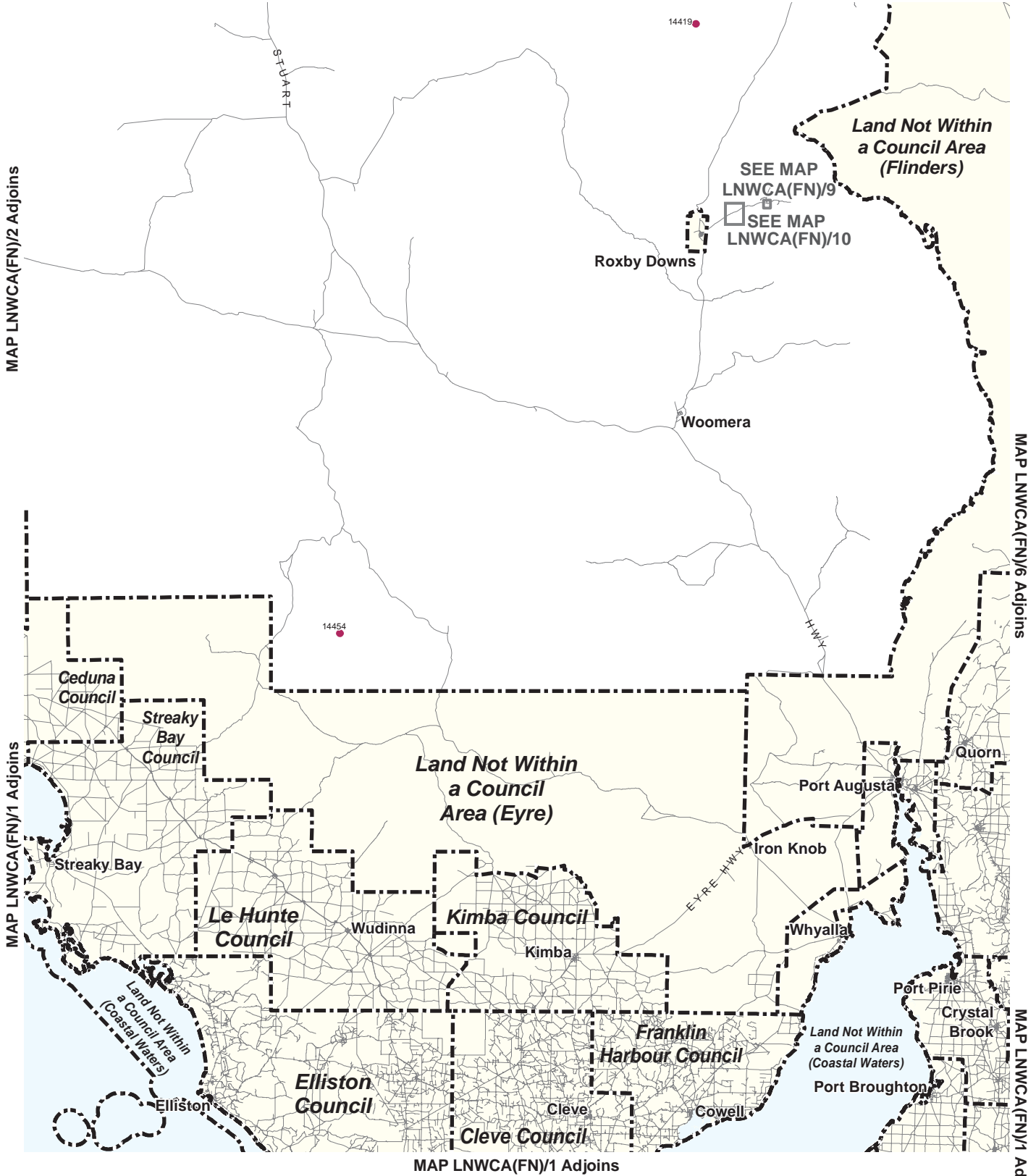


Overlay Map LNWCA(FN)/5 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/3 Adjoins



For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

- State heritage place
- Development Plan Boundary

Overlay Map LNWCA(FN)/5 HERITAGE

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/2 Adjoins

MAP LNWCA(FN)/1 Adjoins

MAP LNWCA(FN)/1 Adjoins

SEE MAP
LNWCA(FN)/9
SEE MAP
LNWCA(FN)/10

Roxby Downs

Woomera

Land Not Within
a Council Area
(Flinders)

Inland Saline
Lakes

MAP LNWCA(FN)/6 Adjoins

Land Not Within
a Council
Area (Eyre)

Streaky Bay
**Streaky Bay
Council**

Le Hunte
Council

Wudinna

Kimba

Iron Knob

Whyalla

Quorn

Port Augusta

Port Pirie

Crystal
Brook

Upper
Spencer Gulf

Port Broughton

MAP LNWCA(FN)/1 Adjoins

**Elliston
Council**

Elliston




Cleve

Cowell



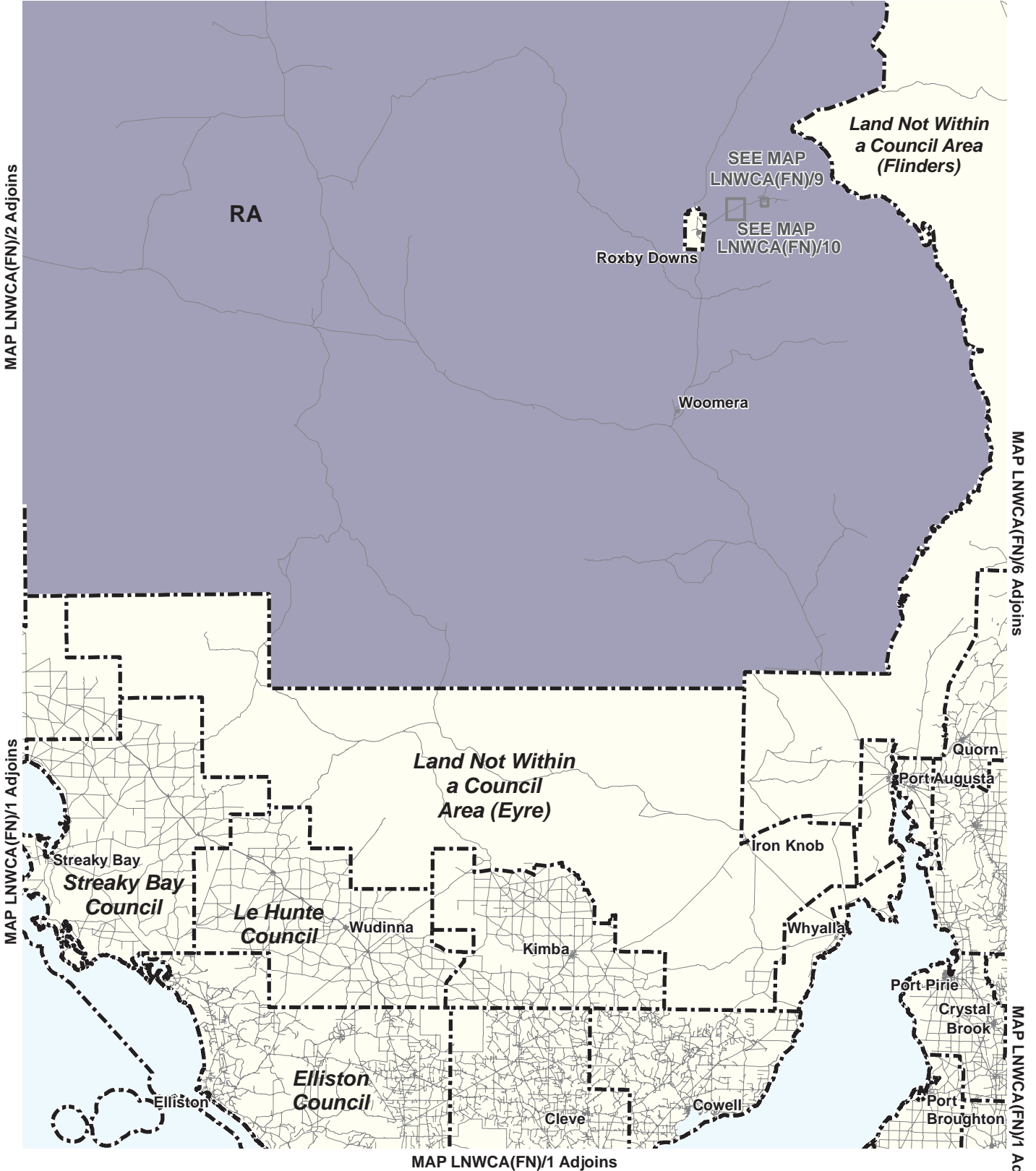
0 100 km

Overlay Map LNWCA(FN)/5 ABORIGINAL LANDS AND NATURAL RESOURCES

-  Wetlands of National Importance
-  Aboriginal Lands
-  Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/3 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

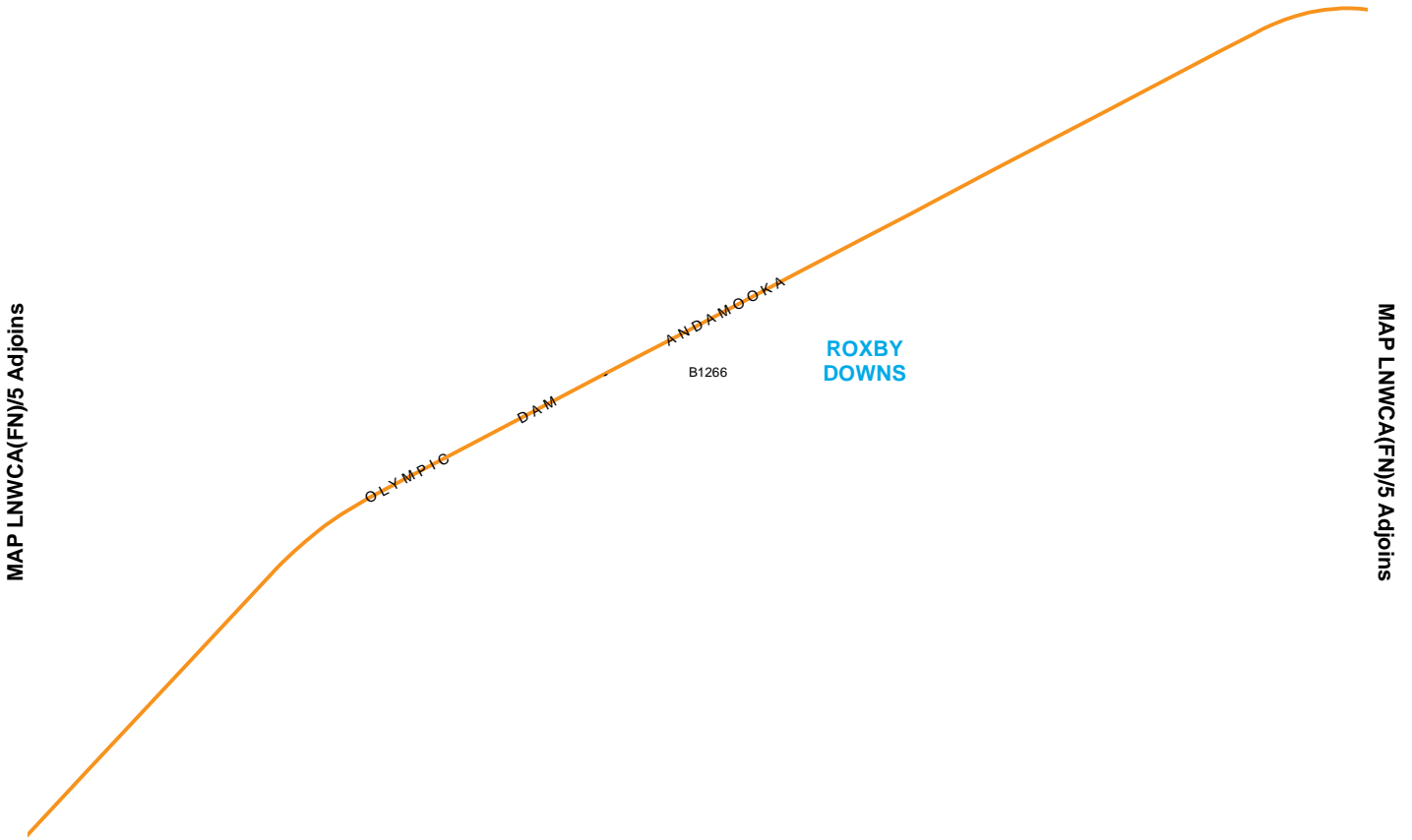
- Zones**
- RA Remote Areas
 - Zone Boundary
 - Development Plan Boundary

Zone Map LNWCA(FN)/5

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

ATTACHMENT D

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins



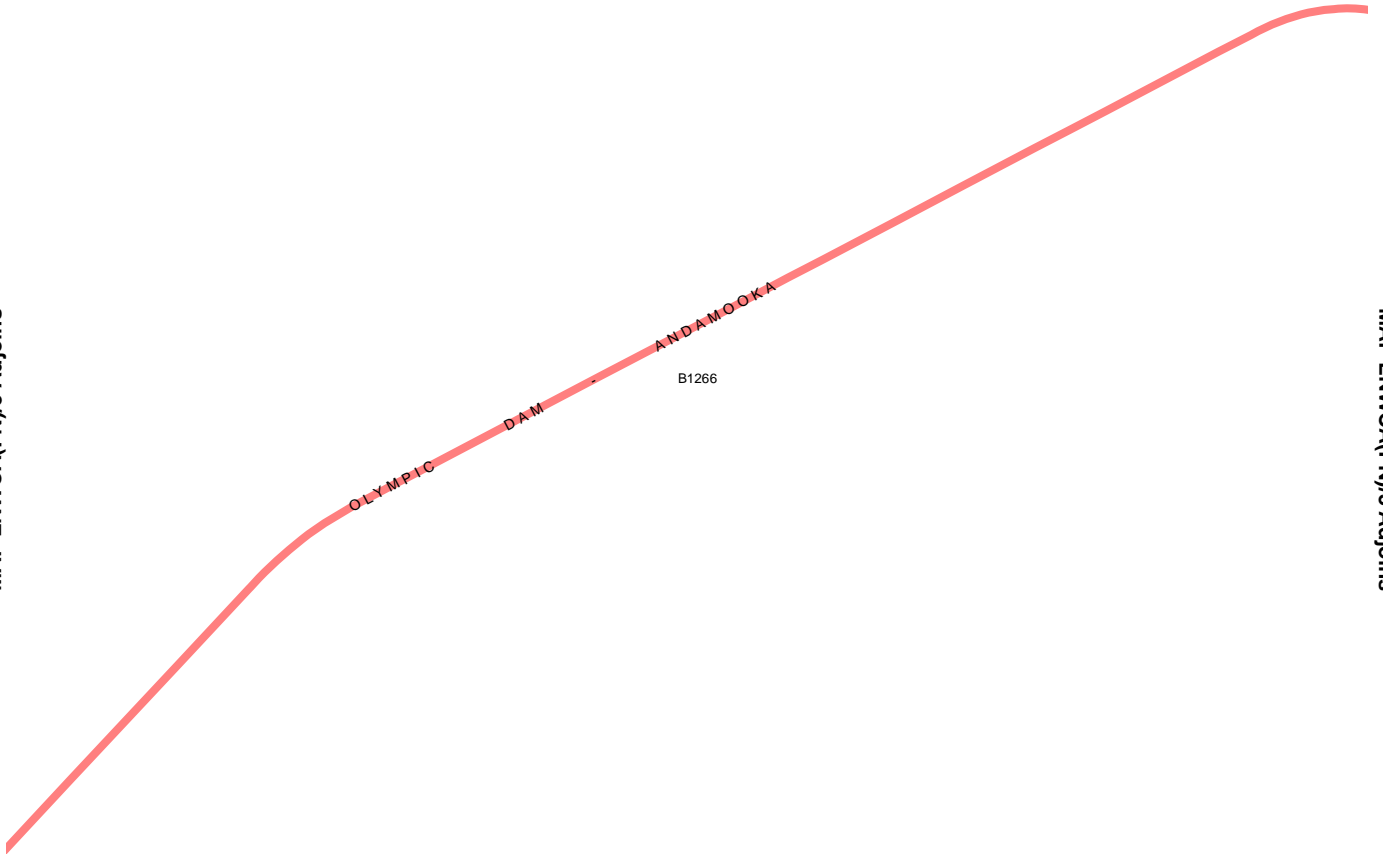
Location Map LNWCA(FN)/10

— Tourist Routes

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/5 Adjoins

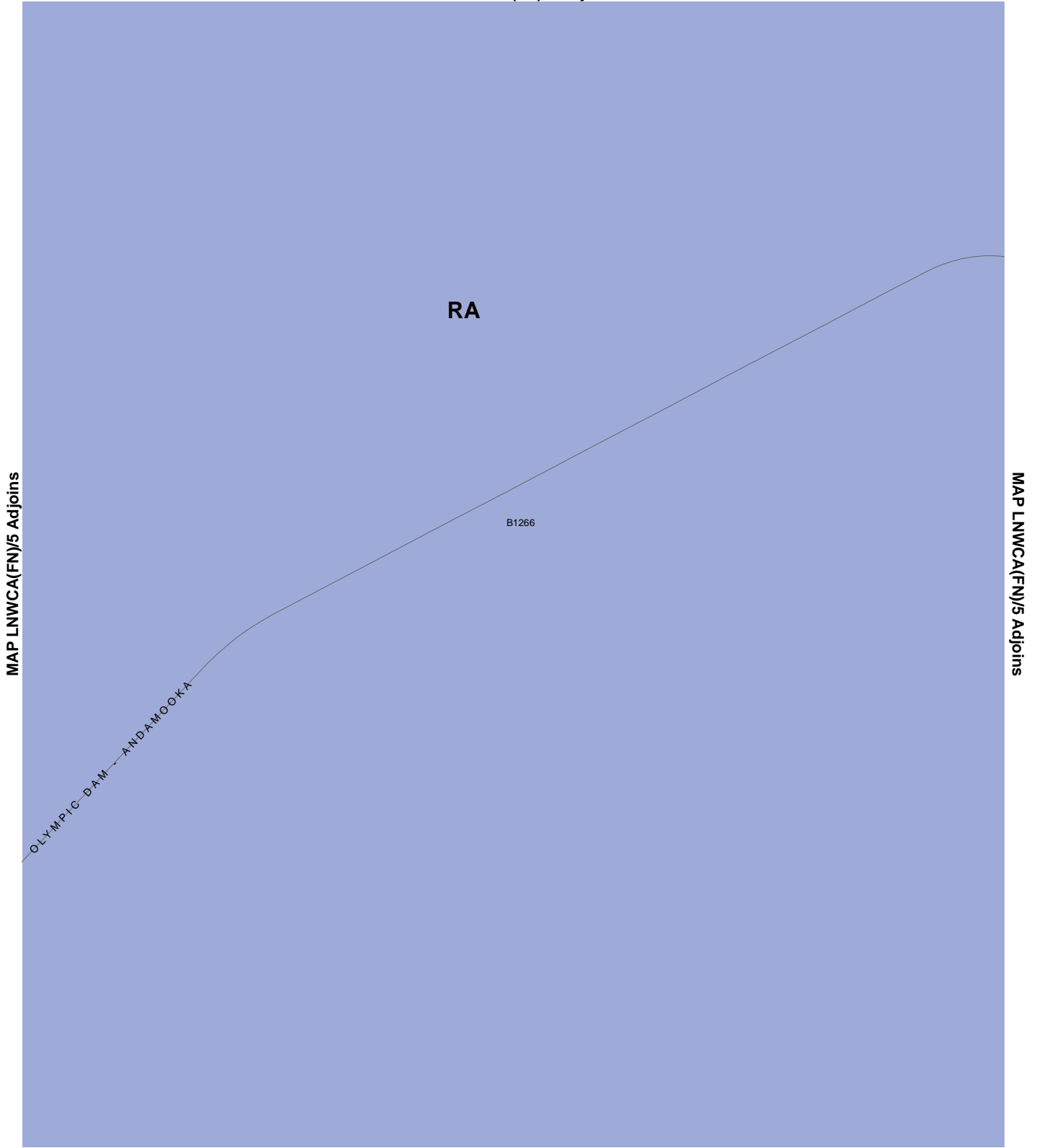
MAP LNWCA(FN)/5 Adjoins



Overlay Map LNWCA(FN)/10 TRANSPORT

Secondary Arterial Roads

MAP LNWCA(FN)/5 Adjoins



Lamberts Conformal Conic Projection, GDA94



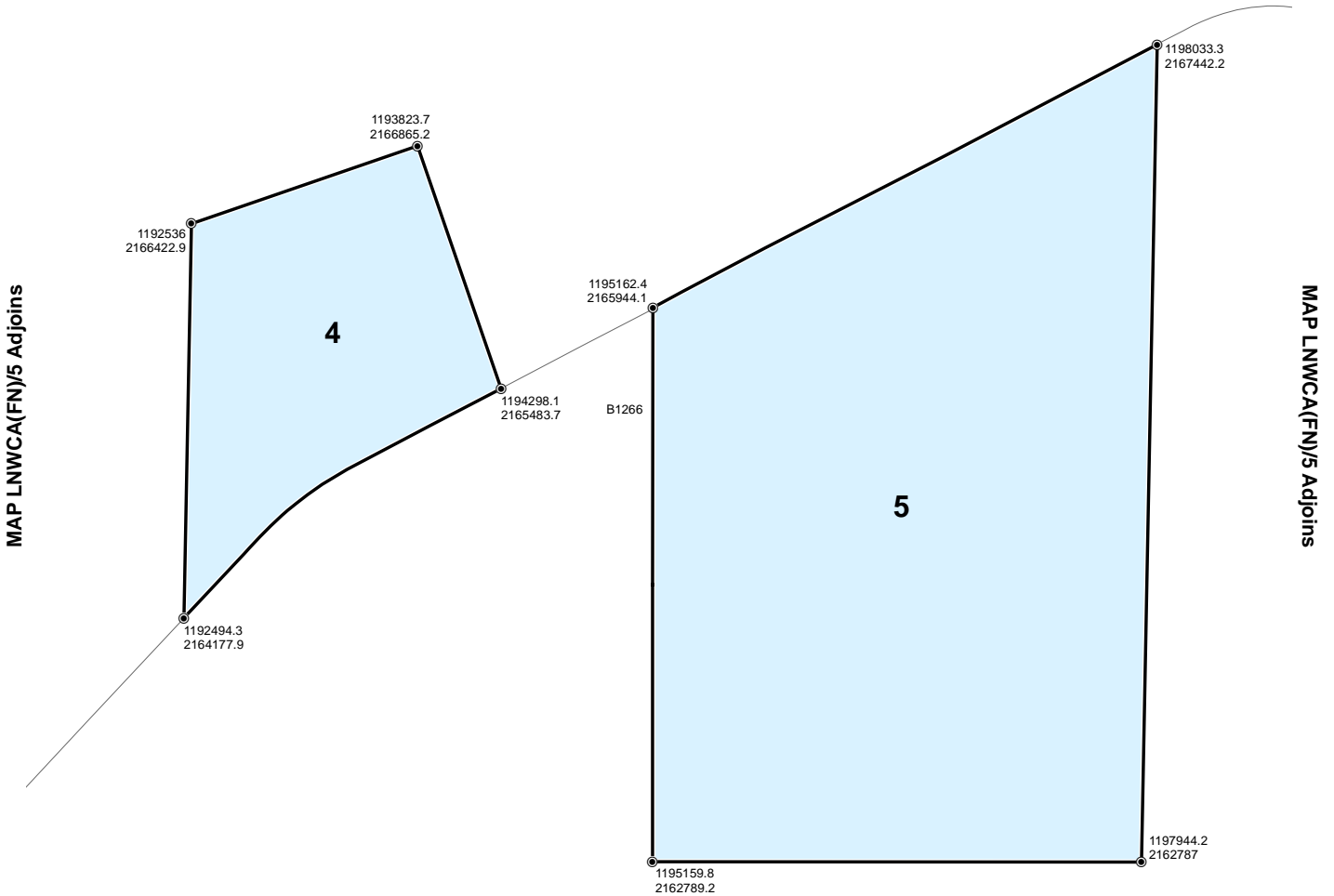
Zone Map LNWCA(FN)/10

Zones

- RA Remote Areas
- Zone Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 4 Mining Settlement
- 5 Airfield

