Development Act 1993

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

Land Not Within A Council Area Consolidation and Better Development Plan (BDP) Conversion

Development Plan Amendment by the Minister

For Approval

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

Paul Holloway
.....
Signature

Date of Gazette..... 3 July 2008

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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 the Minister for Urban Development and Planning (under prescribed circumstances) to amend a Development Plan. In this case, the Minister is undertaking the amendment because it affects land that is not located within a council area.

A Plan Amendment Report (PAR) (this document) explains what policy changes are being proposed and why and how the amendment process will be conducted.

A PAR consists of:

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

NEED FOR THE AMENDMENT

Much of the structure, format, policy content and mapping contained in the existing LNWCA Development Plans is over 30 years old, and formulated well before the Development Act, 1993 was enacted.

As such these Plans contain out dated policy and mapping that needs to be updated. For example there are references to controlling mining activity in the Plans but under current legislation these activities are controlled under the Mining Act.

Therefore it is proposed to undertake this up-dating process in two stages:

1. format, structure and mapping update with base level policy update
2. more comprehensive review of the policy content, ensuring relevance to activities controlled by the Development Act.

This PAR represents the first stage. The Better Development Plans (BDP) conversion process includes some level of policy up-date as it introduces base level, current best practice policy. In addition, this PAR deals with two specific issues namely:

- waste water disposal (particularly in Andamooka); and
- coastal policy.

However, there is still policy specific to each of the Plans that is out of date and will be updated in the next stage.

Before this happens, the current spatial planning work will need to be completed. The Strategy Branch of Planning SA is undertaking a spatial planning project for the Far North Region. Various individuals, Councils and interest groups are being

consulted to assist in developing the spatial plan, which will provide a strategic longer term vision for this region.

Once this is complete, the new vision will provide clearer guidance for the second stage of the LNWCA Development Plan upgrade. This vision will provide a basis to review and update the policy and make sure it aligns with the spatial plan vision. Where inconsistencies are identified, any changes will go through a separate plan amendment process which will include a public consultation stage.

Subsequent to the initiation of the this PAR, it was decided not to incorporate the consolidation of the Land Not Within a Council Area (Flinders) Development Plan given that Planning SA has instigated a spatial land use review of the Far North Region and the Flinders Ranges Council is currently undertaking a BDP conversion of the Flinders Rangers Development Plan. In addition, it would be difficult to undertake a BDP conversion the LNWCA (Flinders) Development Plan without substantial policy changes as it contains very out-dated policy and zoning that can be tracked back to 1973.

In view of the above, the Land Not Within a Council Area (Flinders) Development Plan will be converted and the policies up dated, once the above processes (Far North Region spatial planning framework and Flinders Ranges Council BDP conversion) are complete.

Better Development Plans Conversion

> Conversion is the term used to describe the process of converting a current Development Plan into the new BDP format and structure.

This PAR proposes to replace four of the five land-based Land Not Within a Council Area Development Plans (Eyre, Far North, Riverland and Whyalla) with a new Land Not Within a Council Area (Eyre, Far North, Riverland and Whyalla) Development Plan that has its content sourced from the standard set of BDP policy modules (General and the Zone sections), selected on the basis that these reflect the range of policies in the existing Development Plans.

The BDP modules have been complemented by the addition of ‘Strategic Statements’ to reflect each region; and local ‘Objectives’; ‘Principles of Development Control’; and ‘Desired Character Statements’.

The process of consolidating the four plans and adopting the BDP modules and format has resulted, in some instances, in the introduction of new policies in some of the existing Development Plan areas. For example, policies relating to community development were found in only one of the existing Development Plans but, as they were thought to be of benefit to the whole of the new Development Plan area, the relevant BDP module has been adopted.

There are also significant changes to the mapping as a result of the conversion to the BDP map extent series.