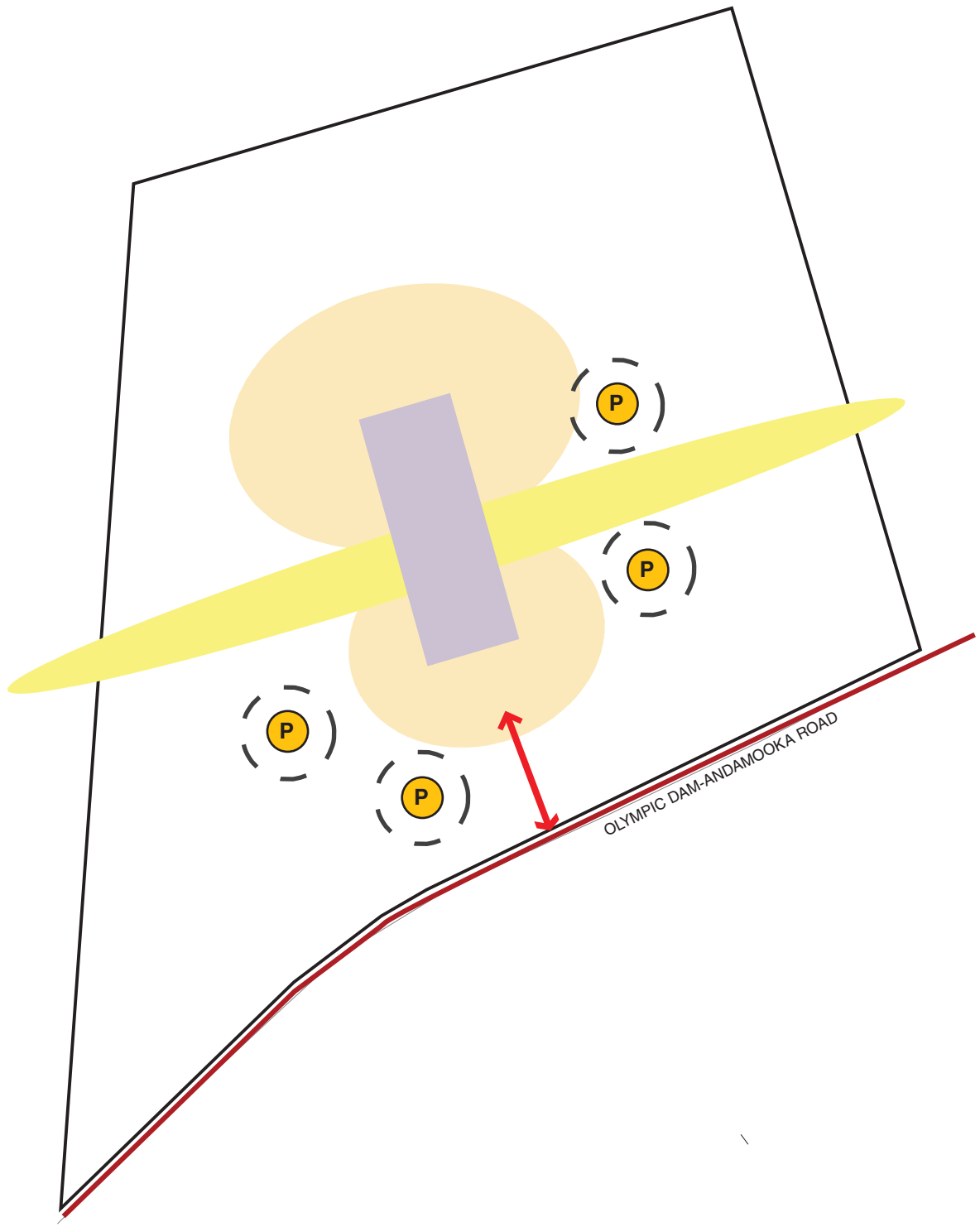









Policy Area Map LNWCA(FN)/10

 Policy Area Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

ATTACHMENT E



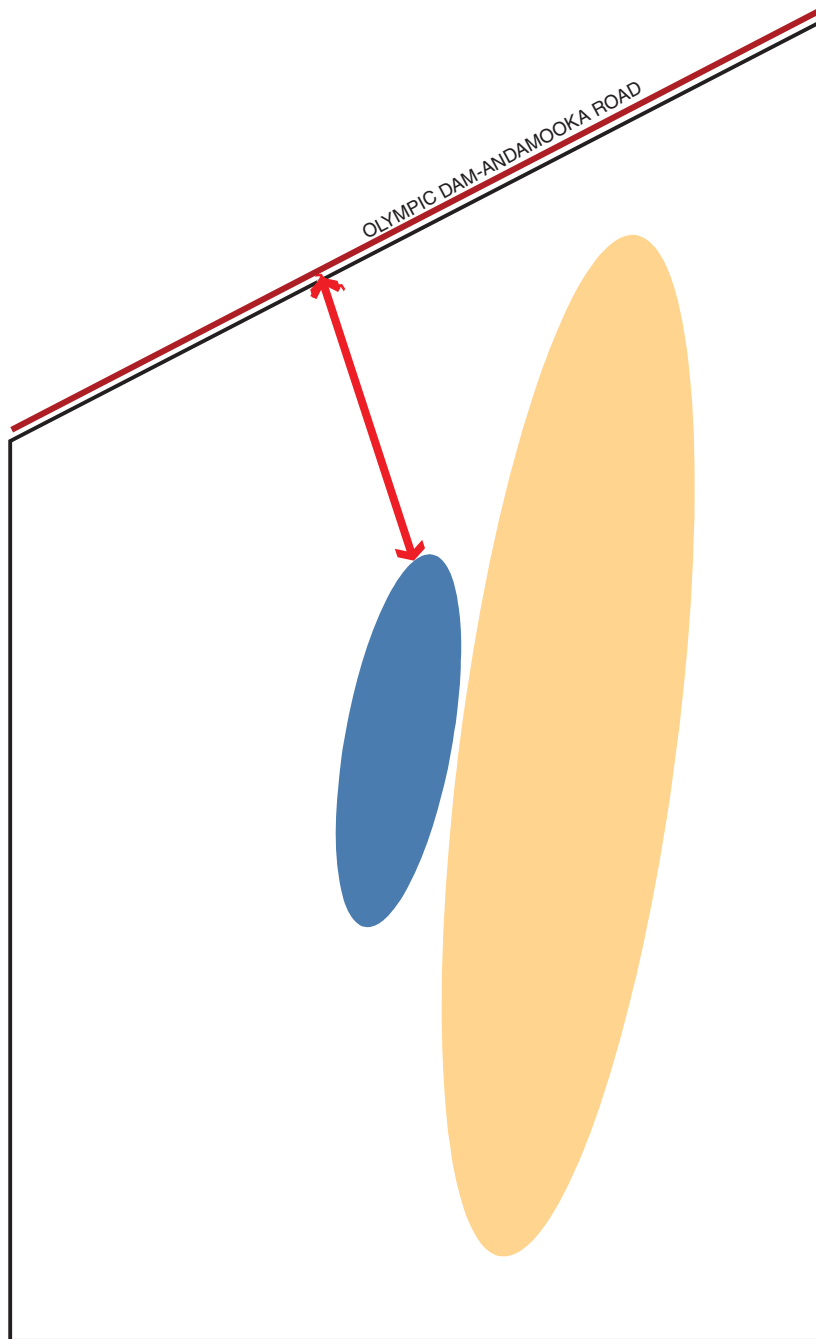
-  Sand Dunes
-  Living/Accommodation
-  Town Centre
-  Parking
-  Secondary Arterial Road
-  Formed Road
-  Site Boundary



Concept Plan Map LNWCA(FN)/4

MINING SETTLEMENT

Land Not Within A Council Area (Far North)



-  Aircraft Runways, Taxiways and Parking
-  Terminal Facilities
-  Formed Road
-  Secondary Arterial
-  Site Boundary



Concept Plan Map LNWCA(FN)/5

AIRFIELD





LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



Concept Plan Map LNWCA(FN)/6

INFRASTRUCTURE ALIGNMENT CORRIDOR

LAND NOT WITHIN COUNCIL AREA (FAR NORTH)

-  Infrastructure Corridor
-  Zone Boundary
-  DCDB
-  Development Plan Boundary

**ROXBY DOWNS (MUNICIPALITY)
DEVELOPMENT PLAN AND
LAND NOT WITHIN A COUNCIL AREA –
EYRE, FAR NORTH, RIVERLAND AND
WHYALLA DEVELOPMENT PLAN**

ROXBY DOWNS AND ENVIORNNS DPA

Approval Development Plan Amendment

By the Minister

**EXECUTIVE SUMMARY AND ANALYSIS
RELEASED FOR CONSULTATION FROM 1
MAY 2009 TO 7 AUGUST 2009.**

**Roxby Downs (Municipality) and Land Not
Within a Council Area - Eyre, Far North,
Riverland and Whyalla Development Plans**

Roxby Downs and Environs

*Development Plan Amendment
By the Minister*

For Consultation

Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at Department of Planning and Local Government Level 5, Roma Mitchell House, 136 North Terrace, Adelaide and at the Municipal Council of Roxby Downs, Richardson Place, Roxby Downs, South Australia, from Friday 1 May 2009 until 7 August 2009

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to the Presiding Member, Development Policy Advisory Committee, c/- Planning SA, Roma Mitchell House, Level 3, 136 North Tce, Adelaide SA 5000, or emailed to dpac@saugov.sa.gov.au

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA and at which location (Roxby Downs or Adelaide). If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on Tuesday 8 September 2009 at the Municipal Council of Roxby Downs, Richardson Place, Roxby Downs, South Australia, if required a second public meeting will be held in Adelaide on Monday 14 September (venues to be advised).

TABLE OF CONTENTS

EXECUTIVE SUMMARY	iv
Introduction	iv
Need for the Amendment	v
Proposed Policy Changes	v
Areas Affected	v
Legal Requirements	vii
Consultation	vii
The Final Stage	viii
ANALYSIS	1
1 BACKGROUND	1
1.1 Need for Policy Amendment	1
1.2 Township of Roxby Downs	1
1.3 Mining Settlement	2
1.4 New Airport	3
2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS	4
2.1 Consistency with the Planning Strategy	4
2.2 South Australia's Strategic Plan	9
3 INVESTIGATIONS PREVIOUSLY UNDERTAKEN	11
3.1 Roxby Downs Township	11
3.2 Mining Settlement	13
3.3 New Airport	18
3.4 Service Infrastructure	19
4 PROPOSED AMENDMENTS IN DETAIL	24
5 CONCLUSIONS AND RECOMMENDED POLICY CHANGES	25
5.1 Context	25
5.2 Roxby Downs Township	25
5.3 Mining Settlement and New Airport	25
6 LEGAL REQUIREMENTS	27
6.1 Introduction	27
6.2 Accords with the Planning Strategy	27
6.3 Accords with Other Parts of the Development Plan	27
6.4 Complements the Policies in the Development Plans for Adjoining Areas	27
6.5 Satisfies the Requirements Prescribed by the Regulations	27
REFERENCES/BIBLIOGRAPHY	28
THE AMENDMENT	29

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Urban Development and Planning, to amend a Development Plan.

In this case, the Minister is undertaking the amendment pursuant to section 24(1) (g) of the Act. Section 24(1) (g) allows the Minister to prepare an amendment where he/she is of the opinion that the matter is of significant social, economic or environmental importance.

A Development Plan Amendment (DPA) (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted. A DPA consists of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- References/Bibliography
- The Amendment.

NEED FOR THE AMENDMENT

BHP Billiton Olympic Dam Corporation Pty Ltd (ODC) is in the selection stage of evaluating the proposed expansion of its activities at Olympic Dam to include a new open pit mine and related infrastructure.

The current and now this proposed expansion of BHP Billiton's activities has placed increasing pressure on the Roxby Downs township and surrounding area to meet the growing demand for residential accommodation and associated facilities.

Of particular significance to Roxby Downs is the proposed expansion of the Olympic Dam mine deposit located 16 km north of the township. Should the expansion of the mine occur, it is estimated that the population of the township would jump from 4500 to over 10 000 residents. It is expected that the expansion would create a life of over 70 years for the mine, and that Roxby Downs would require the infrastructure, facilities and residential capacity to meet this level of growth.

In addition, in order to cater for the accommodation needs for non-resident workers servicing the Olympic Dam mine, there is a need to establish new temporary workers' accommodation for up to 10 000 persons. This is proposed to be in the form of a mining settlement located 16 km east of the township, adjacent the Andamooka Road. A new airport, to replace the existing airport, is to be located in proximity to the new mining settlement.

Roxby Downs Township

The current Roxby Downs (Municipality) Development Plan is not considered to adequately address the residential and other development pressures facing the township. Based on a Master Plan for the expansion of Roxby Downs, this DPA proposes to amend the Roxby Downs (Municipality) Development Plan to better reflect existing and desired future land uses based on the proposed growth of the mine. The DPA is a direct consequence of the proposed expansion of Olympic Dam and the concurrent EIS process. The Draft Master Plan was initially prepared by BHP Billiton, ARUP and Hassell in 2006 and revised in July 2008. Residential expansion is proposed to occur in a concentric manner, with residential 'precincts' designed as 'connected communities', while minimising the impact on the environment through the use of environmentally sustainable design techniques.

Executive Summary

It is vital to ensure that policy provisions within the Development Plan provide suitable guidance with regard to the future development of the town.

Temporary Workers' Accommodation and the Airport

Currently, the Roxby Downs (Municipality) Development Plan provides for a 'Special Living Zone' just south of the Special Mining Lease (SML) granted under the Indenture scheduled to the *Roxby Downs (Indenture Ratification) Act 1982*. That zone facilitates the development of temporary workers' accommodation. However, temporary workers' accommodation located in the Special Living Zone will not be appropriate in the future because of its proximity to the planned open pit operation. An alternative site for workers' accommodation and associated facilities has been identified.

The ODC proposes to relocate and expand the existing airport in connection with the open pit expansion.

It is proposed that the Temporary Workers' Accommodation and the new airport be located along the road to Andamooka, east of the SML.

PROPOSED POLICY CHANGES

The DPA proposes the following policy changes:

Roxby Downs (Municipality) Development Plan

- The amendment of various zone boundaries providing for:
 - a minor expansion of the Light Industry Zone
 - the creation of a new Industry Zone
 - the expansion of the Residential Zone into the Deferred Urban, Rural Landscape and Special Uses zones
 - an additional area of Deferred Urban Zone within the Special Uses Zone
 - the expansion of the Special Uses Zone into the Buffer and Rural Landscape Zones
 - the introduction of a Caravan and Tourist Park Zone within the Rural Landscape Zone.
- The introduction of additional policies in the zones to provide clearer direction about the form of development envisaged in each zone.

Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plans

- The introduction of a 'Mining Settlement Policy Area' and associated policies within the Remote Areas Zone.
- The introduction of an 'Airfield Policy Area' and associated policies within the Remote Areas Zone.

AREAS AFFECTED

The following areas are affected by the DPA, as shown on Figure 1:

- Various zones within the Roxby Downs (Municipality) Development Plan.
- The Remote Areas Zone within the Land Not Within a Council - Eyre, Far North, Riverland and Whyalla Development Plan.

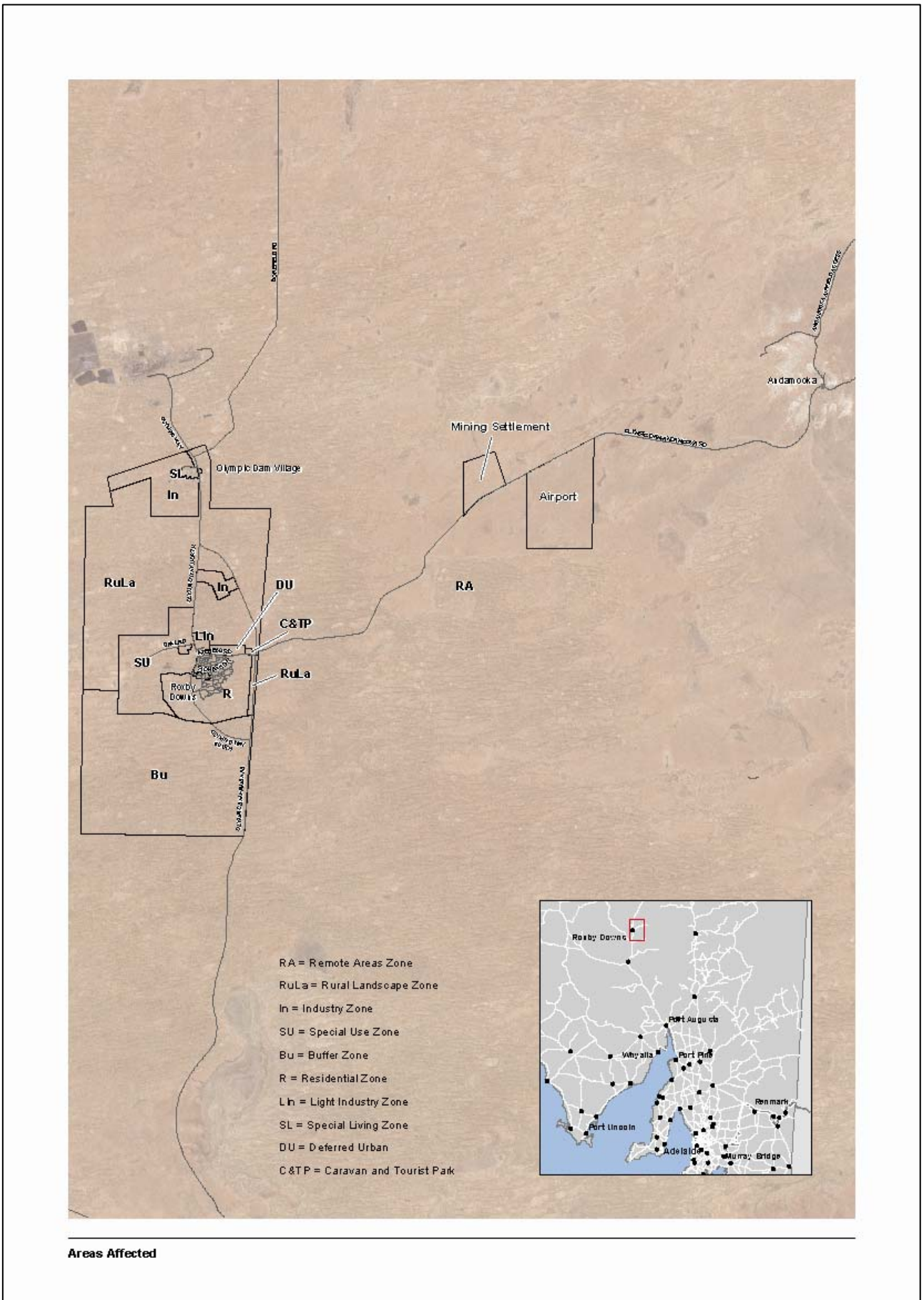


Figure 1

LEGAL REQUIREMENTS

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to section 101 of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the relevant councils' Development Plans
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

CONSULTATION

The DPA will be released for concurrent consultation with the Municipal Council of Roxby Downs and the public for a period as specified in the relevant public notices.

The DPA will also be released concurrently with the start of public consultation for the Environmental Impact Statement associated with the expansion of the activities at Olympic Dam (including a new open pit mine and related infrastructure).

Consultation with the following organisations and agencies will also be undertaken during the consultation period for the DPA:

- Department for Transport, Energy and Infrastructure
- Department of the Premier and Cabinet
- Department of Trade and Economic Development
- SA Tourism Commission
- Department of Health
- Department for Families and Communities
- Department for Environment and Heritage
- Department of Water, Land and Biodiversity Conservation
- Office of State / Local Government Relations
- Department of Justice
- Department of Primary Industries and Resources SA
- ETSA Utilities
- Origin Energy
- SA Water
- Electranet
- Environment Protection Authority
- Australian Government – Department of Defence
- Outback Areas Community Development Trust
- Andamooka Progress and Opal Miners Association
- Yalata Community Incorporated
- Innamincka Progress Association

All written and verbal agency and public submissions made during the consultation phase will be recorded and considered by the Development Policy Advisory Committee (DPAC), which is an independent body responsible for conducting the consultation stage of Ministerial DPAs. Changes

to the DPA may occur as a result of the consultation process. (See also ‘Have your say’ information box at the front of this DPA.)

THE FINAL STAGE

When DPAC has considered the comments received and heard all the public submissions, it will provide the Minister for Urban Development and Planning with a report on its findings.

The Minister will then either approve (with or without changes) or refuse the DPA.

Note: This Executive Summary is for information only and does not form part of the Amendment to the Development Plans.

ANALYSIS

1 BACKGROUND

In 1997 BHP Billiton received approvals relating to the expansion of its operations at Olympic Dam to increase production rates up to 350 000 tonnes per annum (tpa) of copper and associated products. Operations at the mine were subsequently expanded to increase production rates. Currently the mine produces around 170 000 tpa. BHP Billiton is currently investigating further expansions of its operations to increase production to 200 000 tpa in the near term. It is anticipated that this expansion would be conducted as part of the expansion previously approved.

BHP Billiton is also in the selection phase of investigating the potential significant further expansion of its operations to include a new open pit mine at Olympic Dam and related facilities and infrastructure (ODX). This further expansion is the subject of a joint Commonwealth and South Australian environmental impact assessment process and will require further approvals from both the Commonwealth and South Australian governments.

Due to its size and considerable economic importance to the state, the South Australian Government has declared the ODX expansion a Major Development under the *Development Act 1993*.

The anticipated ODX expansion will be one of the biggest of its type in the world. It is envisaged that it will ultimately increase production at Olympic Dam to more than 750 000 tpa (including production from the existing underground mine). It is expected that the proposed new open pit mine will have a life of more than 70 years.

1.1 Need for Policy Amendment

Due to current and potential development pressures resulting from the significant growth of both the mining and tourism industries in northern South Australia, the Minister has resolved to undertake this DPA to investigate and amend policies affecting the Roxby Downs township and environs.

Should the expansion of the Olympic Dam mining operations proceed, the population of Roxby Downs will more than double, to a population exceeding 10 000 within a short timeframe. This anticipated growth is placing significant speculative development pressures on the township.

The potential impact on the population of Roxby Downs should the mine expansion proceed, is acknowledged within the Planning Strategy for Regional South Australia, January 2003, which states: 'The population of Roxby Downs is expected to continue to grow with the anticipated expansion of the Olympic Dam Mine. Elsewhere in the area the population is expected to remain stable or decline.'

The *Roxby Downs (Indenture Ratification) Act 1982* (Indenture), which was ratified by the South Australian Parliament in 1982 and amended in 1996 and 2001, sets both the legal framework for the terms and conditions of operations at Olympic Dam and the application of the *Development Act 1993* to those operations and activities in Roxby Downs.

The current Roxby Downs (Municipality) Development Plan provides limited support for an expansion of this scale, while relevant provisions in the Land Not Within a Council Area - Eyre, Far North and Riverland Development Plan are of a general nature. The purpose of this DPA is to amend both Development Plans to ensure adequate policy guidance with regard to the growth of the township and the development associated with the Olympic Dam mine in both the township and environs.

1.2 Township of Roxby Downs

To service the Olympic Dam mine, the township of Roxby Downs was established in 1987. The township, located 16 km south of the mine, currently houses over 4500 residents.

Specifically, a review of the Roxby Downs (Municipality) Development Plan has identified that the current policies provide limited support for expansion on the scale proposed by the mine operators. Amendments to the Development Plan are proposed to allow for the town to accommodate additional residential and other development to meet the needs of potential rapid growth.

1.3 Mining Settlement

The development of mining settlements for the Olympic Dam mine is currently provided for in the Roxby Downs (Municipality) Development Plan. The Plan includes a Special Living Zone south of the existing mine. An existing mining camp for the Olympic Dam mine, Camp 1, is located in this Special Living Zone and can accommodate approximately 1500 workers.

Accommodation facilities in the Special Living Zone will have to be relocated if the ODX expansion goes ahead because of the proximity of the Special Living Zone to the proposed new open pit mine operations. It is not appropriate that accommodation for workers be located so near to the proposed operations. The proposed rock storage facility is also likely to eventually encroach on the Special Living Zone area.

Camp 1 is currently at, or nearing capacity, with little room for expansion required for workers servicing the existing or proposed mining operations. Infrastructure capacity is also limited. This camp is unable to practically accommodate the increase in worker numbers required to service the existing mining operations and the further planned expansions within the existing approvals (the non-ODX growth projects). Future significant expansion of camp facilities would also be required if ODX proceeds. The existing camp is an older style camp and is of a quality below that required by contemporary standards. It is anticipated that the facilities will require refurbishment in the near term. It is appropriate for expansion of camp facilities to be undertaken at a more suitable location to avoid potential conflicting land uses.

The proposed area for the workers' accommodation is located away from the existing townships of Roxby Downs and Andamooka to minimise any potential adverse social impacts on these townships. The impacts of dust and noise from the mining operations were also considered in determining the most appropriate location for settlements.

The area will permit the full range of facilities required to service a workforce in a remote area, including:

- accommodation units
- kitchen/dining facilities
- recreation facilities including gyms, hard courts, indoor sports areas, beach volley ball courts, swimming pools, cricket nets and a turf sports fields
- taverns/clubs
- recreation and administration buildings
- warehouses
- roads and car parking areas
- bus terminals and maintenance facilities
- maintenance buildings
- storages for water and sewage
- road access upgrades

- power facilities
- site works and landscaping
- gatehouses
- retail stores
- coffee shops/internet cafés/licensed retail stores
- ice making and chilled water stations
- laundries/internet facilities
- temporary facilities, such as accommodation units and associated amenities facilities including dining and social areas and laundries, site offices, and sheds and stores for equipment and materials, required for the construction of mining settlements.

On-site facilities will decrease the need for workers to leave the settlement and thereby minimise the demand on facilities and services within the surrounding townships, and reduce the potential for undesirable behaviour.

1.4 New Airport

In conjunction with the proposed ODX expansion, it is proposed that the airport will be relocated to a new site north-east of Roxby Downs to avoid conflict with ODX activities and allow for expansion of the airport to accommodate larger aircraft. The existing runway cannot be extended and can cater for only 50 seat turboprop aircraft. The existing airfield will become part of the mining lease and decommissioned concurrent with the new airport becoming operational.

The proposed new airport will be designed to cater for aircraft able to carry larger numbers of workers and also to allow for night-time flights, which will give greater flexibility to operations. The proposed location is preferred primarily because its topography is suitable for the proposed expanded airport facilities. It is considered desirable that any new mining settlement be located in proximity to suitable airport facilities.

2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 Consistency with the Planning Strategy

The Development Act requires that any amendment to a Development Plan should seek to promote provisions of the Planning Strategy. The *Planning Strategy for Regional South Australia* January 2003 (as amended at December 2007) is a State Government document that expresses the government's vision for future development of this region of the state. The area affected by the proposed Olympic Dam mine expansion and the township of Roxby Downs is identified in the Strategy as the Outback Planning and Development Area. The Strategy also acknowledges Olympic Dam as a principal mineral deposit location and one of the largest known accumulations of metals in the world. The following key goals and strategies of the Planning Strategy have been considered in the preparation of the DPA:

Planning Strategy for Regional South Australia – January 2003 (as amended at December 2007)

Section	Strategies	Comment
Economic Activity	<p>Key Industry Sectors</p> <p>2 Align land use planning with regional economic development priorities for key industry sectors.</p>	This DPA facilitates appropriate land use planning for the key mining industry sector and associated 'spin off' developments.
	<p>a Provide for the location and land needs of key industry sectors by changing Development Plans to include performance-based policies based upon land capability assessment.</p>	The amendment of the two Development Plans will provide for the locational and land needs of this component of the mining industry.
	<p>Mining, Oil and Gas</p>	
	<p>17 Attract and encourage exploration for and development of mineral and petroleum resources in the State in accordance with environmental standards.</p>	This DPA will assist in the development of a significant mineral resource.
	<p>a Provide for the land needs of mining, oil and gas exploration and production.</p>	See above.
	<p>c Identify and protect known and required mineral resources.</p>	This DPA is being written as a result of the identification of a mineral resource.
	<p>d Ensure the availability of metallic, industrial and construction materials, and oil and gas by preventing development likely to inhibit their exploitation.</p>	This DPA provides for the expansion of the mining of the resource by providing for support facilities in alternative locations largely unaffected by mining operations.
	<p>19 Maximise the onshore processing of mineral and petroleum resources within acceptable environmental standards.</p>	
	<p>a Plan for new mineral and petroleum processing, refining and other associated industries associated with the development of mineral and petroleum resources.</p>	See above.
	<p>Industry</p>	
	<p>20 Provide an adequate and appropriate supply of serviced land for industrial and commercial purposes.</p>	This DPA provides for the minor expansion of light industry/commercial activities and a new 'heavy' industry zone to service both the mine

Section	Strategies	Comment
		operations and the township.
Economic Activity (cont)	a Encourage clustering of related industries.	See above.
	b Allow for new industries and for the expansion of existing industries.	See above.
	c Reduce conflicts between industrial and other sensitive activities with separation distances, relocation and other techniques.	This DPA requires appropriate buffers to industrial areas and also locates the 'heavy' industry zone some distance from the township.
	d Allow for industry expansion when defining separation distances to existing industry.	This can be achieved under the zone provisions.
	e Prevent residential encroachment on, and facilitate necessary expansion of, industrial activities and operations.	Industry zones are appropriately located with sufficient buffers to residential areas. Dwellings are non complying uses in the industry zones.
	f Promote pollution prevention, cleaner production and waste minimisation by industry.	Existing policies in the Development Plans cover these issues.
Environment and Resources	Ecologically Sustainable Development 1 Promote ecologically sustainable development principles and apply them in all aspects of development and revitalisation. a Plan for and co-ordinate the sustainable management of renewable natural resources and the efficient use of non-renewable resources.	See above.
	Biodiversity 3 Conserve biodiversity and integrate with land use planning. a Ensure that land use planning is informed by relevant ecological data. 9 Conserve places of Aboriginal and non-Aboriginal heritage value. a Establish mechanisms for effective consultation with Aboriginal people to ensure development recognises the importance of Aboriginal culture.	Ecological data has been considered in the locations for expansion of the township, the mining settlement and the airfield, as has Aboriginal heritage values. Mechanisms are in place for effective consultation with Aboriginal peoples.
People Towns and Housing	Housing 1 Ensure diverse and affordable housing to suit community needs and preferences. a Ensure that the supply of land and infrastructure meet seasonal as well as average annual demands for all types of housing.	The proposed policies seek to provide additional land for residential development to increase supply that will be commensurate with demand so as to provide for diverse and affordable housing to suit the needs and preferences of the community.
	b Encourage greater housing diversity and ensure housing affordability for people on low incomes and older people.	This DPA enables greater housing numbers and diversity, which should impact on affordability. However, given the remote location, likely demographics and incomes based around the mining industry, this sector of the population (low income earners and older people) are not expected to be prevalent.

Analysis

Section	Strategies	Comment
People Towns and Housing (cont)	<p>4 Develop higher residential densities close to services.</p> <p>a Select locations where relatively high standards of service and transport exist and where the potential for redevelopment is high.</p>	The expansion of residential areas within the Roxby Downs township is based on directions within the Roxby Downs Draft Master Plan, and provides for concentric development around the Town Centre.
	<p>Design</p> <p>6 Provide safe, secure and healthy living environments.</p> <p>b Promote best practice in residential and town centre design by incorporating features that improve access, enhance safety and encourage physical activity.</p>	Policies in the DPA provide for these design aspects.
	<p>9 Improve built environment through a focus on strategic urban design, in particular infrastructure links, open space, built form and scale, accessibility and environmental management.</p>	See above.
Town Growth and Business Centres		
People Towns and Housing (cont)	<p>10 When investigating the potential growth of towns and cities consider the effect of regional growth issues.</p>	The need for this DPA is based on regional growth issues associated with the expansion of the mining industry.
	<p>b Ensure towns and settlements have adequate areas for growth.</p>	This DPA will ensure adequate areas of land are available to accommodate projected population demands. Land uses are distributed to minimise impacts between incompatible uses.
	<p>c Distribute land uses in towns and settlements in a way that avoids conflict between incompatible developments.</p>	
	<p>d Ensure physical and social infrastructure is provided to growing towns and cities according to a coordinated and planned program.</p>	While these aspects of development are not specifically a DPA matter, they will be provided as the township develops.
	<p>11 Establish environmentally responsible practices in urban development through joint ventures and other development activities.</p>	Numerous policies support the need to provide environmentally responsible development.
	<p>a Introduce practices that promote ecological sustainability in new construction, infill and the refit of housing.</p>	See above.
	<p>b Promote land use policies that support energy and water conservation principles in the siting and design of new construction.</p>	See above.
	<p>c Reduce energy demand with good site design and by promoting building materials, which are energy efficient and low in embodied energy.</p>	See above.
People Towns and Housing (cont)	<p>13 Integrate the planning and management of urban infrastructure in an efficient manner, to conveniently locate facilities and to create an attractive, safe, inclusive and enjoyable place to live.</p>	The proposed expansion of the township is based on a Master Plan that has had input from the community. Policies provide for the location of community facilities and require good access to them.
	<p>a Encourage economic and efficient use and development of physical infrastructure and its</p>	The DPA supports this approach.

Section	Strategies	Comment
	provision to adequately meet existing and future needs of the community.	
	b Ensure new housing and other urban development is continuous with and forms compact extensions of existing built-up areas.	The DPA supports this approach, recognising the presence of some significant dunal landforms which should be retained.
	c Release areas for urban growth to maintain location choice and economic provision of services.	The DPA supports this approach.
	d Eliminate physical and social barrier to full participation in community activities and services.	The DPA facilitates convenient access to community activities and services.
	14 Concentrate shops, offices, services, civic and community activities in towns and business centres.	The DPA supports this approach.
	a Locate retailing in designated centres.	See above. Only local shops are envisaged in residential areas.
	c Encourage housing within or adjacent to town and business centres, particularly to accommodate people without access to private transport.	This DPA locates residential development generally within 2 km of the Town Centre and enables concentric growth around the Town Centre.
Water Resources	Industry and Town Water Use	This DPA proposes minor on site retention through the use of rainwater tanks with new residential development.
	2 Plan for the most sustainable, economic and efficient use of water resources.	
	b Conserve water through on-site detention and retention and the re-use of water resources including urban stormwater and treated sewage effluent.	The current practice of reuse of treated stormwater and effluent, primarily for irrigation purposes, will continue. The proposed upgrade of systems may result in reclaimed water being available for other non-potable applications, including toilet flushing and local irrigation.
	3 Protect water resources while allowing sustainable economic development.	
	a Consider localised water use by rural, industrial, government and domestic users in land use planning.	See above. Potable water is sourced from two bore fields in the Great Artesian Basin, treated at a desalination plant at the mine, then pumped to the Town's storage reservoir.
Infrastructure	Road	
	19 Enable the safe and efficient movement of people and goods.	
	a Ensure safe access to, and use of, the road system by the various modes of travel (including non-motorised and unprotected road users, riders, cyclists, pedestrians).	The DPA supports this approach and policies require convenient access to services and facilities by various modes of travel.
	20 Facilitate the development of road transport with minimal impacts on the natural environment and townships.	
	b Ensure that the needs of all road users are catered for and that 'through' traffic in townships is appropriately managed.	Given its remote location, 'through' traffic is not considered a significant issue. The Pimba – Olympic Dam Highway, located on the

Analysis

Section	Strategies	Comment
		eastern side of the township, effectively provides a bypass to the heavy industry zone and mining operations to the north.
	Air	
	26 Develop an integrated, efficient and competitive air transport that supports South Australian businesses and regional communities.	
	e Ensure that regional airports and airstrips throughout the State are operated, maintained and developed in accordance with social and economic needs.	This DPA facilitates the establishment of a new airport some 16 km to the east of the township which will service Roxby Downs, Andamooka, the Olympic Dam mining operations and associated activities, including the mining settlement.
	f Ensure land use policies allow and enhance the efficient operation of airports while minimising their impacts on surrounding communities.	The DPA policies support the efficient operation of the airport. Surrounding policies are considered adequate to protect the airport from incompatible uses.
Outback Planning and Development Area	Economic Activity Strategies	The need for this DPA is based on expansion of the mining industry as a result of surveys.
	2 Attract and support major development based on the strengths of the area.	
	c Encourage increased mineral, oil and gas exploration and production and associated processing operations and industries based on geoscientific surveys of the area.	
	4 Promote development that is in keeping with the surrounding environment and retains the unspoiled nature of the Outback.	
	b Manage development in the area to ensure it is appropriate in terms of scale and minimises impacts on areas of environment significance.	This DPA provides for the expansion of the township and specific facilities in the surrounding environs, taking into account the need to minimise impacts on areas of environmental significance.
	People, Towns and Housing Strategies	
	10 Encourage a variety of housing types appropriate to the locational, size and character of townships.	
	a Increase housing choice and diversity to meet the needs of current and future residents.	This DPA supports this approach.
Outback Planning and Development Area (cont)	c Promote greater flexibility in housing design that has regard to local climate and recognises the needs of Aboriginal communities.	The DPA policies require housing design recognising local climate issues but do not address, nor are intended to, the specific needs of Aboriginal communities.
	Infrastructure Strategies	
	16 Promote adequate supply of water of sufficient quantity and quality for industry development and domestic use.	
	a Support investigations into innovative water	See earlier comments under Water

Section	Strategies	Comment
	management techniques to provide for efficient use, including rainwater tanks and grey water harvesting for re-use.	Resources.
	b Upgrade water storage and treatment facilities to ensure the storage and supply of quality water to users.	See above.

2.2 South Australia's Strategic Plan

South Australia's Strategic Plan outlines the medium to long term directions for the state. This DPA recognises and supports *South Australia's Strategic Plan* and in particular the following objectives and targets:

Objective 1 – Growing Prosperity, which includes the following key initiative:

'facilitating the major expansion of the Olympic Dam mine, and other major minerals projects, supported by the Government's Plan for Accelerated Exploration (PACE), and an all-time high in mineral and resource exploration.'

T1.1 Target – Economic growth: exceed the national economic growth rate by 2014.

T1.10 Target – Jobs: better the Australian average employment growth rate by 2014.

T1.14 Target – Total exports: treble the value of South Australia's export income to \$25 billion by 2014.

T1.17 Target – Minerals exploration: exploration expenditure in South Australia to be maintained in excess of \$100 million per annum until 2010.

T1.18 Target – Minerals production: increase the value of minerals production to \$3 billion by 2014.

T1.22 Target – Total population: increase South Australia's population to 2 million by 2050, with an interim target of 1.64 million by 2014.

Objective 5 – Building Communities

T5.9 Target – Regional population levels: maintain regional South Australia's share of the State's population (18%).

Both the Planning Strategy and South Australia's Strategic Plan recognise the significant input the mining industry has to the economy of the state and acknowledge the critical role it plays in regional growth and in the provision of employment opportunities. These strategic documents also encourage the provision of associated infrastructure, facilities and services to support the mining industry.

3 INVESTIGATIONS PREVIOUSLY UNDERTAKEN

The following documents were reviewed in the preparation of this DPA:

- *Planning Strategy for Regional South Australia 2003* (as amended at December 2007).
- *South Australia's Strategic Plan 2007*.
- *Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan* (consolidated 13 August 2008).
- *Roxby Downs (Municipality) Development Plan* (consolidated 1 November 2007).
- *Roxby Downs Draft Master Plan*, (revised version) January 2007.

In addition, a number of working documents prepared for BHP Billiton as part of the investigations for the ODX expansion project were taken into account. These included an assessment of future mining activities and the existing mining camp (Camp 1) to determine future workers' accommodation needs. A social impact assessment was prepared, as was a site options analysis, to determine the most appropriate site for a future mining settlement. Similar investigations were undertaken to determine the most appropriate site for a new airport.

These investigations have informed this DPA.

3.1 Roxby Downs Township

3.1.1 Location

The township of Roxby Downs is located in Outback South Australia, 540 km to the north-west of Adelaide and 230 km north of Port Augusta. It was first established in 1985 to service the Olympic Dam Mine and was extended in the early 1990s to cope with mine expansion.

The main road access from the coast is via Olympic Way from Port Augusta, while the main Adelaide to Darwin rail line runs to the west of the town. The closest towns to Roxby Downs are Woomera, which is located 70 km to the south, and Andamooka, 30 km to the east.

Roxby Downs is situated in a unique arid landscape with strongly defined physical characteristics. As a result of the prevailing northerly winds, the landscape immediately surrounding Roxby Downs is characterised by disconnected sand dune ridge lines running in an east-west direction and separated by inter-dune corridors and swales. The dune field is interspersed with stony tablelands and claypans.

The dune field vegetation is colourful and varied. Slopes and ridges are well vegetated with White Cypress-pines and Mulgas, whereas the inter-dune areas support smaller shrubby acacias, native wildflowers, saltbushes and the majestic Western Myall.

A field survey undertaken in 2006 as part of the Roxby Downs Draft Master Plan to assess the ecological significance of the dunes in and surrounding Roxby Downs found no dunes of high significance, with the majority of dunes being medium to low significance. The findings indicate all dunes retain native vegetation and generally have low levels of disturbance.

The environment is the key to the future image and attraction of Roxby Downs. Therefore, it is important that the planning and design of the town reflects its desert location and that it is based on sound principles of environmental sustainability. It is also essential that areas of ecological and environmental significance be protected. However, opportunities exist for the development of walkways and cycle tracks.

3.1.2 Roxby Downs Draft Master Plan

The Roxby Downs Draft Master Plan was prepared to provide a clear direction for the future of the township.

The Draft Master Plan is a framework for growth. Over the next five to ten years, as expansion at Olympic Dam unfolds, the population of the town that services the mine will expand to up to 10 000 people. The purpose of the master plan is to provide the vision for this town of the future; to provide the strategies necessary to achieve this vision and the guidelines required that would enable focused and timely activity to occur 'on the ground'. The plan will help BHP Billiton, the Roxby Downs Council, the community and developers to build an expanded township that responds positively to its arid location and which makes Roxby Downs a wonderful environment in which to live.

The plan envisages a town that is doubled in size and will still exist in 70 years time. By then, Roxby Downs will be one of the oldest mining towns in Australia and one of South Australia's principal rural communities.

3.1.3 The Vision

The vision for Roxby Downs is for the town to expand in a way that maximises its potential for sound urban design, minimises its impact on the environment and creates a place where people are happy to live. The vision includes:

- the celebration of Roxby Downs' unique character as a 'Town of the Desert'
- reflection of the town's role as 'a place for families' in its design
- establishment of a concentric urban system with a single retail/civic/commercial/educational area at its core
- creation of a pedestrian and bicycle friendly environment with a well connected path system that links residential precincts to the town core
- location of new local paths and play areas throughout the expansion
- introduction of development to the west of Olympic Way
- design of major roads to 'radiate' outwards from the core, to allow for future expansion of the town
- upgrading of existing sporting facilities and new ones introduced
- location of the majority of new housing within 2 km of the Town Centre
- design of new housing precincts as 'connected communities'
- aiming for 25% of new lots to face directly onto open space
- orientation of 75% of new streets to allow views towards open space
- alignment of 75% of new lots east-west to take advantage of northern light and to lessen the impact of the western sun
- improvement of access for pedestrians, cyclists and car users throughout the town
- upgrading of existing footpaths and construction of new footpaths, all linking back to the Town Centre
- planning for up to 10 000 m² of new retail space by the year 2013
- planting of new trees in both existing residential areas and the new housing precincts
- design of new streets to provide better off-street parking and wider verges and to be lined with avenue trees providing shade on both sides

Analysis

- incorporation of existing dunes within new Open Space Corridors (or 'Drifts') that will flow throughout the existing and proposed urban areas
- targeting of important dunes within the existing and new urban areas for revegetation
- creation of two new regional parks to the north-west and south-east of the town
- enhancement of the town's credentials as a major tourist destination
- development of Roxby Downs as a 'wireless' town.

A more 'sustainable' town will be created by:

- reclaiming stormwater and treating wastewater for non-potable uses to reduce demand on the potable water supply
- introducing Water Sensitive Urban Design elements sensitive to the natural environment (i.e. swales, detention basins) to manage stormwater run-off
- building a new package wastewater treatment plant to achieve a high level of certainty in the quality of treated effluent to be re-used
- reconfiguring existing wastewater treatment lagoons for stormwater storage only
- upgrading existing pumping stations and adjacent overflow ponds to adhere to current EPA requirements to contain wastewater and prevent its discharge into the environment.

Some aspects of this vision for Roxby Downs can be facilitated through amendments to the Roxby Downs (Municipality) Development Plan; while others require actions outside of the planning system and depend on funding and other resourcing matters.

3.1.4 Amendments Proposed

Based on the development pressures facing the township and relevant directions from the Draft Master Plan, the following general amendments are proposed to the Roxby Downs (Municipality) Development Plan.