Changes resulting from the consolidation of the four plans and the BDP conversion process include:

- consolidation of four land-based Land Not Within a Council Area Development Plans into one plan and the adoption of the new Better Development Plans policy library, format, structure and mapping

- inclusion of minimum site area controls for dwellings constructed in unsewered areas to enable on-site management and disposal of wastewater

- introduction of a Policy Area for the Andamooka Township that includes new non-complying site area and land division controls to enable on-site management and disposal of wastewater

- introduction of a new 'Remote Areas Zone' that includes updated policies that guide pastoral, settlements and tourism development

- introduction new coastal policies, including a new 'Coastal Conservation Zone' and 'Coastal Settlement Zone', for Eyre Peninsula to protect sensitive coastal features and habitats and protect development against hazards.

Waste Water Disposal

Most of the land not within a council area is not serviced. As a minimum health standard, the following policy has been added:

- a new minimum site area, which would apply to all residential development that is not serviced by a reticulated sewerage system, designed to ensure that proposed allotments are capable of accommodating on-site wastewater treatment and disposal

Given the significant development pressure being experienced in Andamooka, this PAR proposes that this policy be given extra weight. A Policy Area is proposed for Andamooka which will include the new site area and land division controls to ensure new development has the capacity to accommodate suitable on-site wastewater disposal facilities.

Coastal Policy

The Eyre Peninsula Local Government Association (EPLGA) has recently completed the *Eyre Peninsula Coastal Development Strategy.* This strategy establishes a long-term vision and policy framework to guide the future development of Eyre Peninsula's coastline.

In recognition of the importance of a consistent policy framework for Eyre Peninsula, this PAR is proposing to adopt the new regional coastal modules arising from the implementation of the strategy. These are expected to become part of a new generation of BDP modules.

Specifically the PAR introduces:

- a new set of General Policies to guide coastal development

- a new Coastal Conservation Zone along the coast of the LNWCA Eyre Development Plan area and in a small portion of the existing LNWCA Whyalla Development Plan area

- a Coastal Settlement Zone to address coastal hazards associated with shack and township development along the LNWCA Eyre coastline.

AREA AFFECTED

This PAR affects the whole of the Land Not Within a Council Area (Eyre), (Far North), (Riverland) and (Whyalla) Development Plan areas. These areas are illustrated on the map below:

The consolidation and subsequent adoption of BDP modules for the Land Not Within a Council Area (Flinders) Development Plan has not been incorporated in this Plan Amendment Report given the timing of the process to convert the adjoining Flinders Ranges Council Development Plan into the BDP format by the Council.

The outcomes from the Flinders Ranges Council's conversion process, together with the spatial planning project for the Far North referred to above, have the potential to inform the conversion of the LNWCA (Flinders) Development Plan into a BDP format. On this basis, it is considered it is appropriate to await the outcomes of both these processes.

LEGAL REQUIREMENTS

In the course of preparing this PAR, the Minister for Urban Development and Planning has received advice from a person or persons holding prescribed qualifications pursuant to Section 101 of the *Development Act 1993*.

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

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in Development Plans for adjoining areas.

INTERIM OPERATION

Section 28(1) of the Development Act enables the Minister to bring an amendment to a Development Plan into operation without delay when it is deemed necessary in the interests of orderly and proper development of an area.