- Expansion of the Residential Zone primarily to the east, south and west of the township to accommodate a forecast population of circa 10 000 by 2020. Expansion will generally be limited to within a 2 km radius of the Town Centre, thereby minimising the town's ecological footprint.
- Enabling the provision of a range of dwelling types and sizes to cater for both the Olympic Dam workforce and others.
- The creation of a Caravan and Tourist Park Zone on the north eastern side of the township.
- The creation of an Industry Zone between the township and the Olympic Dam Village. Industries in the existing General Industry Zone located further north, adjacent to the Village are, in the medium term, to be relocated to this new zone as mining impacts encroach on their operations.
- Expansion of the Light Industry Zone to accommodate forecast growth in light industry and service businesses.
- Policy amendments to further guide development in the various zones.

For further explanation of the amendments proposed in this DPA see Figure 2 Roxby Downs Zoning showing existing and proposed zoning and Section 4 'Proposed Amendments in Detail'.

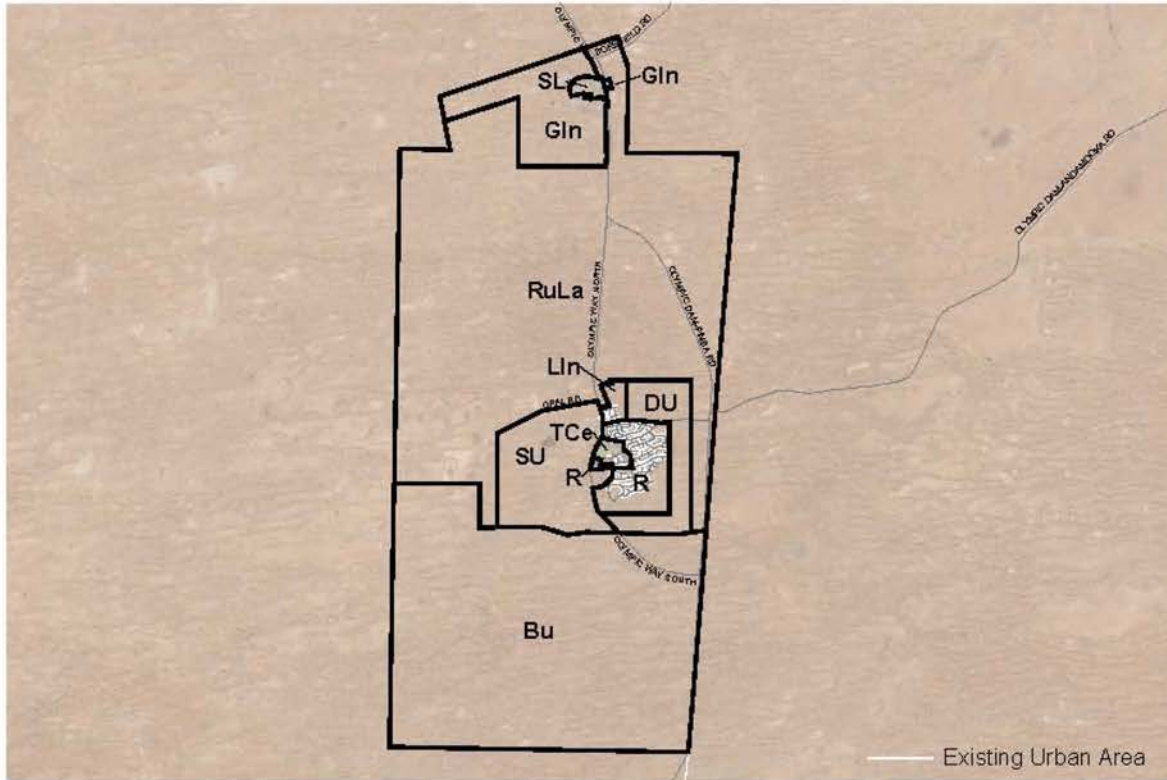
3.2 Mining Settlement

3.2.1 Development Pressures

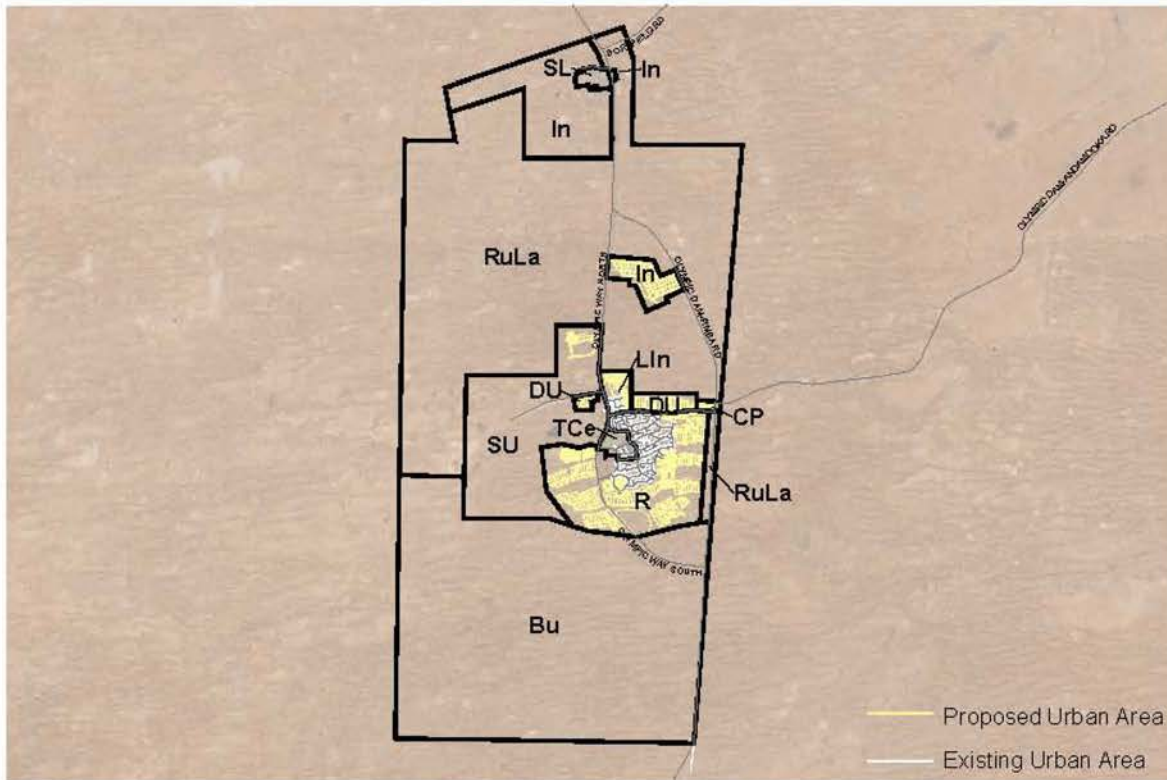
As a result of an expanding workforce and the associated population growth, the area has experienced an accommodation shortage in the past, with Olympic Dam workers commuting from townships such as Woomera and Port Augusta. At times accommodation shortages have also placed development pressures on both Roxby Downs and Andamooka. The introduction of the Mining Settlement Policy Area will facilitate the development of further accommodation units proposed by BHP Billiton, and will provide accommodation for workers servicing the mine and manage some of the potential development pressures on the two townships.

3.2.2 Social Impact

It is considered preferable to locate temporary mining employees outside existing townships to minimise the potential for anti-social behaviour. This has been identified as a key concern among the residents of both Roxby Downs and Andamooka. The Mining Settlement Policy Area provides for development of on-site entertainment and recreational/social activities to encourage the workforce to remain at the settlement for social/leisure activities, thereby minimising potential interface issues between permanent residents within the townships and temporary BHP Billiton workers.



Existing Zoning



Proposed Zoning

Figure 2 Roxby Downs Zoning

3.2.3 Site Options

The area of the Special Living Zone near Olympic Dam is no longer considered suitable for development of mining settlements for the reasons discussed in Section 1.3 of this document.

A number of potential sites have been examined to determine the most appropriate location for future mining settlements, taking into account their physical, spatial and social implications.

It was considered that the best location would:

- minimise the residents' exposure to dust and noise from the mine and the potential airport development
- minimise negative social impacts by being located more than 5 km from Roxby Downs
- avoid known heritage sites
- minimise the impact on existing vegetation
- be situated close to the proposed airport site and therefore assist in managing the transport logistics associated with the arrival and departure of personnel.

The potential sites were considered as shown on Figure 3 and ranked on Table 1, and were rejected if they did not meet one or more of the following criteria:

- would not constrain open pit operations by requiring residential dust and noise limits beyond the limit required for Roxby Downs
- would avoid known heritage sites and minimise the impact on native vegetation
- would enable co-location with the proposed new airport
- would be located more than 5 km from Roxby Downs to reduce potential social impacts.

Site 14 (indicated on Figure 3) was ultimately selected as it meets all four criteria. The location is the current site of the Horn Ridge Stockyards. The stockyards will need to be relocated in collaboration with the BHP Billiton Pastoral Manager. The site is located 16 km north-east of Roxby Downs, and is located near the site of the proposed new airport.

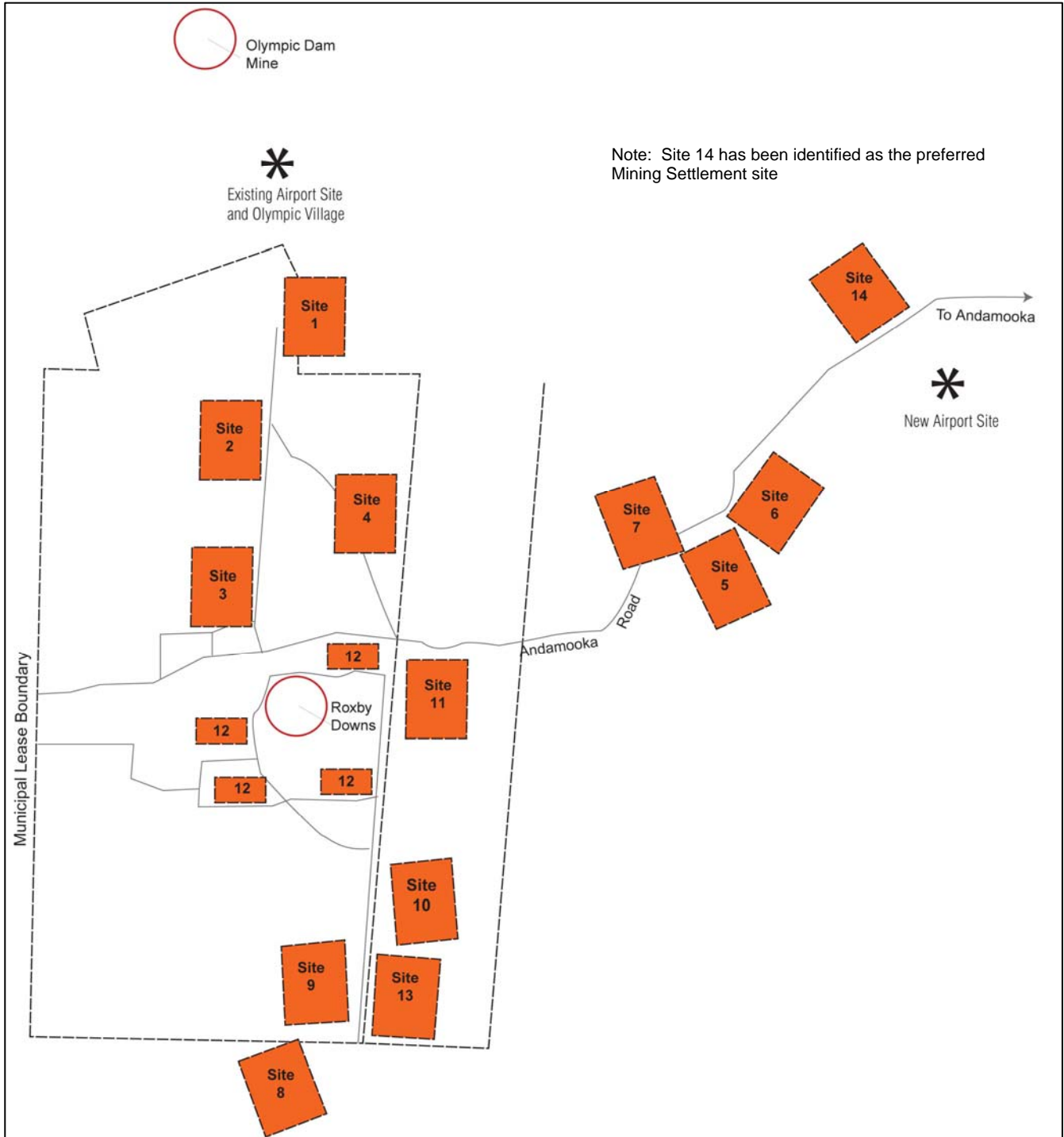


Figure 3: Site Alternatives – Mining

Table 1: Criteria for Hiltaba Village site selection

Camp No	Dust and Noise	Heritage or Native Vegetation	Ability for co-location with new airport	Distance from Roxby Downs
Camp 1	Did not meet			
Camp 2	Did not meet			
Camp 3	Did not meet	Did not meet		
Camp 4	Did not meet			
Camp 5		Did not meet		
Camp 6		Did not meet		
Camp 7	Did not meet			
Camp 8			Did not meet	
Camp 9			Did not meet	
Camp 10			Did not meet	Did not meet
Camp 11			Did not meet	Did not meet
Camp 12		Did not meet	Did not meet	Did not meet
Camp 13			Did not meet	
Camp 14 *	Met	Met	Met	Met

3.2.4 Amendments Proposed

Based on the investigations and requirements of BHP Billiton to provide suitable large scale accommodation and associated facilities for its temporary workforce, it is considered appropriate to provide a mining settlement site of suitable area that can cater for the variable workforce numbers over a period of years.

The following amendment is proposed to the Land Not Within A Council Area - Eyre, Far North, Riverland and Whyalla Development Plan:

The introduction of a Mining Settlement Policy Area within the Remote Areas Zone of the Far North section of the Development Plan, providing policies to guide the development of uses typically envisaged in a remote mining settlement.

For further explanation of the amendments proposed in this DPA see Section 4 'Proposed Amendments in Detail'.

3.3 New Airport

3.3.1 Need for a New Airport

The current airport, which is to the north of the Roxby Downs township, needs to be relocated based on the need to avoid conflict with Olympic Dam expansion activities and to accommodate larger aircraft. In addition, a new location will provide the opportunity for night-time flights, allowing for greater flexibility in operations. The existing runway cannot be extended because of Woomera Protected Airspace requirements and can cater for only 50 seat turboprop aircraft. The existing airfield will become part of the mining lease and be decommissioned well in advance of future mining related uses.

3.3.2 Site Options

A number of potential airport sites were identified and investigated. All potential site options were based on variations of two main options, referred to as the 'Woomera Road site' and the 'Andamooka Road site'.

The principal drivers for site selection included:

- availability of suitable land, access and services
- the desire for nearby proximity to the Mining Settlement accommodation village
- a suitable aircraft operating environment including separation from tall obstacles and availability of the necessary airspace
- consideration of potential aircraft noise impacts, particularly on Roxby Downs and accommodation camp residents.

To determine the better of these two main site options, a risk assessment, economic evaluation and balanced scorecard assessment were undertaken.

In comparing the two sites, the significant risks associated with the above drivers were identified, including:

- airspace constraints due to the restricted airspace zoning associated with the (DOD) Woomera Test Facility
- flight path obstacles associated with the mining rock storage stockpiles and process plant stacks
- potential noise impacts on Roxby Downs residents
- geotechnical site conditions
- cultural heritage clearance.

The difference in the residual risk rating for each site with regard to the first two items was sufficiently significant to strongly support a decision to adopt the Andamooka Road site.

This site is located approximately 17 km to the east of Roxby Downs on the Andamooka Road. It is situated on a relatively flat gibber plain area, which, based on initial advice received, does not have any significant environmental or cultural heritage constraints on its use.

The site is located in the upper reaches of a local catchment area that ultimately drains to Lake Torrens to the east. The airport site is located above the 100 year ARI flood level, as determined by satellite imagery of standing water immediately following the 1989 floods.

To meet the requirements of the Civil Aviation Safety Authority Manual of Standards 139, with respect to longitudinal grades on runways, cross falls on runways and runway strips, significant earthworks are required.

3.3.3 Summary

In summary, the Andamooka Road site was selected as the preferred site for the following main reasons:

- Proximity to Mining Settlement – the decision made by BHP Billiton to locate the new Mining Settlement on Andamooka Road reinforced the Andamooka Road airport site option.
- Preferable aircraft operations environment – primarily due to its distance from obstacles and exclusion zones around the existing Olympic Dam and proposed ODX operations and their associated infrastructure.
- Lower risk of restricted airspace – although within restricted airspace, the Andamooka Road site is further from the Woomera Test Facility and hence potentially impacts fewer restricted zones. It is expected that modifications to a limited number of airspace zones to suit Code 4C aircraft operations will be agreeable to the DOD.
- Lower noise impact – the relative remoteness of the site from the Roxby Downs and Andamooka townships reduces the potential noise nuisance to residents.

3.3.4 Amendments Proposed

Based on the investigations and requirements of BHP Billiton to provide a suitable airport facility, meeting not only its own requirements but also those of a business and social nature for the surrounding community, it is considered appropriate to provide an airport site of suitable area that can cater for air traffic now and into the future.

The following amendment is proposed to the Land Not Within A Council Area - Eyre, Far North, Riverland and Whyalla Development Plan:

The introduction of an Airport Policy Area within the Remote Areas Zone of the Far North section of the Development Plan, providing policies to guide the development of uses typically envisaged for an airport servicing the mining industry, its workforce and the surrounding communities in a remote area.

For further explanation of the amendments proposed in this DPA see Section 4 'Proposed Amendments in Detail'.

3.4 Service Infrastructure

3.4.1 Roxby Downs Indenture

Various obligations in relation to service infrastructure are set out in the Roxby Downs Indenture. In general terms:

- The Joint Venturers (now BHP Billiton) are required to provide such housing, accommodation, services and works necessary to provide for the needs of persons who are employed by the Joint Venturers and will use their best endeavours to assist in the provision of the housing needs of such other persons who provide services in the town that are ancillary and necessary to the needs of the Joint Venturer's employees
- The conduct of all planning, development and construction within the township shall be the responsibility of the Joint Venturers

Analysis

- The Joint Venturers are responsible for development and construction of public roads, electricity headworks and reticulation, sewerage reticulation and treatment plant, garbage disposal facilities, water supply works (including reticulation) and drainage works
- The State, municipality or other appropriate authority is responsible for buildings, equipping and housing for personnel required for education, hospital, medical, dental, police, fire, local government, judicial, recreational or other civic and communal services
- The municipality (through its appointed administrator) has responsibility to own, control, and operate works, facilities and services including roads, drainage, sewerage, water supply and electricity.

3.4.2 Infrastructure Provision

The locations of the proposed Mining Settlement site and the new Airport site are remote from existing infrastructure, which will need to be brought to the sites from Roxby Downs. Infrastructure in Roxby Downs will be upgraded as part of the overall Olympic Dam mine expansion project to meet these requirements.

Power, water supply and telecommunications infrastructure to the Mining Settlement will be sized to also accommodate the requirements of the new Airport.

Water supply

The Roxby Downs township potable water supply will be augmented, initially through increased treated groundwater from the existing Olympic Dam desalination plant, pending construction and commissioning of a coastal desalination plant. This water will then be pumped to the mining settlement and the new airport. While the pipeline will be sized based on an 8000 person Mining Settlement population, increased flows could accommodate a short term population of 10 000. During initial construction of the mining settlement, water may need to be provided using water trucks carting from Roxby Downs to temporary storages on site. During construction of the town expansion and the mining settlement, saline groundwater well water will be used for construction, except where higher quality water is required, such as in concrete construction. Future additional bulk water supply required for ODX is to be sourced from a proposed seawater desalination plant at Port Bonython, near Whyalla, and pipeline to Olympic Dam. An off-take is proposed from the main pipeline to the bulk storage facilities at Roxby Downs.

Wastewater

Wastewater generated at the mining settlement and the new airport will be pumped back to the primary treatment plant at Roxby Downs for treatment and re-use in the town, primarily for irrigation of passive open space landscaping and sporting and recreational facilities. A single larger treatment facility in the town is more economical than two separate wastewater treatment plants at the mining settlement and Roxby Downs. The existing treatment facility will need to be expanded to continue to provide effective treatment of township sewage and that generated elsewhere. If necessary, trucking of wastewater from the mining settlement to Roxby Downs can be undertaken pending completion of construction of the rising main.

Power

The bulk power supply to the mining settlement and the new airport is part of a larger supply strategy for the overall ODX project. A 132kv connection is proposed from the existing Pimba line to an upgraded Roxby Downs HV substation, capable of providing supply for the town expansion, the mining settlement and the new airport. HV electricity will then be reticulated from the Roxby Downs substation to substations at growth precincts around Roxby Downs and to the mining settlement and new airport for internal distribution to development areas. Power supply during the

initial construction phase of the mining settlement is expected to be via temporary portable diesel generators, which could then be used for emergency back-up supplies when the permanent supply is in place.

Stormwater

Natural water flow in the vicinity of Roxby Downs occurs predominantly from east to west. Expansion of the township in the eastern areas may result in higher run-off from this direction towards the existing infrastructure. New drainage networks and stormwater ponds may be required to accommodate any increased flow from the proposed development. Water Sensitive Urban Design principles will also be employed to manage surface run-off in affected areas and all areas of the expanded township. Engineering assessments will be undertaken as part of the detailed design stage of developments.

Communications

As part of a wider communications strategy, telecommunications links with the mining settlement and airport are proposed via fibre optic cables, linking them with the mine and Roxby Downs.

Gas supply

The existing Roxby Downs township has reticulated LPG via storage bullets located in the industrial area. The bullets are refilled via road tanker. The township reticulation is expected to be extended, but this is at the discretion of the supplier. The mining settlement will include LPG gas bullets and reticulation throughout the settlement for central facilities and for gas/solar –gas hot water services.

Waste management

Solid waste from the mining settlement and airport is to be collected and disposed, along with waste from the Roxby Downs township, in the local landfill facility managed by the Roxby Downs Council. Expansion of the existing landfill facility will be required. Construction contracts will emphasise the need for waste reduction strategies and recycling of materials where possible.

Road infrastructure

Where required, road and traffic infrastructure will be upgraded to accommodate traffic needs as a result of expansion of Roxby Downs. Additional major road corridors will be required to the west of Olympic Way to enable easy access to the Town Centre facilities. Accesses to the mining settlement and airport from the Andamooka Road will be developed to ensure appropriate traffic management via mechanisms including road widening and turning lanes.

Infrastructure Corridor

Potable water, electricity and communications infrastructure to service Hiltaba Village and the new Airport will be brought from upgraded Roxby Downs headworks and waste water from Hiltaba Village to the Roxby Downs waste water treatment plant along a services corridor. This corridor has been selected to minimise impact on heritage and the natural environment whilst optimising capital development and ongoing operating and maintenance costs, thereby providing suitable accessibility for construction, operational inspection and maintenance.

Investigations have determined the services are most effectively provided within the Roxby Downs municipality generally adjacent to the existing east – west overhead 11Kv HV power line which runs north of the urban area and future growth and then generally traversing further east to Andamooka Road with the services continuing to Hiltaba Village and the new Airport near to the

Analysis

north side of Andamooka Road. This alignment is within areas and already substantially disturbed and is readily accessible for construction and maintenance from existing access tracks within Roxby Downs and from Andamooka Road. It is proposed that underground potable water and waste water pipelines would be constructed in a common trench and the power line would be constructed overhead with concrete poles. Communications services would be located either within a separate trench or placed on the overhead power line. The location of the services corridor is as shown in Figure 4 – Infrastructure Alignment Corridor.

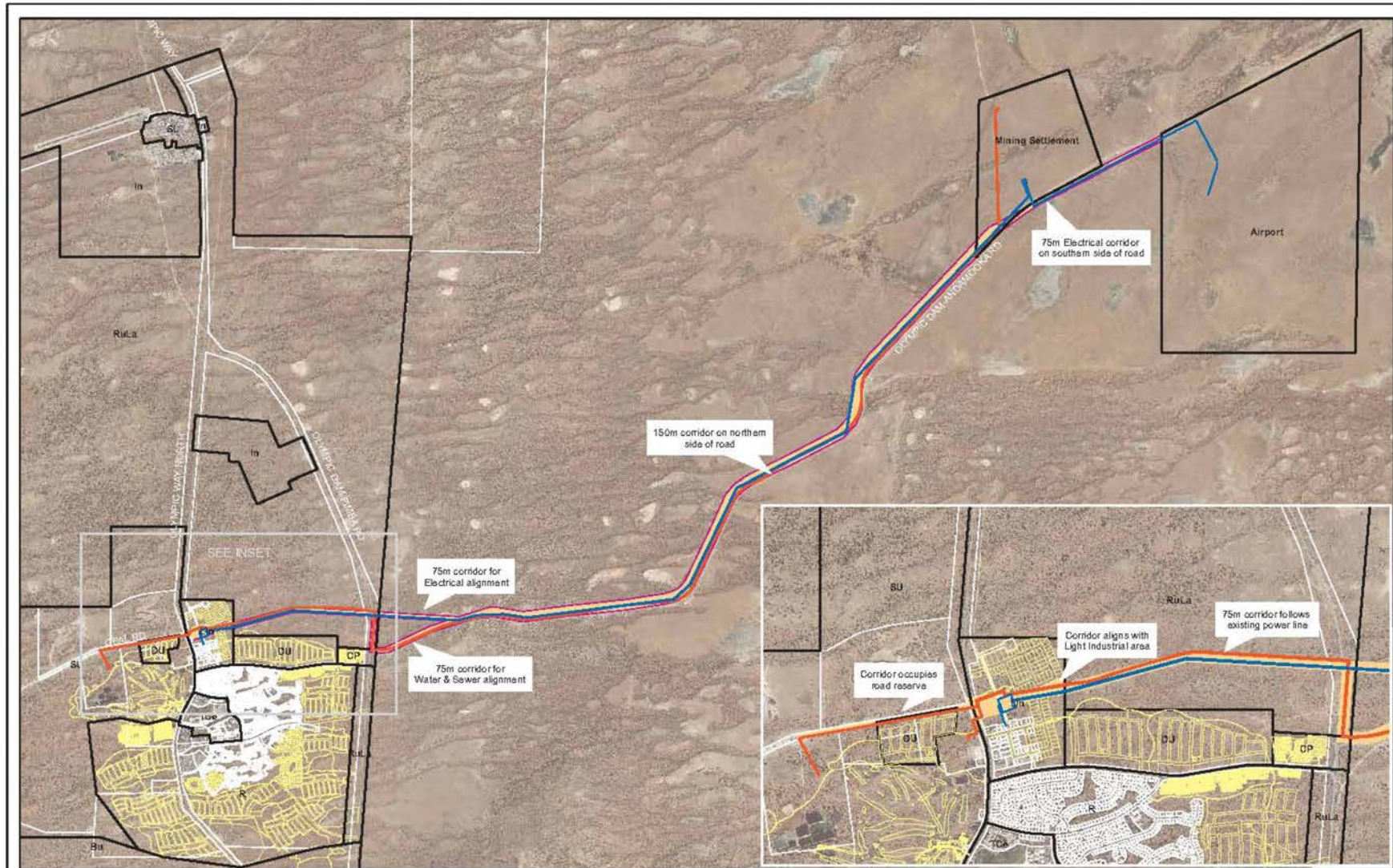


Figure 4. Infrastructure Alignment Corridor - Roxby Downs to Hiltaba

- Electrical Alignment
- Water and Sewer Alignment
- Roxby Downs Expansion
- Proposed Zoning
- Infrastructure Corridor



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3.4.3 Social Services and Infrastructure

The population growth anticipated in Roxby Downs as a result of the expansion will require an increase in social services, facilities and infrastructure. This will need to take account of both the short term construction workforce associated with the expansion and the future resident population of some 10 000 people. While the type and level of services required depend on the size, characteristics and timing of the incoming population, service providers have identified additional services and facilities that are likely to be required. These include:

- education, pre-school and other family support services
- medical services, including accident and emergency, general surgery, obstetric and paediatric services
- community health services, including mental health and counselling services
- increased accommodation, including short term, emergency and office accommodation
- increased policing and other justice related services and programs
- culturally appropriate services and programs, depending on workforce recruitment strategies
- services to assist people with alcohol and drug problems, smoking and gambling addictions
- youth programs, services and facilities, including support for indigenous youth and young people from culturally and linguistically diverse backgrounds
- emergency services
- expanded municipal services
- expanded transport options between Roxby Downs, Port Augusta and Adelaide.

General provisions relating to affordable housing will be incorporated as part of the proposed policy amendments to the Roxby Downs (Municipality) Development Plan. As part of the Indenture Agreement, BHP Billiton is responsible for the provision of housing, accommodation and services for employees and their families, as well as assistance with housing provision and services for the non-mining sector. BHP Billiton will ensure the release of land for development will be consistent with the demographic needs for Roxby Downs, consistent with the guiding policies contained in this Development Plan Amendment relating to affordable housing.

4 PROPOSED AMENDMENTS IN DETAIL

The amendments proposed in this DPA are comprised of a combination of sources. Wherever possible they are based on policies from relevant Better Development Plan modules and/or other Ministerial DPAs, largely supplemented with existing local policies. Some policies have been modified to reflect local circumstances or to improve clarity, while some are additional and have been inserted to ensure new directions raised in the investigations have an appropriate policy assessment base.

The section located at the end of this DPA Analysis, details the policy amendments proposed in this DPA. The following colour coding is provided to help in understanding the sources for the amendments proposed. (Note, these details only relate to text amendments. Zone and policy area mapping amendments are contained within THE AMENDMENT).

Key:

Policy	Text Colour
BDP policies or Ministerial DPA policies (Note quantitative variables will be shown in green)	Black
Existing policies	Brown
Additional policies	Blue
Modified policies	Red (Modified)

5 CONCLUSIONS AND RECOMMENDED POLICY CHANGES

5.1 Context

Both South Australia's Strategic Plan 2007 and the Planning Strategy for Regional SA provide a clear desired direction for the development of the state and an important context which strongly supports the development of the Olympic Dam mine and its necessary supporting development and infrastructure, including suitable accommodation for its workforce.

As discussed earlier, BHP Billiton is in the selection stage of evaluating the proposed expansion of its activities at Olympic Dam to include a new open pit mine and related infrastructure. Should the proposed expansion of the mine gain the necessary approvals from the state and federal governments and proceed, it is estimated that the population of Roxby Downs township would jump from 4500 to over 10 000 residents, which would exacerbate the housing shortage currently experienced by the town. It is expected that the expansion would create a life of over 70 years for the mine, and as a result Roxby Downs would require the infrastructure, facilities and residential capacity to meet this level of growth. In addition, in order to cater for the accommodation needs for non-resident workers servicing the Olympic Dam mine, there is a need to establish new temporary workers' accommodation for up to 10 000 people. This is proposed to be in the form of a mining settlement located 16 km east of Roxby Downs, adjacent the Andamooka Road. A new airport, to replace the existing airport, is to be located near the new mining settlement.

It is within this context that the following general amendments to the two relevant Development Plans are proposed.

5.2 Roxby Downs Township

The current Roxby Downs (Municipality) Development Plan is not considered to adequately address the residential and other development pressures facing the township. Based on a Master Plan for the expansion of Roxby Downs, this DPA proposes to amend the Development Plan to better reflect existing and desired future land uses in a growth scenario. Residential expansion is proposed to occur in a concentric manner around the Town Centre, with residential 'precincts' designed as 'connected communities'. At the same time, impacts on the environment will be minimised through the use of environmentally sustainable design techniques. A new Industry Zone is proposed to be located north of the town to accommodate 'heavy' industries associated with the operation of the mine and the relocation of existing industries, if required by the mine expansion.

Other changes to the Development Plan include the addition of policies in both the Council wide section and in various individual zones to provide clearer direction for the form of development envisaged. Many of the additional policies are based on the policies in relevant Better Development Plan modules and/or other Ministerial DPAs.

5.3 Mining Settlement and New Airport

While relevant provisions in the Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan also provide strong support for the development of the mining industry and the necessary supporting development and infrastructure, the provisions are general and are considered to require a degree of specificity to facilitate further mining settlement-related development to occur with certainty.

This DPA will introduce a Mining Settlement Policy Area and an Airfield Policy Area within the Remote Areas Zone of the Development Plan to facilitate the development of a mining settlement for the workers servicing the Olympic Dam mine. The relocation of the existing airport will enable the provision of enhanced services for the Olympic Dam mine operations, the residents of Roxby Downs and Andamooka and the wider region.

The current policies within the Remote Areas Zone list 'Building or building work' as a complying use in the Zone, 'provided it is located within the boundary of a mining settlement associated with

an approved mining lease that has been granted Development Approval'. In keeping with the intent of this policy position, this DPA proposes that typical land uses to be found in mining settlements be listed as complying developments within a defined Mining Settlement Policy Area.

This approach is also consistent with the current policy regime that applies in the Special Living Zone within the Roxby Downs (Municipality) Development Plan. Within this Zone, in which BHP Billiton's Camp 1 is located, uses such as a canteen, construction camp and restaurant are proposed to be listed as complying developments.

In addition to more specific policies being provided in the Mining Settlement Policy Area, new policies are also proposed within the Airfield Policy Area, including the listing of key airport facilities as complying uses and listing 'envisaged' uses as Category 1 forms of development.

Infrastructure provision from Roxby Downs to the Mining Settlement Policy and the Airfield Policy Areas will also be complying, as long as contained within a defined corridor following the Andamooka Road, as show on a new policy figure for inclusion in the Remote Areas Zone. This will assist in the timely establishment of the mining settlement and new airport.

Additionally, infrastructure provision within the Rural Landscape Zone, Light Industry Zone, Deferred Urban Zone and Special Uses Zone will also be complying, again as long as it is contained within a defined corridor as designated on a new policy figure for inclusion within these three Zones. Further, such infrastructure will only be categorised as complying where no structures are located within 20 metres of buildings and structures.

Other changes to this Development Plan include amendments to various maps to ensure consistency with the written policies.

6 LEGAL REQUIREMENTS

6.1 Introduction

Section 26 of the *Development Act 1993*, prescribes that the DPA must assess the extent to which the proposed amendment:

- (a) accords with the Planning Strategy
- (b) accords with other parts of the Development Plan
- (c) complements the policies in the Development Plans for adjoining areas
- (d) satisfies the requirements prescribed by the Regulations.

6.2 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.1 of these investigations. It is the intent of the DPA to support the achievement of these policies.

6.3 Accords with Other Parts of the Development Plan

Amendments to the Roxby Downs (Municipality) Development Plan are consistent with the format, content and structure of that Development Plan. Where relevant, zone formats have been amended to that of BDP modules (where applicable amendments have been based on both BDP Planning Policy Library Versions 3 and 4).

The policy amendments for the Mining Settlement and Airfield Policy Areas are consistent with the format, content and structure of the Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan, and in particular, the policies for the Remote Areas Zone. The Mining Settlement Policy Area provisions have been based on the BDP Planning Policy Library Version 3, Zone Base Module, while the Airfield Policy Area provisions have been based on the Airfield Zone Module.

6.4 Complements the Policies in the Development Plans for Adjoining Areas

The policy frameworks for both Development Plans have been taken into account, with the amended policies proposed being complementary. The amendment is unlikely to affect the Development Plan policies of any other adjoining council areas, given the remote locations to which these policies apply.

6.5 Satisfies the Requirements Prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the hearing (Regulation 12) associated with this DPA will be met.

REFERENCES/BIBLIOGRAPHY

BHP Billiton, January 2007, *Roxby Downs Draft Master Plan*

Government of South Australia, 2007, *South Australia's Strategic Plan*

Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan (approved 3 July 2008)

Planning SA, 2003, *The Planning Strategy for Regional South Australia (as amended at December 2007)*

Roxby Downs (Municipality) Development Plan (consolidated 1 November 2007)

In addition, a number of working documents prepared for BHP Billiton as part of the investigations for the Environmental Impact Statement for the ODX expansion project were also taken into account.

PROPOSED AMENDMENTS IN DETAIL

ATTACHMENT A

Amendments to Council wide Objectives – Roxby Downs (Municipality) Development Plan

Analysis

- Objective 5:** A safe, convenient, pleasant and healthy-living environment that meets the needs of the community. (Modified)
- Objective 6:** An increased mix in the range and number of dwelling types available to cater for an increasing population.
- Objective 7:** Shopping centres and community facilities conveniently located to serve the needs of the permanent and tourist population.
- Objective 8:** Provision of recreation, cultural and social activities associated with town centre and education facilities.
- Objective 9:** A safe and efficient road network to serve local and district traffic with provision for off-road pedestrian and cycle movement.
- Objective 10:** A safe and efficient network of pedestrian and cycle paths, linked to areas of open space and providing direct access to the town centre and community facilities.
- Objective 11:** Conservation and regeneration of the natural landscape surrounding the urban areas.
- Objective 12:** Protection and/or re-establishment of the natural environment in parklands and landscape areas, to provide open space for recreation in large and small reserves and as a natural buffer against wind and dust.
- Objective 13:** A wide range of settings for active and passive recreational opportunities.
- Objective 14:** Industrial development in locations to service the requirements of the mining project at Olympic Dam, the town of Roxby Downs and its surrounds. (Modified)
- Objective 15:** Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- Objective 16:** A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

ATTACHMENT B

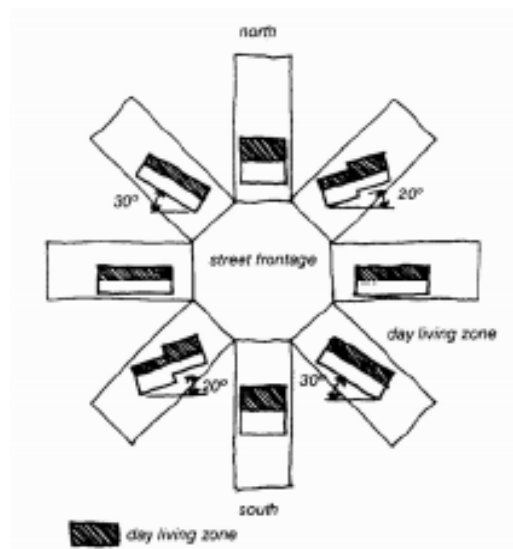
Amendments to Council wide Principles of Development Control – Roxby Downs (Municipality) Development Plan

Analysis

- 1 Development should be in accordance with the Roxby Downs Structure Plans shown on Maps Rox/1 (Overlay 1) and Enlargements A and B and the Zoning Plans shown on Maps Rox/3 to 12. (Modified)
- 2 Development should be orderly and economic.
- 3 Housing and other urban development, including Residential Parks and Caravan and Tourist Parks, should: (Modified)
 - (a) form a compact and continuous entity;
 - (b) be designed so as to have minimal detrimental impact on the existing environment;
 - (c) be located so as to achieve economy in the provision of public services; and
 - (d) create a safe, convenient and pleasant environment in which to live.
- 4 Land designated for living, working and recreation activities should be used principally for those purposes.
- 5 Development should not take place unless served by an adequate water supply and wastewater disposal system.

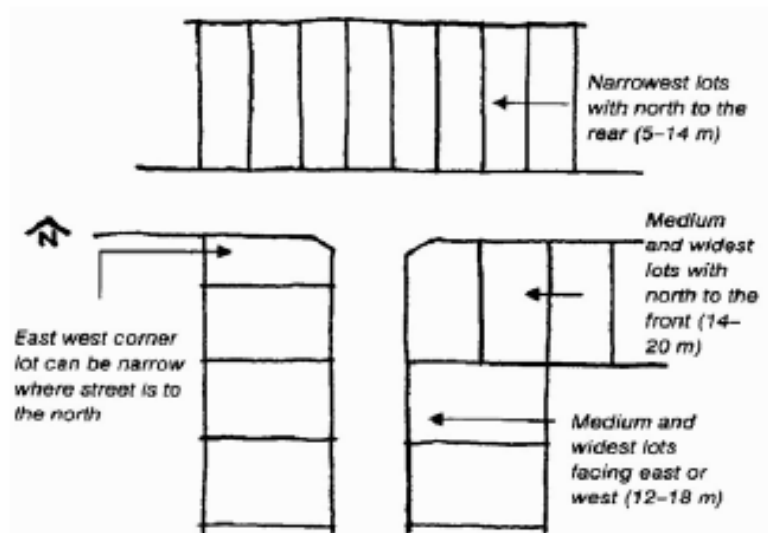
Residential Development

- 6 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.
- 7 Residential allotments should be of varying sizes to encourage housing diversity.
- 8 Land division for residential purposes should provide for the orientation of allotments for solar access, and common trenching of services and communication services.

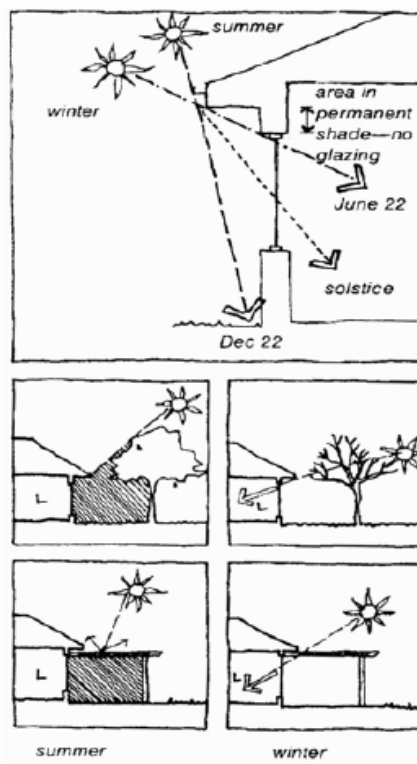


9 New residential allotments should provide solar access by the following orientation:

- (a) narrow lots on the north side of east/west streets;
- (b) wider lots located with their long axis east/west or located north/south on the south side of an east/west street;
- (c) north/south streets are to be minimised.



10 Buildings should be sited and designed to allow adequate daylight and winter sunlight to habitable rooms.



Analysis

- 11 New residential estate type development should incorporate the storage and use of stormwater drainage on site where possible for landscaping or other uses provided:
 - (a) the stormwater can be reasonably accommodated on site;
 - (b) the structural stability of buildings on the site or adjoining sites is not affected.
- 12 Land division design should take into account the prevailing east/west dune system and prevent the encroachment of development upon dune ridges to ensure that the stability of the dune system is retained and that housing can be developed on the allotment without the need to clear native vegetation.
- 13 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 14 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 15 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.
- 16 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.
- 17 Dwellings and other accommodation types should be sited and designed to provide adequate thermal comfort for occupants while minimising the need for fossil fuel energy sources for heating and cooling, by: **(Modified)**
 - (a) providing internal day living areas with north facing windows;
 - (b) incorporating external openable windows and doors fitted with draught control devices;
 - (c) designated living areas being capable of being closed off from other areas of the dwelling;
 - (d) providing opportunities to vary thermal conditions through movement of air between rooms;
 - (e) using building materials appropriate to the climatic conditions;
 - (f) incorporating appropriately located, sized and shaded windows and glass doors;
 - (g) incorporating adequate building insulation;
 - (h) having eaves wide enough for summer shade;
 - (i) providing carports and pergolas on western walls to aid shading of buildings;

- (j) providing pergolas and other shading on north facing windows;
 - (k) providing ventilation fans in roofs.
- 18 Roof orientation and pitch should facilitate the efficient use of solar collectors and photovoltaic cells.
 - 19 External clothes drying areas with access to sunlight and breezes should be provided.
 - 20 Building materials, appliances and energy sources should be selected to minimise energy requirements and greenhouse gas emissions.
 - 21 Landscape design should assist microclimate management and conserve energy and water and should incorporate:
 - (a) minimal lawn areas, generally under 40 square metres;
 - (b) provision for the collection of runoff water from hard surfaces and roofs;
 - (c) the planting of ground cover plants and use of mulches;
 - (d) plants of bushy habit to act as wind breaks and to screen the view of housing from dunes;
 - (e) the establishment of canopy trees on side boundaries and near outdoor entertainment areas and car parking areas;
 - (f) the use of selected natives which have been proven to thrive in the climatic conditions of Roxby Downs.
 - 22 Additions, alterations and refurbishment to dwellings, exceeding 30 square metres in area, should be designed and sited to provide adequate thermal comfort for occupants while minimising the need for mechanical heating and cooling.
 - 23 Buildings and other developments should be sited to avoid the need for clearance of native vegetation for the buildings or other developments, or for associated fire protection.

Garages, Carports and Outbuildings

- 24 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 25 Garages and carports facing the street should not dominate the streetscape.
- 26 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 27 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.
- 28 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.

Analysis

- 29 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.
- 30 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

- 31 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 waste and recycling receptacles.

Private Open Space

- 32 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.
- 33 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.

- 34 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) 2.5 metres for ground level or roof-top private open space;
 - (b) 2.0 metres for upper level balconies or terraces.
- 35 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.

Site Facilities and Storage

- 36 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) household waste 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

- 37 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.
- 38 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

- 39 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.
- 40 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.
- 41 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.
- 42 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;

Analysis

- (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 43 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 44 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings;
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings;
 - (c) the anticipated mobility and transport 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).
- 45 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.
- 46 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.
- 47 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.
- 48 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.

Dependent Accommodation

- 49 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
 - (a) the site is of adequate size and configuration;
 - (b) the accommodation has a small floor area relative to the associated main dwelling;
 - (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

- 50 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.
- 51 Swimming pools should have a capacity of no more than 40,000 litres and should incorporate measures to reduce evaporation such as solar blankets, covering or shade structures.

Toilet Systems

- 52 Dual flushing toilet systems with a capability of allowing for an alternative of six litres or three litres flushing should be installed in all new dwellings and other accommodation types, and in dwellings and other accommodation types where additional toilet facilities are being constructed. (Modified)

Residential Parks and Caravan and Tourist Parks

- 53 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 54 Residential parks and caravan and tourist parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and short-term tourists;
 - (b) protect the privacy and amenity of occupants through landscaping and fencing;
 - (c) minimise traffic speeds and provide a safe environment for pedestrians;
 - (d) include centrally located recreation areas;
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
- 55 Individual sites for caravans, cabins and dwellings should have a minimum site area of: (Modified)
 - (a) 100 square metres for long stay occupants;
 - (b) 81 square metres for short stay occupants.
- 56 A minimum of 12.5 per cent of the site should comprise communal open space, landscaped areas and recreation areas.
- 57 Permanent buildings should be limited to a dwelling (manager's house), shop, community or recreational facility and toilets/amenities.
- 58 On-site visitor parking should:
 - (a) be designed and located to be accessible to visitors at all times;
 - (b) not dominate the internal site layout;
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 59 Long-term occupation of caravan and tourist parks should not lead to the displacement of short term tourist accommodation.