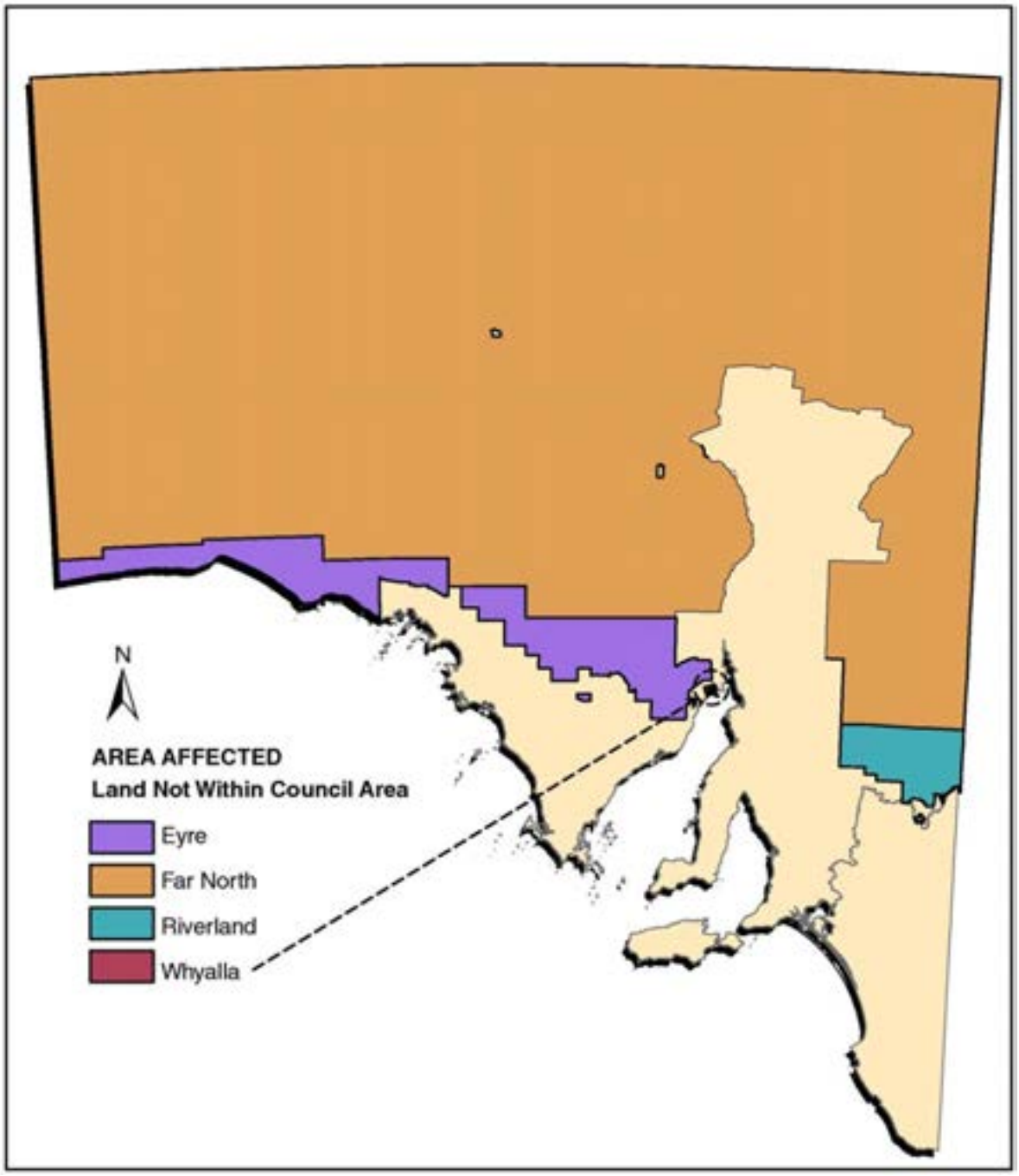
An amendment to the Development Plan that is brought into effect on an interim basis by the Minister operates for a period of up to 12 months. Such an amendment ceases to operate when the 12 month period expires, when the amendment is approved, or when the amendment is superseded by another amendment that comes into operation.

CONSULTATION

This document is now released for concurrent agency and public consultation for a period of two calendar months.

Preliminary consultation on this PAR has occurred with key stakeholders, including the Outback Areas Community Development Trust. Further consultation with these

and the following organisations and government agencies will occur during the public consultation stage:



The key agencies and organisations to be consulted are:

- Department for Transport, Energy and Infrastructure
- Aboriginal Affairs and Reconciliation Division
- Department of Trade and Economic Development
- South Australian Tourism Commission
- Department for Administrative and Information Services
- Department for Environment and Heritage
- Department of Water, Land and Biodiversity Conservation

- Department of Primary Industries and Resources
- Department for Families and Communities
- Department of Health
- Outback Areas Community Development Trust
- Adjoining Councils
- Conservation Council of South Australia.