Analysis

- 60 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.
- 61 Every dwelling, annex or caravan fixed to land 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.
- 62 No additional allotments should be created wholly or partly within the overall site.
- 63 Development of permanent and semi-permanent dwellings within long stay caravan parks should meet the following standards:
- (a) walls, doors, roofs, door and window frames, gutters and downpipes, fascias and other external fittings of second hand structure in good state of repair;
 - (b) damaged wall and roof sheeting and other external fittings replaced or repaired so that they present a reasonable appearance;
 - (c) external surfaces of structures either newly painted or presenting an even consistent finish;
 - (d) external surfaces having a colour scheme which enhances the appearance of the structure in the locality;
 - (e) annexes or extensions to dwellings built from solid materials (timber, steel, masonry, plastic sheeting, glass, other metal or solid materials) displaying a workmanlike appearance and presenting consistency in terms of design and materials with the main structure on the site; and
 - (f) second hand materials being used which are in a good state of repair and capable of being painted or otherwise finished or treated so that they will appear as new. (Modified)
- 64 Layout of residential parks and caravan and tourist parks should take into account the prevailing east/west dune system and prevent the encroachment of development upon dune ridges to ensure that the stability of the dune system is retained and that van sites and accommodation can be developed on the site without the need to clear native vegetation.
- 65 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.

ATTACHMENT C

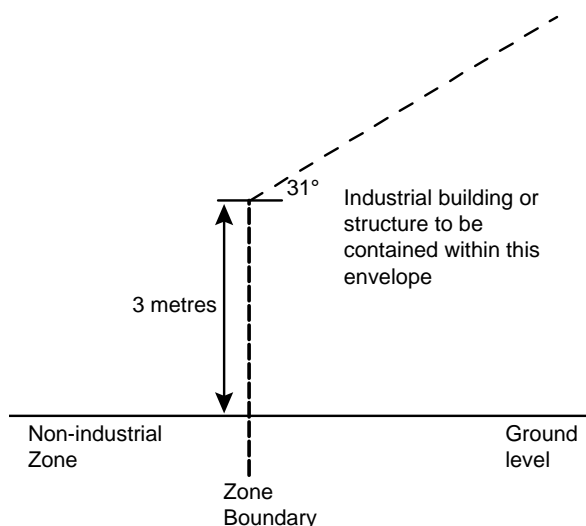
Amendments to Council wide Principles of Development Control – Roxby Downs (Municipality) Development Plan

Analysis

Development in Industry Zones

- 1 Industrial development should be adequately separated from adjoining land uses where the development is otherwise likely to cause significant adverse impact.
- 2 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.
- 3 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.
- 4 Development should be of a high standard of design with respect to the external appearance, siting and landscaping of buildings and storage yards.
- 5 Buildings and structures should be externally clad with new or substantially new pre-colour coated or pre painted metal sheeting, painted zincalume or galvanised iron, brick, concrete block or painted compressed fibre cement.
- 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;
 - (g) present an attractive façade by incorporating offices of masonry or similar construction, at the front of the building, to enhance the appearance of the locality.
- 7 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.
- 8 Development should be designed, oriented and landscaped to minimise energy use for climate control and lighting through:
 - (a) orientation;
 - (b) use of correctly shaded windows to maximise absorption of winter sun;
 - (c) utilisation of deciduous planting, pergolas, verandas, eaves or awnings to allow solar penetration in winter while providing summer shade;
 - (d) use of building materials with good thermal performance;
 - (e) use of insulation with particular attention to roofs and ceilings;
 - (f) use of energy efficient climate control devices;
 - (g) use of insulated roof lights;
 - (h) use of energy efficient luminaries; and

- (i) roof orientation and pitch to facilitate the use of solar collectors and photovoltaic cells.
- 9 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.
- 10 Buildings should be setback a minimum of 8 metres from the primary street frontage and 3 metres from the secondary street frontage.
- 11 Buildings should be sited to allow vehicular access to the rear of the site.
- 12 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:



- 13 Buildings and structures should not exceed 50 per cent site coverage. (Modified)
- 14 Service and storage areas should be located to the rear or side of buildings and be screened from public view.
- 15 Caretakers' dwellings should be sited to the rear of allotments or in such a manner as to enable the continued suitable operation to adjoining activities and the business activity on the site itself.
- 16 Caretakers' dwellings should comprise either purpose built residences which are either transportable or constructed on site, or extensions to existing buildings, which include adequate living quarters and amenities.
- 17 Buildings or extensions of buildings to be used for the purpose of caretakers' dwellings should:
- (a) be constructed of new or as new materials with external surfaces including walls, doors, roofs, door and window frames, gutters and downpipes, fascias and other external fittings which are in a good state of repair;
 - (b) be newly painted or present an even consistent surface finish;

Analysis

- (c) be coloured to complement or match existing development on the site to enhance the appearance of the development in the locality, (colour schemes used for housing within the towns of Roxby Downs or colours similar to the pre-colour coated steel range of colours will be considered suitable);
 - (d) support suitable additional landscaping;
 - (e) use one type of cladding for walls; and
 - (f) use second hand materials which are in a good state of repair and capable of being painted or otherwise finished or treated so that they will appear as new and enhance the appearance of development.
- 18 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use;
 - (b) have an area of not less than 1000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated;
 - (c) have a frontage to a public road of at least 20 metres.
- 19 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 20 Development should be provided with appropriate landscaping in accordance with the following criteria: (Modified)
- (a) landscaping should be established along boundaries with all public roads, and at least one side boundary;
 - (b) areas set aside for landscaping should not be less than 2.0 metres wide;
 - (c) plantings should incorporate indigenous plant material;
 - (d) plantings should include a substantial proportion of trees in scale with the main buildings, and trees located within and surrounding parking areas to provide shade;
 - (e) plantings should be connected to suitable in ground micro-irrigation systems and regularly watered tended and nurtured;
 - (f) storage areas and unsightly activities and structures should be screened and buildings, parking and driveways softened or enhanced by landscaping.
- 21 Open swale drainage should be used in the landscape strips adjacent car parking areas to assist with detention of stormwater.
- 22 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.
- 23 Adequate on-site vehicle parking should be provided, and where specified in Table Rox/1, in accordance with that Table. (Modified)
- 24 On-site parking should be:
- (a) surfaced with suitable impervious hard paving;
 - (b) line-marked to indicate parking spaces.

- 25 Visitor parking areas should be clearly visible and located on site between the adjacent road and the front or one side of the building, while employee parking areas should be located at the rear or to one side of any building. (Modified)
- 26 Development should have buildings sited to allow convenient access for emergency services vehicles. (Modified)
- 27 The layout of buildings, car parking and goods areas should be designed to minimise crime opportunities through the use of environmental design techniques.
- 28 The design of perimeter fencing should be of a high standard in order to create a cohesive streetscape.
- 29 Perimeter security fencing and access gates should consist of black mesh fencing not less than 2.1 metres high and should, wherever possible, be constructed on or behind the building line or behind the front landscaping strip.
- 30 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.
- 31 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.
- 32 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.
- 33 Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and contamination to the stormwater system such as: (Modified)
 - (a) ensuring rainfall run-off from the roof of any building is discharged directly to the street water table or to the Council stormwater system or stored on-site and used for landscaping and not mixed with rainfall run-off originating from surfaces such as car parks, outdoor storage areas and display areas; and
 - (b) ensuring rainfall run-off from ground surfaces is directed to a stormwater treatment system capable of removing litter sediment, grease, oil and other substances capable of contaminating stormwater.
- 34 A high flow bypass should be provided to enable water from extreme rainfall events to discharge direct to stormwater swales or to Council stormwater system.

ATTACHMENT D

Amendments to Council wide Principles of Development Control – Roxby Downs (Municipality) Development Plan

Analysis

Open Space and Recreation

- 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 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.
- 5 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.
- 6 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;
- 7 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.
- 8 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.
- 9 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 10 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

ATTACHMENT E

Amendments to Council wide Principles of Development Control – Roxby Downs (Municipality) Development Plan

Analysis

Crime Prevention

- 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 (e.g. by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
 - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

ATTACHMENT F

Amendments to Residential Zone– Roxby Downs (Municipality) Development Plan

Residential Zone

The following maps apply: Zones Maps Rox/7, Rox/9 and Rox/10.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types. (Modified)
- 2 Higher dwelling densities in areas close to centres, public and community transport and public open spaces. (Modified)
- 3 A range of appropriately located accommodation types to meet the housing needs of short-term and transient workers and permanent long distance commuter workers.
- 4 Affordable housing provided in appropriate locations.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Residential growth within the Roxby Downs township will create a safe and cohesive living environment in close proximity to a range of services and recreational facilities. Residential development will increase housing density, diversity and availability required to meet the accommodation requirements of a growing population and a range of household types.

A set of distinct residential precincts within the new development areas will be developed, each with a strong individual identity defined by both the public open space system and existing topography.

A traditional grid-based street pattern will be established in areas of new residential development with the majority of allotments oriented east-west, to allow for a high level of permeability and connectivity.

A range of dwelling types is considered desirable, generally at low and medium densities, including the provision of workers' accommodation for short-term and transient workers and permanent long distance commuters. Workers' accommodation will be integrated into various residential precincts. Development will respond to the arid environment by ensuring all residential buildings are designed and developed to a high architectural standard, incorporating environmentally sustainable design principles.

A high value will be placed on retaining significant trees and vegetation and the development of individual lots will see the establishment of additional landscaping demonstrating a high level of landscape design and external appearance, while being sensitive to the arid location.

The Residential Zone will be integrated with the surrounding zones to enable pleasant and convenient pedestrian and cyclist movement through to adjoining areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling

- dwelling addition
 - motel/entertainment/function/accommodation facility
 - school
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - open space
 - recreation areas
 - shops and consulting rooms
 - supported accommodation
 - workers' accommodation, including residential parks.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
 - 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the 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.
 - 6 Development should be designed and sited to promote pedestrian and cyclist linkages between residential areas, the Town Centre, recreation uses and open space.
 - 7 Medium density development should be undertaken within a 2.0 km radius from the Town Centre.
 - 8 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
 - 9 Affordable housing should be distributed throughout the Residential Zone to avoid over-concentration of similar types of housing in a particular area.

Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 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	3 metres
Maximum site coverage (including any outbuilding, garage or ancillary dwelling)	60 per cent
Maximum building height (from finished ground level)	9 metres
Minimum number of on site car parking spaces	Car parking should be in accordance with Table

Analysis

Rox/1

- 12 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres
Maximum building height (from natural ground level)	3.6 metres
Maximum wall height (from finished ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a public road or public open space area	6.5 metres and 3 metres for secondary road

- 13 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a minimum site width of not less than that shown in the following table (lesser areas and dimensions may apply where dwellings have rear vehicular access to a service road): (Modified)

Dwelling Type	Site Area (square metres)	Minimum Site Width (metres)
Detached	600 minimum	18
Semi-detached	350 minimum	10
Group/Residential Flat Building (1 Storey)	300 average	25
Group/Residential Flat Building (2 Storey)	250 average	25
Row Dwelling (1 Storey)	210 minimum	7
Row Dwelling (2 Storey)	210 minimum	7
Multiple Dwelling	420 minimum	12
Aged Persons' Accommodation	300 minimum	25

- 14 Development should demonstrate a high architectural standard that responds to and reinforces the positive aspects of the arid environment and local built form.
- 15 Development should incorporate high quality, energy efficient materials that are in keeping with the arid environment including: concrete, slab floors, rammed earth, cavity brick, stone, timber, glass and aluminium.
- 16 Dwellings should be oriented towards the open space areas wherever possible. All other dwellings should address the primary street frontage.
- 17 Dwellings should be designed and sited to take into account the existing land form and minimise earthworks where possible by following the contours of the site with split levels.
- 18 Individual housing developments comprising more than thirty dwellings should contain a mix of housing types and sizes, and be designed to reduce the apparent scale of the development.
- 17 Carports and garages should be designed and sited to avoid dominating views of the dwelling from the street.

Private Open Space

- 19 Dwellings, other than accommodation for short term and transient workers and permanent long distance commuters, should be provided with useable private open space at the following rates:
- (a) a minimum of 20 per cent of the site area where the site area is greater than 250 square metres;
 - (b) a minimum of 35 square metres where the site area is 250 square metres or less.
- 20 One part of the private open space should be directly accessible from a living room and have a minimum dimension of 2.5 metres.

Rainwater Tanks

- 21 Rainwater should be collected from a minimum 80 per cent of the roof area of detached dwellings, semi-detached dwellings, row dwellings, group dwellings and multiple dwellings, and retained in a rainwater tank having a minimum capacity of 4,000 litres for detached dwellings and 2,000 litres for other dwelling forms.
- 22 Rainwater should be collected from a minimum 80 per cent of the roof area of residential flat buildings and aged persons' accommodation, resort style villages and residential parks and retained in a rainwater tank having a minimum capacity of 1,000 litres for each dwelling or accommodation unit.

Access

- 23 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should be via a minimum number of common driveways.

Workers' Accommodation

- 24 Development of accommodation for short term and transient workers and permanent long distance commuters should not be detrimental to the surrounding residential areas with regard to amenity, noise, traffic movement, light overspill and car parking.
- 25 Buildings used for short-term and transient workers and permanent long distance commuters' accommodation and Residential Parks should: **(Modified)**
- (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) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.
- 26 Common amenities buildings should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to compliance with the following conditions, where applicable:

Analysis

- (a) buildings and structures externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or galvanised iron, brick, concrete block or painted compressed fibre cement;
- (b) the conditions prescribed in Table Rox/2;
 - detached dwelling
 - domestic outbuilding
 - group dwelling
 - residential flat building
 - row dwelling
 - semi-detached dwelling

Non-complying Development

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except in association with an approved : <ul style="list-style-type: none">(a) consulting room(b) office(c) shop or group of shops. (Modified)
Amusement machine centre	
Consulting rooms	Except where: <ul style="list-style-type: none">(a) the total floor area does not exceed 100 square metres(b) the site does not front an arterial road.
Crematorium	
Dairy	
Farm building	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Junk yard	
Motor repair station	
Office	Except where: <ul style="list-style-type: none">(a) the total floor area does not exceed 100 square metres(b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) the gross leasable area does not exceed 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Swimming pool	Except where it does not exceed 40,000 litres capacity.
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, and alterations and additions to the forms of development, are designated:

Category 1	Category 2
Single storey aged accommodation/retirement village	Caravan and tourist park
Domestic structure	Residential park
Open space	Single storey non-residential uses that serve the local community including: <ul style="list-style-type: none"> • child care facilities • shops and consulting rooms • supported accommodation
Recreation area	Two storey accommodation for short-term and transient workers and permanent long distance commuters.
	Two storey group dwelling
	Two storey residential flat building
	Two storey multiple dwelling
	Two storey aged accommodation/retirement village.

ATTACHMENT G

Amendments to Light Industry Zone – Roxby Downs (Municipality) Development Plan

Light Industry Zone

The following map applies: Zones Map Rox/9.

OBJECTIVES

- 1 A zone accommodating a range of light and service industrial, service trade, bulky goods, storage and warehouse land uses. (Modified)
- 2 Maintenance of the amenity of land and minimisation of pollution.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Development will maintain the area as a small, industrial and employment centre that allows for light and service industries; service trades; and storage, warehouse and ancillary services. Such development will have the ability to accommodate both traditional and innovative forms of industrial development and support a range of industrial uses. Bulky goods development may be appropriate in the zone, while limited shops to support local workers' needs may also be provided.

Development and any significant redevelopment will be designed to include landscaping to soften the visual impact of buildings as viewed along the frontage to Olympic Way, and will need to address issues associated with minimal car parking opportunities and entry/exit to the site.

A well-vegetated open space buffer along the zone's southern and eastern boundaries is desired to assist in environmental management, maintain the visual amenity of the locality, and minimise noise pollution to nearby established and future residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods
 - light industry
 - service industry
 - service trade premises
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops (except in the form of bulky goods development) should only be developed in this zone where:
 - (a) it is ancillary to industrial development
 - (b) the total gross leasable area does not exceed 100 square metres.
- 4 Bulky goods development should accommodate the display and sale of bulky goods primarily from:
 - (a) premises that are used for the display, sale and rental of automotive parts, camping and recreation supplies, curtains and fabric, homewares, hardware, or stationery and office supplies, and that do not sell foodstuffs, personal effects or clothing (other than clothing sold incidentally to the primary

purpose of the shop, e.g. clothing for camping and hiking purposes sold in a camping or recreation supply shop);

- (b) retail showrooms (i.e. selling computers, electrical goods, floor coverings, furniture, lighting, outdoor furniture, or whitegoods);
- (c) service trade premises primarily for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Large buildings should only be developed where:
 - (a) their mass and bulk is sympathetic to the adjoining zones
 - (b) the building provides interest and scale through articulation of:
 - (i) form
 - (ii) facades and the use of texture, pattern, graphics and colour.
- 7 Development should respond to and reinforce the positive aspects of the arid environment and local built form.
- 8 Individual tenancies in bulky goods development should have a gross leasable area of greater than 250 square metres each. (Modified)
- 9 Pick-up areas should be provided in bulky goods development to avoid the necessity for customers to carry large items to vehicles.
- 10 Bulky goods development should accommodate vehicles with trailers.
- 11 No dwellings should be erected in the zone except for caretakers' dwellings.
- 12 Storage sheds or garden sheds established in association with caretakers' dwellings should be of pre-colour coated steel construction or similar.
- 13 The division of land to create allotments which contain caretakers' dwellings should not occur.

Waste Transfer Station

- 14 Development of a Waste Transfer Station should meet the following criteria:
 - (a) the operations should be compatible with the surrounding land uses and separation distance requirements met. (It may be suitable to reduce separation distances where it can be clearly demonstrated that site characteristics and design adopted would ensure that site operations would not have an adverse impact outside the separation distance chosen);
 - (b) there should be adequate provision of services and infrastructure;
 - (c) traffic areas for public traffic, heavy vehicles and facility processing traffic should be sealed and physically separated;
 - (d) separate areas should be allocated for education, re-use/sales and education and drop-off for visitors/self-haulers;
 - (e) operations with potential for odour generation should be located the maximum practical distance from nearby sensitive uses to avoid possible impacts;

Analysis

- (f) exhaust air from enclosed facilities should be collected and treated to a level acceptable for discharge to the atmosphere to ensure the potential for impact at nearby sensitive land uses is within acceptable levels. The level of treatment could result in reduced separation distances;
- (g) noise generated from the operations could require acoustic attenuation in order to mitigate the potential for noise nuisance impact on nearby sensitive land uses;
- (h) separate areas should be provided for collection of clean roof stormwater and for the collection of contaminated stormwater run-off to reduce stormwater treatment costs and allow re-use including the use of run-off upon landscape reserves;
- (i) enclosed facility operations should allow for the efficient use of equipment and staff. These facilities include the transfer station, the material recovery facilities and the sale areas;
- (j) access to the household hazardous waste area should be restricted to ensure control of drop-off;
- (k) landscaping of two to five metres width should be provided around the perimeter of the site for amenity and dust suppression purposes.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying:

- (a) subject to the conditions contained in Table Rox/2:
 - bulky goods
 - light industry
 - motor repair station
 - plant nursery
 - public service depot
 - service industry
 - service trade premise
 - store
 - warehouse
- (b) Infrastructure that is sited within the infrastructure corridor as shown on Figure Light Industry Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Caravan	
Caravan and tourist park	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	

Form of Development	Exceptions
Farming	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential park	
Restaurant	
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) it involves a bulky goods form of development (b) other than a bulky goods form of development, the gross leasable area is 100 square metres or less. (Modified)
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

Public Notification

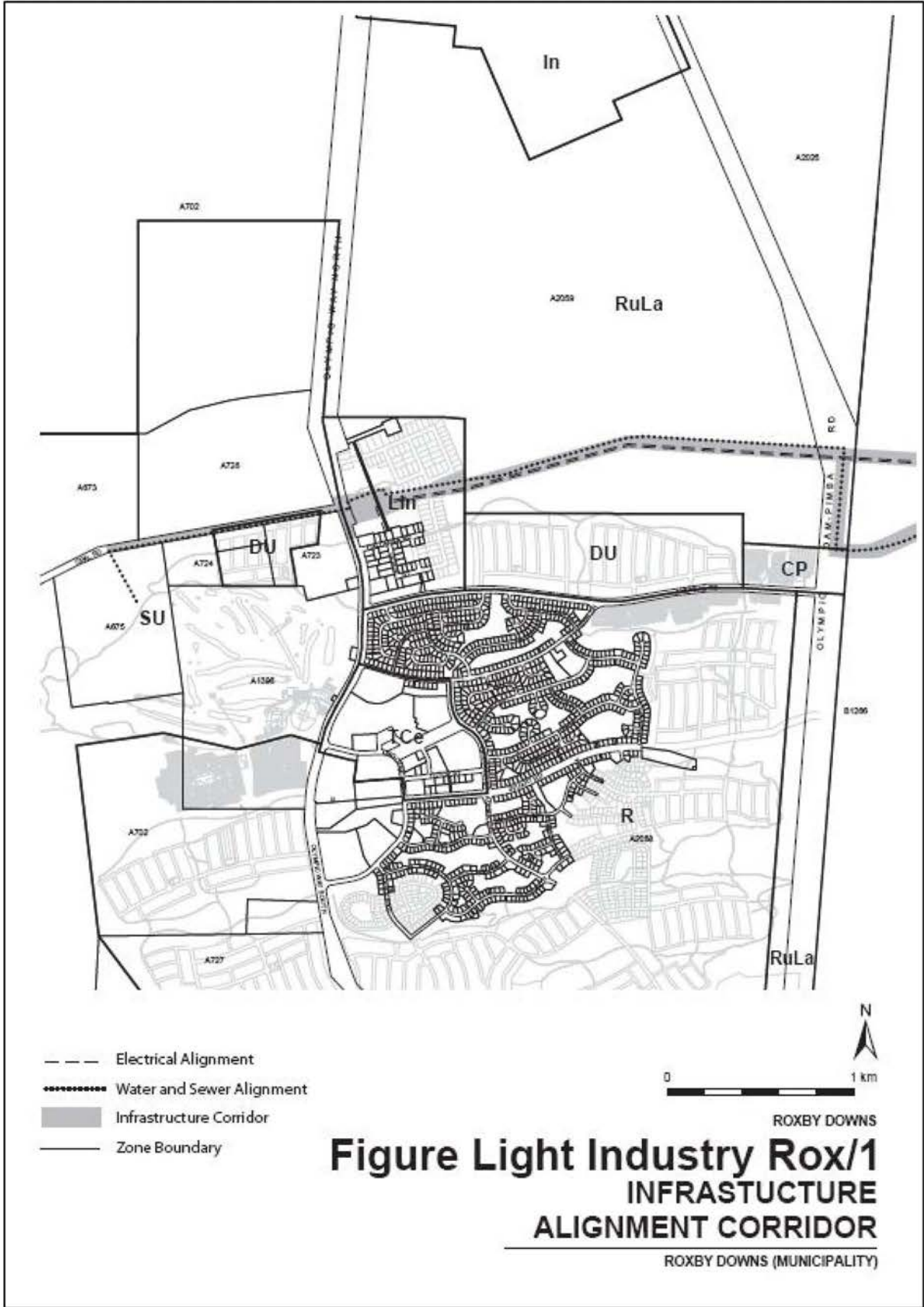
Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development are designated:

Category 1	Category 2
Builder's yard	Shop or group of shops where the total gross leasable area is 100 square metres or less.
Bulky goods	

Analysis

Category 1	Category 2
Light industry	
Motor repair station	
Plant nursery	
Public service depot	
Service industry	
Service trade premise	
Store	
Timber yard	
Warehouse	



ATTACHMENT H

Amendments to General Industry Zone– Roxby Downs (Municipality) Development Plan

Industry Zone

The following maps apply: Zones Maps Rox/4, Rox/5, Rox/8 and Rox/11.

OBJECTIVES

- 1 A zone primarily accommodating a wide range of heavy industry uses associated with the mining industry, including servicing, engineering fabrication, warehouse, storage, transport land uses and fuel depots.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will cater for a wide range of heavy industrial uses, primarily associated with the Olympic Dam mining operations.

Associated activities such as construction camps, service industries, storage and warehousing, transport terminals and fuel depots will also locate in the zone. Given the relative isolation of the zone, it could support limited shops to support local workers' needs.

The provision of additional land for heavy industry purposes to the south of activities adjacent the Olympic Dam Village, will assist in the eventual relocation to this zone of these activities as that land is required for future mining activities.

The design and layout of land division and buildings will be of a high standard and will include landscaping to soften the visual impact of industrial buildings viewed along frontages with Olympic Way to the west and Pimba Olympic Dam Road to the east. A well vegetated open space buffer along the precinct's eastern and western boundaries will assist in environmental management and the maintenance of the visual amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - aerodrome
 - builder's yard
 - construction camp
 - fuel depot
 - general industry
 - light industry
 - public service depot
 - service industry
 - store
 - transport terminal and distribution (Modified)
 - warehouse
- 2 Development listed as non-complying is generally inappropriate.
- 3 Shops may be established in the zone to service the needs of the local workforce, where the gross leasable floor area does not exceed 450 square metres. (Modified)

Form and Character

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

- 5 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining developments, and should be designed to minimise its effect on the amenity of the locality.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in Table Rox/2:

- aerodrome (in that part of the Industry Zone as shown on Figure Industry Rox/1 located adjacent the Olympic Dam Village Area)
- builder's yard
- construction camp (in that part of the Industry Zone as shown on Figure Industry Rox/1 located adjacent the Olympic Dam Village Area)
- general industry
- light industry
- public service depot
- service industry
- store
- transport terminal and distribution (Modified)
- warehouse

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling (Modified)	Except in association with a construction camp in that part of the Industry Zone and shown on Figure Industry Rox/1 located adjacent the Olympic Dam Village Area. (Modified)
Educational establishment	
Farming	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	

Analysis

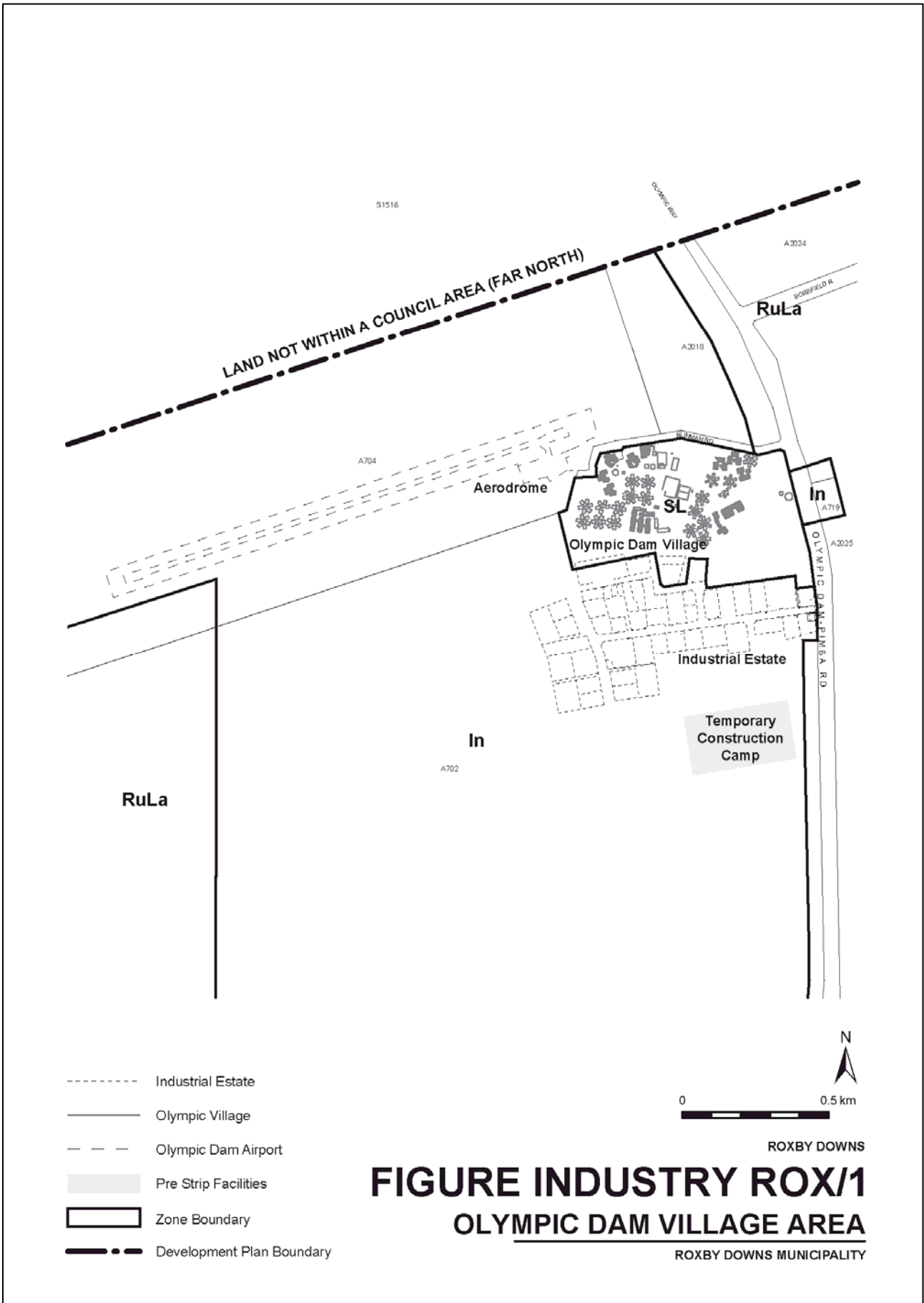
Form of Development	Exceptions
Shop or group of shops	Except where: (a) the gross leasable area is less than 450 square metres (b) providing for the day to day needs of the workforce in the zone.
Tourist accommodation	

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
Aerodrome	Fuel depot
Builder's yard	Shop or group of shops where: (a) the gross leasable area does not exceed 450 square metres (b) it provides for the day to day needs of the workforce in the zone. (Modified)
Construction camp	
General industry	
Light industry	
Public service depot	
Service industry	
Store	
Transport terminal and distribution (Modified)	
Warehouse	



ATTACHMENT I

Amendments to Deferred Urban Zone– Roxby Downs (Municipality) Development Plan

Deferred Urban Zone

The following maps apply: Zones Maps Rox/7 and Rox/9.

OBJECTIVES

- 1 A zone primarily intended for expansion of the urban area as demand requires. (Modified)
- 2 A zone accommodating a restricted range of uses that are not prejudicial to development of the land for urban purposes and maintain the appearance of the zone. (Modified)
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development undertaken within the zone should be confined to recreation pursuits pending the requirement of the area for urban development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

Land Division

- 4 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 5 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
 - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
 - (b) improve the management of the land (modified)
 - (c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

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

In addition the following forms of development are designated as complying:

- (a) subject to the conditions contained in Table Rox/2:
 - mobile phone tower
 - telecommunications antenna.

- (b) infrastructure that is sited within the infrastructure corridor as shown on Deferred Urban Figure Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

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:

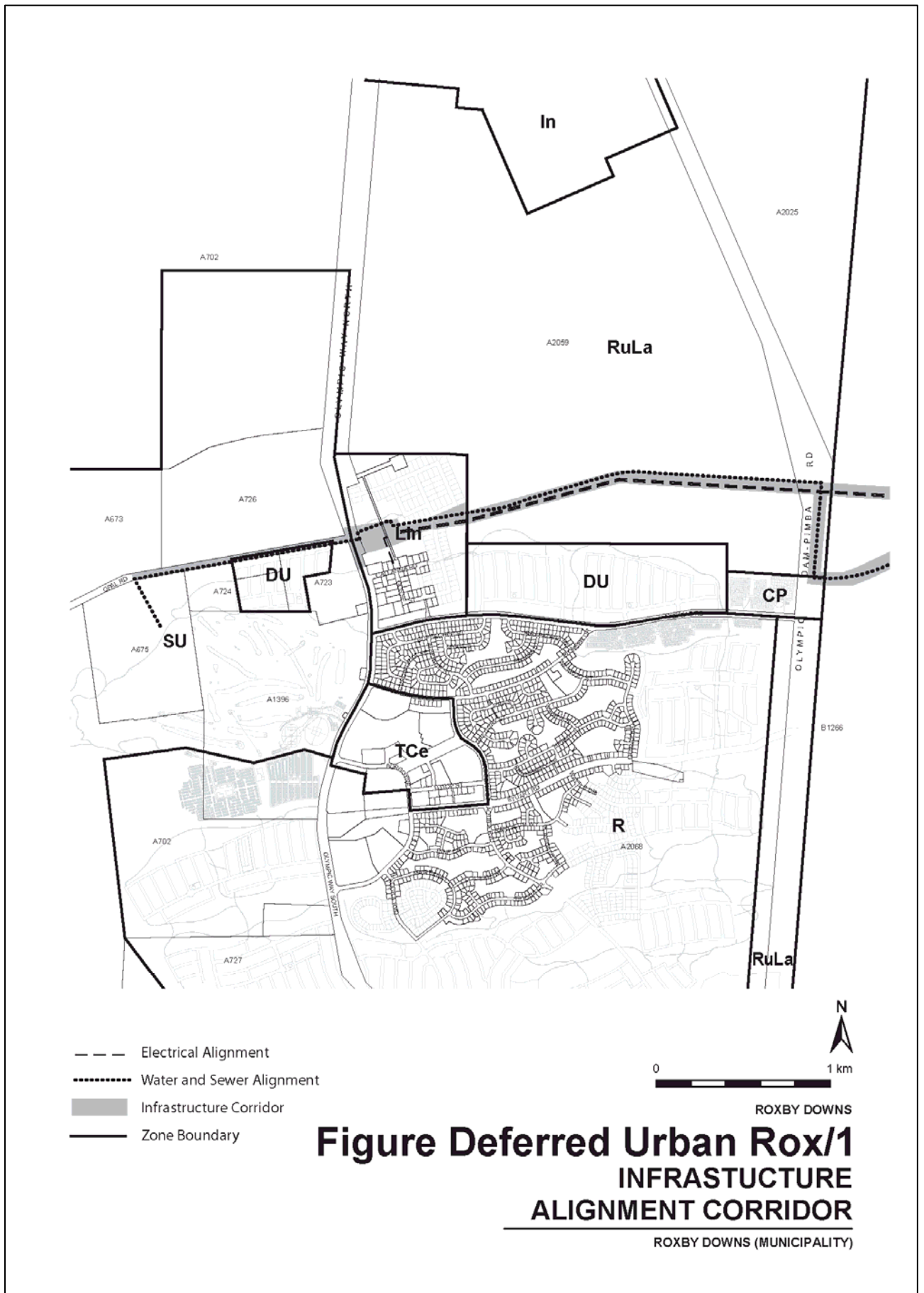
Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling (Modified)	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry (Modified)	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	

Analysis

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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



ATTACHMENT J

Amendments to Special Uses Zone – Roxby Downs (Municipality) Development Plan

Special Use Zone

The following maps apply: Zones Maps Rox/6, Rox/7, Rox8, Rox9 and Rox/10.

OBJECTIVES

- 1 A zone accommodating a range of public, recreation, tourist and infrastructure facilities.
- 2 Buildings and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.
- 3 Preservation and enhancement of the character and amenity of land.
- 4 Preservation of environmental quality and significant trees.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will cater for a wide range of uses that are generally compatible with the institutional or open character of the land and provide a public function.

The zone provides opportunities for the establishment of major sporting and recreation facilities and the relocation of existing sporting and community facilities as their current locations become required for expansion of the urban area of the township.

Facilities will be well designed with strong connective links to the urban area, enabling easy, safe, pedestrian and cycle access, as well as vehicular access.

Remnant vegetation will be preserved and the area enhanced with new plantings and landscaping in conjunction with new development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - accommodation (for visitors and tourists) in association with sports and recreation facilities
 - bowling green
 - car parking
 - caravan and tourist park
 - cemetery
 - clubrooms associated with sports facilities
 - community centre
 - community hall
 - conference facilities in association with sports and recreation facilities
 - effluent treatment
 - emergency services facility
 - entertainment, cultural and exhibition facilities
 - golf course
 - horse and/or pony club
 - indoor and outdoor recreation facilities
 - lighting for night use of facilities
 - meeting hall
 - office associated with community services
 - playground

- public service depot
 - public utility
 - racecourse
 - recreation
 - shops or groups of shops ancillary to recreation development
 - showground
 - sports grounds and associated facilities
 - theatre
 - special event
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool
 - tourism infrastructure
 - water storage
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should be developed in this zone where:
- (a) it/they is/are ancillary to recreation and sport development;
 - (b) the total gross leasable area does not exceed 80 square metres.
- 4 The provision of facilities should be developed in an orderly manner based on demand so as to prevent oversupply and inappropriate siting.

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 so as to ensure that the removal of significant stands of trees or individual trees is minimised.
- 7 Development should ensure that sand ridges are stabilised where removal of vegetation is to occur by means of battens, mulch covering or other suitable means to minimise soil erosion.
- 8 Strong thematic landscaping should be developed where possible on individual sites to improve the landscape; provide shade and shelter; create interest; provide habitat; and retain existing native vegetation; using locally indigenous plant species in plantings, thereby defining different activity areas.
- 9 Development should be of a high standard of design appropriate to the locality with respect to the external appearance, building materials, colours, siting, scale, landscaping and character of any proposed buildings and as such should:
- (a) have surfaces which are low light-reflective and use unobtrusive colours;
 - (b) take place in a manner which will minimise alteration to the existing land form;
 - (c) incorporate landscaping and have limited advertising signs that do not have an adverse impact on the streetscape.
- 10 Development within the zone should not diminish the ability of the public to access and use areas of public open space.
- 11 Development should be designed and sited to promote pedestrian links.
- 12 All car parking areas should be shaded and screened with vegetation to improve the amenity of the zone.
- 13 Landscaping should be provided to screen views of the landfill processing facilities and operational areas.

Analysis

Land Division

- 14 Land division should only occur where the land is suitable for its intended use and proposed development will not destroy significant natural features, including native vegetation.
- 15 Land division or the rearrangement of existing allotment boundaries should take place as part of a coordinated development scheme, or as a rationalisation of land holdings, designed to allow more efficient and economical 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*.

In addition, the following forms of development are designated as complying:

- (a) subject to the conditions contained in Table Rox/2:
- bowling green
 - cemetery
 - emergency services facility
 - golf course
 - horse and/or pony club
 - public service depot
 - racecourse
 - recreation area
 - showground
- (b) infrastructure that is sited within the infrastructure corridor as shown on Special Uses Figure Rox/1 – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

Non-complying Development

Form of Development	Exceptions
Consulting room	
Crematorium	
Dwelling	
Fuel depot	
Hospital	
Industry (Modified)	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with recreation activities
Petrol filling station	
Place of worship	
Public service depot	

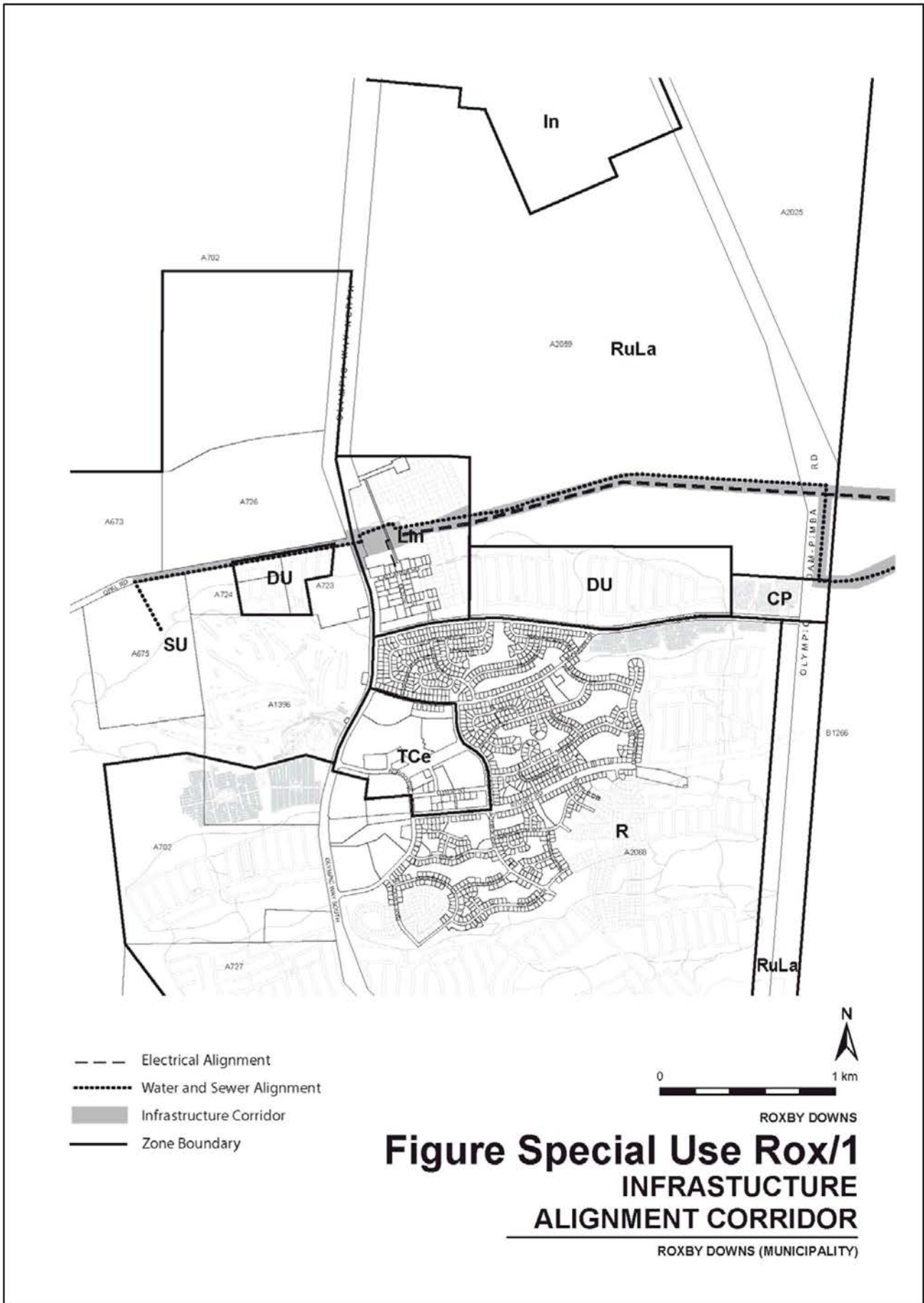
Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area does not exceed 80 square metres
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

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
Bowling green	Caravan and tourist park (Modified)
Cemetery	Residential park (Modified)
Emergency services facility	
Golf course	
Horse and/or pony club	
Public service depot	
Racecourse	
Recreation area	
Showground	



ATTACHMENT K

**Insertion of new Caravan and Tourist Park Zone– Roxby Downs (Municipality) Development
Plan**

Caravan and Tourist Park Zone

The following map applies: Zones Map Rox/7.

OBJECTIVES

- 1 A zone primarily for short-term tourist accommodation and associated facilities.
- 2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings, surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, land forms, fauna and flora.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including caravans and camping sites, cabins and transportable dwellings. Dwellings and long-term accommodation will not lead to the displacement of existing, short term tourist accommodation. (Modified)

A petrol filling station and associated shop may also be appropriate, located in proximity to the corner of Axehead Road and the Pimba - Olympic Dam Highway.

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

Buildings will be single storey and designed to be in keeping with the local natural environment and climate. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing privacy for park users by screening surrounding land uses and activities. (Modified) Landscaped mounding and/or fencing may be required to minimise noise impacts from adjoining roads, particularly the Pimba - Olympic Dam Highway.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities
 - cabin
 - caravan park
 - caravan permanently fixed to land
 - camping ground
 - manager's house
 - petrol filling station and associated shop
 - recreation area including tennis court, basket ball court, playground
 - shop, in association with and ancillary to a caravan and tourist park
 - swimming pool/spa
 - tourist park and other forms of tourist accommodation
 - transportable dwelling

Form and Character

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

- 3 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.
- 4 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.
- 5 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 A landscaped buffer of a minimum 15 metres width should be provided on the site of the caravan park adjacent to the boundary with the Pimba - Olympic Dam Highway.
- 8 Direct access to the Pimba - Olympic Dam Highway from the caravan park or petrol filling station and associated shop should not occur.
- 9 Appropriate acoustic measures should be provided to minimise potential noise impacts on park users from adjoining roads.

Car Parking and Access

- 10 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 11 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

Street and Boundary Setbacks

- 12 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

- 13 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

- 14 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 1972.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the following conditions, where applicable:

- (a) buildings and structures externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or galvanised iron, brick, concrete block or painted compressed fibre cement;

Analysis

(b) the conditions prescribed in Table Rox/2:

- Amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities
- Caravan park
- Caravan permanently fixed to land
- Cabin
- Camping grounds
- Manager's house
- Recreation area
- Shop, in association with and ancillary to a caravan and tourist park
- Tourist park
- Transportable dwelling

Non-complying Development (Modified)

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for manager's 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 <i>Residential Park Act 2007</i> .
Motor repair station	
Nursing home	

Form of Development	Exceptions
Office	Except where in association with and ancillary to tourist accommodation
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: <ul style="list-style-type: none"> (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: <ul style="list-style-type: none"> (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation or a petrol filling station
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
Caravan park	Two storey amenities block including camp kitchen, shower, toilet, laundry and recreation facilities
Caravan permanently fixed to land	Two storey cabin
Camping ground	Two storey manager's house
Petrol filling station and associated shop	Two storey shop, in association with and ancillary to a caravan and tourist park
Recreation area	Two storey transportable dwelling
Single storey amenities block, including	

Analysis

camp kitchen, shower, toilet, laundry and recreation facilities (Modified)

Single storey cabin (Modified)

Single storey manager's house

Single storey shop, in association with and ancillary to a caravan and tourist park

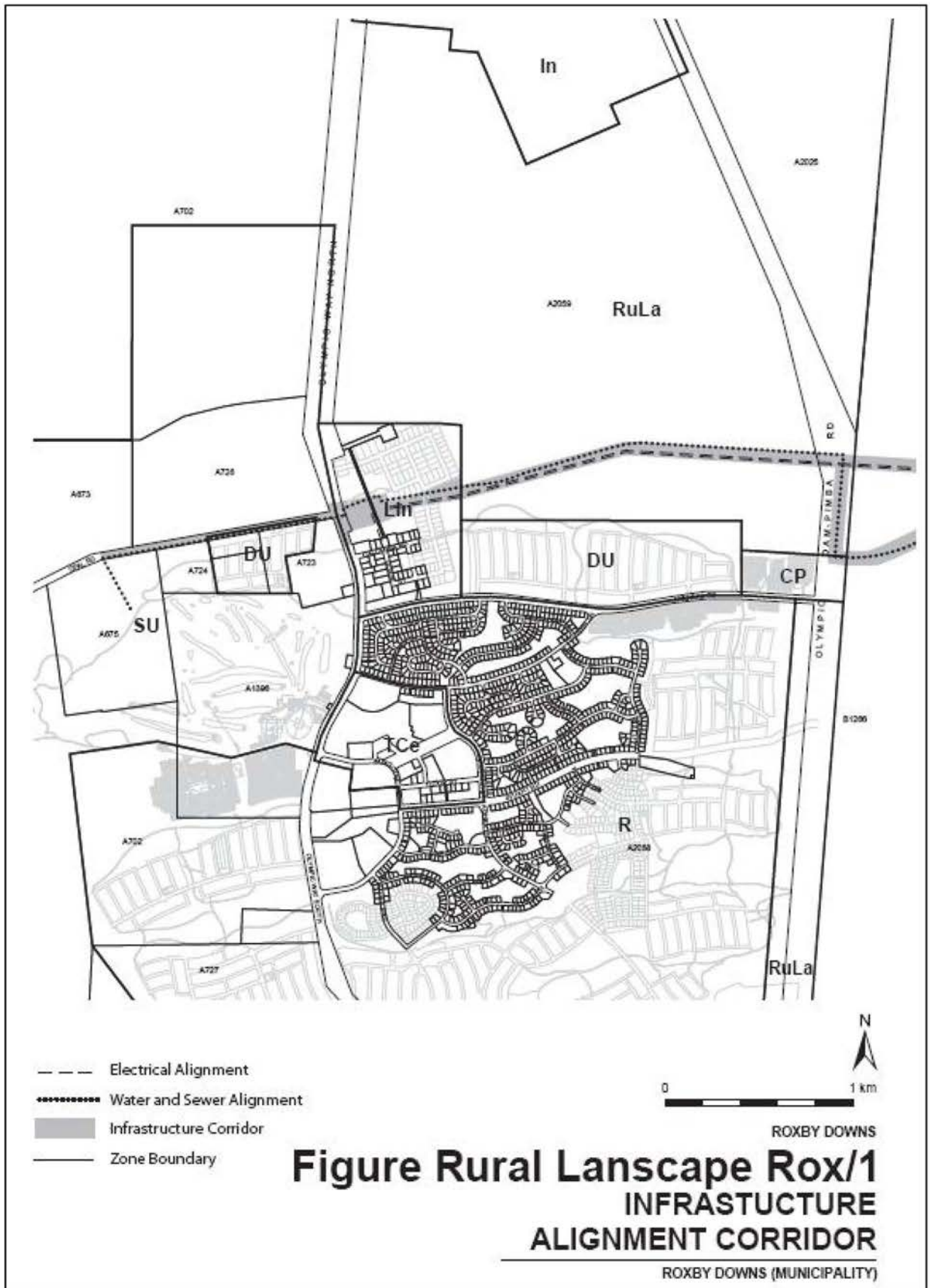
Single storey transportable dwelling

Swimming pool

Tourist park

ATTACHMENT L

**New figure to be inserted into the Rural Landscape Zone
i.e. - Rural Landscape Rox/1 – Infrastructure Alignment Corridor**



Analysis

ATTACHMENT M

Amendments to Table Rox/1– Roxby Downs (Municipality) Development Plan

TABLE Rox/1
Car Parking Requirements

Kind of Development	Conditions of Development
Aged Persons Home	One per 10 residents plus one per 2 employees plus one per 5 residents for visitors.
Amusement Hall Billiard Saloon Bowling Alley Gymnasium Exhibition Hall	One per 20 square metres of total floor area.
Bed and Breakfast Accommodation	One per guest accommodation bedroom.
Boarding House	One per 2 beds.
Caravan and Tourist Park	One for every caravan, camping, cabin or dwelling site for short stay occupants and also one visitor car parking space for every 10 sites for parks not exceeding 100 sites or one for every 15 sites for parks exceeding 100 sites.
Residential Park	Two for every caravan, camping, cabin or dwelling site for long stay occupants and also one visitor car parking space for every 10 sites for parks not exceeding 100 sites or one for every 15 sites for parks exceeding 100 sites.
Concert Hall Theatre	One per 10 seats provided.
Consulting Rooms	Five per consulting room.
Community Centre	One per 20 square metres total floor area.
Detached Dwelling	Four per each detached dwelling, two of which to be undercover.
Group Dwelling Residential Flat Building Semi-detached Dwelling Row Dwelling	Two per each dwelling, one of which to be undercover.
Workers' Accommodation	One per each self contained accommodation unit. One per two accommodation rooms where not a self contained unit.
General Industry Light Industry Store Warehouse	One space for every 50 square metres of floor area up to 200 square metres, one space for every 75 square metres up to 2000 square metres and 1 space for every 150 square metres of floor area over 2000 square metres.
Hospital	One per 3 beds plus provision for patients to be driven to an entrance within the property.
Hostel	One per 3 beds.
Hotel	One car parking space for every two square metres of bar floor area available to the public; and also one car parking space for every 6 square metres of lounge or beer garden available to the public, or one car parking space for every two guest rooms, whichever provide the greater number of car parking spaces.
Motel	One car parking space for each guest room or unit and also, whenever a restaurant is erected on the site, an additional car parking space for every four seats available to customers.

Kind of Development	Conditions of Development
Multiple Dwelling Residential Flat Building	One per each dwelling contained in the building and also for visitors, one per every two dwellings contained in the building.
Non-residential Club	One per 6 square metres total floor area.
Nursing Home	See "Hospital".
Office	One per 25 square metres of total floor area providing office accommodation.
Place of Worship	One per 10 seats.
Retail Showroom Bulky Goods	One per 50 square metres total floor area.
Service Industry	One per 50 square metres of industrial floor area plus one per 20 square metres of retail floor space.
Shop Restaurant Café Shop and Dwelling	One per 20 square metres of retail floor space and also, for a restaurant, or a development which includes one or more restaurants, one per every four seats provided.
Service Trade Premises	One per 50 square metres total floor area.

ATTACHMENT N

Amendments to Table Rox/2 – Roxby Downs (Municipality) Development Plan

TABLE Rox/2
Conditions Applying To Complying Development

Kind of Development	Conditions of Development
Bowling Green Cemetery Emergency Services Facility Golf Course Horse and/or Pony Club Public Service Depot Racecourse Recreation Area Showground	1 Any tree required to be cleared being replaced on the subject land with a tree of the same or similar species. 2 Compliance with conditions B, C, D, E and F.
Bulky Goods	1 Individual tenancies to have a gross leasable area of greater than 250 square metres each. 2 Car parking to be provided at a rate of 1 space per 50 square metres of total floor area. 3 A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site. 4 Buildings, (excluding any veranda, porch, etc) are set back a minimum of 8 metres from the primary street frontage and 3 metres from the secondary street frontage. 5 Buildings and structures not to exceed 50 per cent site coverage. 6 Compliance with conditions B, C, D, & E.
Caravan and Tourist Park Amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities Caravan park Caravan permanently fixed to land Cabin Camping grounds Manager's house Recreation area Shop, in association with and ancillary to a caravan and tourist park Tourist park Transportable dwelling	1 Buildings to be of single storey construction. 2 A minimum of 12.5 per cent of the overall site to comprise communal open space, landscaped areas and recreation areas. 3 A minimum of 60 per cent of the total number of accommodation sites to be for short term accommodation. 4 Caravan, cabin and dwelling sites to be a minimum of 81 square metres in area. 5 A minimum of 1 car parking space provided for every caravan, camping, cabin or dwelling site, either located on the individual site or conveniently located in groups within the park. 6 Visitor parking to be provided at a rate of: (a) one space per 10 accommodation sites for parks with up to 100 sites; (b) one space per 15 accommodation sites for parks with more than 100 sites. 7 Caravans, associated annexes, cabins and dwellings fixed to land to 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 park. 8 Compliance with Conditions B, C, D, E and F.

Kind of Development	Conditions of Development
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Detached Dwelling,
Semi Detached Dwelling
Row Dwelling
Group Dwelling
Residential Flat Building

Site Area

1 The site of the detached, semi detached or row dwelling having an area (and in the case of a group dwelling or residential flat building a site area per dwelling) and dimensions equal to or greater than those specified below:

	Detached Dwelling	Semi Detached Dwelling	Row Dwelling
Area of site square metres	600	350	210
Width of frontage of site of regular shape – metres	18	10	7
Depth of site of regular shape – metres	25	25	25
Width of frontage of site of irregular shape – metres	12	9	6
Average width of irregular shape – metres	12	11	8
Average depth of irregular shape – metres	28	28	26

2 The site of the group dwelling or residential flat building having a site area per dwelling and site dimensions equal to or greater than those specified below:

Site area per dwelling - square metres	300
Frontage of site containing two or more dwellings - metres	15
Average width of site containing two or more dwellings - metres	15
Average depth of site containing two or more dwellings - metres	25

Site Coverage

3 The area of the site covered by the dwelling and including any outbuilding, garage or ancillary dwelling not exceeding 60 per cent of the site.

Building* Siting

**Buildings include dwellings, garages and carports*

For Buildings Not Sited on Side Boundaries:

- 4 Side walls with a maximum wall height of 3 metres are set -back a minimum of 1 metre.
- 5 Side walls greater in height than 3 metres and with a maximum height of 6 metres are set -back 1 metre plus one third of the increase in wall height above 3 metres.
- 6 The following may encroach beyond the side boundary set-back provided that a minimum width of 1 metre is preserved down one side of the building:
 - (a) fascias, gutters, downpipes and eaves up to 0.45 metres;

Kind of Development	Conditions of Development
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- (b) masonry chimneys, flues and pipes;
- (c) unroofed balconies, landings, steps or ramps not more than 1 metre in height.

7 Buildings are set-back a minimum of 3 metres from the rear boundary plus the increase in wall height above 3 metres (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to 0 metres).

For Buildings Sited on Side Boundaries

8 Side walls not to exceed:

- (a) 3 metres in height;
- (b) 15 metres in length or 50 per cent of the boundary, whichever is greater.

9 Side boundary walls are located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and are constructed to the same or to a lesser length and height.

10 Buildings are set-back a minimum of 3 metres from the rear boundary (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to between 0 metres and 3 metres).

Building Heights

Detached Dwelling, Semi-Detached Dwelling, Row Dwelling

11 Overall building heights not to exceed 9 metres.

12 Wall heights of the building not to exceed 6 metres.

Group Dwelling, Residential Flat Building

13 The dwelling to be of single storey construction.

Street Set-backs

14 Buildings (excluding any veranda, porch, etc.) are set-back a minimum of 6 metres from the primary street frontage and 3 metres from the secondary street frontage.

Garages/Carports attached to Dwellings

15 Garages/carports attached to the associated dwelling:

- (b) are set-back not less than 6.5 metres from the street from which they are accessed; and
- (b) when the associated dwelling faces the same street as the garage/carport, the dwelling incorporates elements such as protecting windows, verandas and porticos or other elements that articulates the building when viewed from the street;
- (c) when facing the side street, in the case of a corner site, are set-back not less than the set-back of the associated dwelling to the side street;

Kind of Development	Conditions of Development
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- (d) do not exceed 72 square metres in area.

Freestanding Garages/Carports

- 16 Free standing garages and carports built in conjunction with the dwelling are:
- (a) constructed of colorbond steel of a colour which will match or complement the colouring of the dwelling;
 - (b) where constructed at the side of the dwelling and facing the front, set-back at least 6.5 metres from the front property boundary and the front wall of the garage or carport are finished with materials of the same style or colouring of those of the dwelling;
 - (c) where facing the side property boundary on a corner allotment, set-back at least 3 metres from the side property boundary with the front wall of the garage or carport finished with materials of the same or similar colouring and style to those of the dwelling;
 - (d) not more than 72 square metres in area.

Access

- 17 The public road or thoroughfare from which the entrance way or exit is provided for vehicles to or from the site of the group dwelling or the residential flat building having a width of not less than 12 metres.

Car Parking Spaces

- 18 Dwellings are provided with the following on-site parking spaces:
- (a) four per each detached dwelling, two of which are to be covered;
 - (b) two per each semi-detached dwelling, row dwelling, group dwelling or residential flat building, one of which is to be covered.
- (The spaces can be in tandem.)
- (c) with each car parking space being a minimum:
 - (i) 2.4 metres wide plus 0.3 metres for any side contained by a wall, fence, column or pier;
 - (ii) 5.4 metres in internal length.
- 19 Driveways to be located to avoid street trees and infrastructure such as lamp posts, electricity poles, street signs, street furniture, etc.

Private Open Space

- 20 Private open space for the dwelling having:
- (a) a minimum of 20 per cent of the site area where the site area is greater than 250 square metres;

Kind of Development	Conditions of Development
	<p>(b) a minimum of 35 square metres where the site area is 250 square metres or less;</p> <p><i>Private open space comprises unbuilt upon areas (excluding driveways and parking areas) having a minimum dimension of 2.5 metres, and screened from external view to a height of 1.8 metres.</i></p> <p>Visual Privacy</p> <p>21 Ground floor windows of habitable rooms do not face directly towards ground floor windows of habitable rooms in adjacent buildings.</p> <p>22 Windows of habitable rooms at or above the second storey and which face the side or rear site boundaries have:</p> <p>(a) sill heights of at least 1.7 metres above floor level; or</p> <p>(b) permanently fixed translucent glazing in any part of the window below 1.7 metres above floor level.</p> <p>23 Dwellings have no balconies, terraces or decks at or above the second storey.</p> <p>Acoustic Privacy</p> <p>24 Bedrooms do not share a wall with a living room (i.e. lounge, family or dining room) or a garage of an adjacent dwelling.</p> <p>25 Bedroom windows are located at least 3 metres from road reserve boundaries.</p> <p>26 Air conditioning units are located away from bedrooms on adjacent dwelling units.</p> <p>Energy Conservation</p> <p>27 Dwellings have a day living area incorporating a window facing between 20° west and 30° east of true north.</p> <p>28 Dwelling additions incorporating a day living area where such additions have a floor area equal to or greater than 50 per cent of the existing dwelling.</p> <p>Water Conservation</p> <p>29 Residential sites have no more than 40 square metres of lawn area.</p> <p>30 Swimming pools have a capacity of no more than 40,000 litres and incorporate measures to reduce evaporation such as solar blanket, covering or shade structures.</p> <p>31 Rainwater to be collected from a minimum 80 per cent of the roof area and retained in a tank having a minimum capacity of 4,000 litres for detached dwellings and 2,000 litres for row dwellings and semi-detached dwellings.</p> <p>Landscaping</p> <p>32 Compliance with condition D.</p>

Kind of Development	Conditions of Development	
General Industry Road Transport Terminal Store	1 2	A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site. Compliance with conditions B, C, D, E & F.
Builder's Yard Light Industry Motor Repair Station Plant Nursery Public Service Depot Service Industry Service Trade Premise Warehouses	1 2	A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site. Compliance with conditions B, C, D, E & F.
Canteen Restaurant Construction Camp	1 2	Compliance with conditions B, C, D, E & F. Constructed by the company being the principle operator of the Olympic Dam mine or the authorised agent thereof.
Mobile Phone Tower Telecommunications Antenna	1	Not greater than 50 metres in height.
Aerodrome	1	Terminal building and ancillary buildings comply with conditions B, C, D, E and F.

ATTACHMENT O

**Roxby Downs (Municipality) Development Plan – Maps
(refer to THE AMENDMENT)**

ATTACHMENT P

**Amendments to Remote Areas Zone – Land Not Within A Council Area – Eyre, Far North,
Riverland and Whyalla Development Plan**

Mining Settlement Policy Area 4

Refer to the [Map Reference Table](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 Temporary and longer term accommodation and an appropriate range of facilities for persons engaged in the construction, operation and maintenance of the Olympic Dam mine and associated development and infrastructure.
- 2 Services and facilities to meet the needs of remote mining settlements.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Mining settlement developments should provide a self contained settlement which supports the growth of the mining industry in northern South Australia through the provision of workers' accommodation and facilities.

The form and appearance of development should be appropriate for a remote area, taking into account the often temporary nature of facilities and services required. Transportable buildings and structures of a prefabricated nature are appropriate in the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - accommodation units
 - dining/kitchen complexes
 - recreational facilities, including gyms, hard courts, indoor sports buildings, swimming pools, sports fields, cricket nets, beach volley ball courts, and the like
 - reception and administration buildings
 - taverns/clubs
 - warehouses
 - bus terminals
 - maintenance buildings
 - shops/café/licensed retail stores
 - infrastructure, including for power, water, sewerage, stormwater and telecommunications
 - gatehouses
 - car parking areas
 - laundries
 - ice-making and chilled water stations
 - road access upgrades
 - site works and landscaping
 - temporary facilities (such as accommodation units, site offices, sheds and stores for equipment and materials, amenities facilities for dining/social activities and laundries) required for the construction of the mining settlement.
- 2 Development should be primarily to provide accommodation for temporary, short term and other non-resident workers servicing the Olympic Dam mine and related development and infrastructure.

Form and Character

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

- 4 Development should be in accordance with the Concept Plan Map LNWCA(FN)/4 – Mining Settlement.
- 5 Verandas should be provided to communal structures and accommodation units to provide shade and for aesthetic purposes.
- 6 The external surface colours of buildings and other structures should be in keeping with the natural colours of the surrounding area, with preference given to lighter tones.



Airfield Policy Area 5

Refer to the [Map Reference Table](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A [policy area](#) primarily accommodating aircraft operations, passenger [and/or freight](#) terminals, airport and aviation-related [commercial](#), light industrial, service industrial, warehouse and storage purposes.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The policy area's primary purpose is to enable the relocation of the Olympic Dam Airport. The expansion of the existing airport, to the north of Roxby Downs Township, is constrained due to Woomera Protected Airspace requirements and is unable to meet future operational needs.

A new airport within this policy area will provide for jet aircraft usage, enabling operational efficiencies in flying in and flying out workers, and catering for growth in the mining industry. The airport will offer regular public transport services, air charter, general aviation, unimpeded day and night operations, refuelling activities, and air freight.

To ensure the efficient operation of the airport, development within the policy area will need to be compatible with airport activities and not result in conflict between land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the [policy area](#):
 - [air passenger and/or air freight terminal](#)
 - [aircraft related facilities](#)
 - [airport](#)
 - [commercial activities ancillary to and in association with aviation activities](#)
 - [fuel depot](#)
 - [light industry ancillary to and in association with aviation activities](#)
 - [service industry ancillary to and in association with aviation activities](#)
 - [shop within the terminal building](#)
 - [warehouse ancillary to and in association with aviation activities](#)
- 2 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in policy area.
- 3 Development should not impede the use of the policy area for aviation purposes.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 [Development should be in accordance with the Concept Plan Map LNWCA\(FN\)/5 – Airfield.](#)
- 6 Commercial, light industrial and [service industrial](#) development located on the airport site should:
 - (a) facilitate the more efficient operation of the airport
 - (b) be sited in defined clusters

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

Land Division

- 7 Land should not be divided unless it assists in the more efficient operation and use of the airport.
(Modified)

Analysis

PROCEDURAL MATTERS

Complying Development

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

Further, the following forms of development are designated:

Form of Development	Compliance Criteria/Conditions
Building or building work	Provided it is located within the boundary of a mining settlement associated with an approved mining lease that has been granted Development Approval
Development listed in PDC 1 of the Airfield Policy Area 5	Provided it is located within Airfield Policy Area 5
Development listed in PDC 1 of the Mining Settlement Policy Area 4	Provided it is located within Mining Settlement Policy Area 4
Infrastructure that is required to service development within Airfield Policy Area 5 and/or Mining Settlement Policy Area 4	It complies with one of the following: (a) It is sited along the infrastructure corridor as shown on Concept Plan Map LNWCA(FN)/6 – Infrastructure Alignment Corridor and complies with one of the following: (i) It is sited within 150 metres north of the existing road alignment (Andamooka Road) (ii) It is sited within 50 metres south of the existing road alignment (Andamooka Road) (b) It involves electricity infrastructure and it is located along the electricity infrastructure corridor as shown on Concept Plan Map LNWCA(FN)/6 – Infrastructure Alignment Corridor.

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). It: (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
All forms of accommodation within Andamooka Policy Area 1	Except a detached dwelling where it achieves (a) or (b): <ul style="list-style-type: none"> (a) it is located on an allotment of not less than 1200 square metres and connected to: <ul style="list-style-type: none"> (i) an approved Community Wastewater Management System OR <ul style="list-style-type: none"> (ii) an approved on-site waste control system (b) it is located on an allotment existing as at, or granted Development Approval before, 3 July 2008 and connected to: <ul style="list-style-type: none"> (i) an approved Community Wastewater Management System OR <ul style="list-style-type: none"> (ii) an approved on-site waste control system. (Modified)
Community centre within Airfield Policy Area 5	
Consulting room within Airfield Policy Area 5	
Dwelling within Airfield Policy Area 5	Except for a caretaker or report officer's residence
Educational establishment within Airfield Policy Area 5	Except where ancillary to and in association with aviation activities.
Hospital within Airfield Policy Area 5	
Horticulture within Airfield Policy Area 5	
Hotel within Airfield Policy Area 5	
Intensive animal keeping within Airfield Policy Area 5	
Land Division within Andamooka Policy Area 1	Except where it: <ul style="list-style-type: none"> (a) results in the creation of an allotment or allotments of not less than 1200 square metres; and (b) is connected to a reticulated water supply and reticulated power supply.
Motel within Airfield Policy Area 5	
Nursing home within Airfield Policy Area 5	
Place of workshop within Airfield Policy Area 5	
Pre-school within Airfield Policy Area 5	
Shop within Airfield Policy Area 5	Except where located within the terminal building
Tourist accommodation within Airfield	

Analysis

Form of Development	Exceptions
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Policy Area 5

Waste reception, storage, treatment or disposal within Airfield Policy Area 5

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
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Development listed in PDC 1 of the Airfield Policy Area 5

Development listed in PDC 1 of the Mining Settlement Policy Area 4

Mining settlement(s) associated with an approved mining lease

ATTACHMENT Q

**Land Not Within a Council Area- Eyre, Far North, Riverland and
Whyalla Development Plans –
Maps (refer to THE AMENDMENT)**