All written and verbal agency and public submissions made during the consultation phase will be recorded, considered and summarised by the Development Policy Advisory Committee (DPAC), which is an independent body responsible for conducting the consultation stage of Ministerial PARs. Changes to the PAR may occur as a result of this consultation process. (See also 'Have your say' information box at the front of this PAR.)

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 PAR.

1. ANALYSIS

1.1 BACKGROUND

The main objective of this Plan Amendment Report (PAR) is to consolidate four of the five existing land-based Land Not Within a Council Area Development Plans (Eyre, Far North, Riverland and Whyalla) and to adopt the policy library and format of the Better Development Plans (BDP) project.

The PAR will also introduce new policy to: address wastewater treatment issues associated with dwellings in Andamooka; and adopt coastal conservation policies to protect the sensitive coastal areas along the Eyre Peninsula coastline.

1.2 STRATEGIC CONTEXT

1.2.1 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The Planning Strategy is divided into three sections - Metropolitan Adelaide, Outer Metropolitan Adelaide and Regional South Australia - and is based on key economic, social and environmental imperatives.

This PAR is affected by the Planning Strategy for Regional South Australia, which is divided into 'Planning and Development Areas', four of which are relevant:

- Eyre Peninsula
- Outback
- Upper Spencer (which includes Whyalla)
- Riverland

It is noted that the current spatial planning work is likely to update these parts of the Planning Strategy.

<u>BDP Conversion</u>

The use of the BDP Policy Library and format accords with the relevant sections of the Planning Strategy.

<u>Waste Water Disposal</u>

> 3 PEOPLE, TOWNS AND HOUSING
> 3.1 GOALS
> Healthy and safe communities

The new minimum site area requirements for dwellings, which introduce adequate wastewater disposal requirements for dwellings in the proposed Remote Areas

Zone and specifically in the township of Andamooka, also seek to attain healthy communities in the LNWCA region.

Coastal Policy

> ENVIRONMENT AND RESOURCES STRATEGIES
> 16 Manage coastal and marine environments in a sustainable way to meet multiple objectives.

The PAR implements this policy through the review of coastal zone boundaries to ensure sensitive coastal features and habitats are protected.

a. Ensure dune and beach protection through restriction of inappropriate activities and implementation of revegetation programs.
b. Site and design development to avoid coastal erosion, seawater flooding and damage to the coast and the adjacent marine environment.
c. Ensure all development retains public access to the coast.

The PAR implements these policies by adopting the BDP Coastal Areas module and Hazards module, which include policies to protect development and the natural environment from hazards. The PAR also proposes to introduce new coastal acid sulfate soils mapping.

1.3 KEY RESEARCH

1.3.1 Investigations Previously Undertaken

Better Development Plans Library

The State Government is committed to improving its Development Plans in line with the Better Development Plans (BDP) project.

The policies adopted through the BDP modules are based on policies in Development Plans taken from councils across the state that are considered to be current best practice. They reflect a whole of Government position, resulting from a structured consultation process that also involved local government.

Coastal Zoning and Policy Review

The Eyre Peninsula Local Government Association recently completed its Eyre Peninsula Coastal Development Strategy. This Strategy sets out a consistent approach to the technical description and boundary delineation of coastal zones as they appear in local Development Plans.

As described in the strategy the role of a coastal zone is to:

- safeguard areas of environmental significance on the coast, including sensitive coastal features, natural ecosystems, habitats (and linkages between these systems) and the marine environment
- protect development from coastal hazards such as acid sulfate soils and flooding and erosion (including taking into account the impacts of climate change)
- safeguard significant coastal areas or places of historic, cultural or scientific significance

- support the provision of appropriate public access to the coast and foreshore
- ensure that development activity that requires a coastal location is in balance with the natural environment and cultural values associated with the coast.

This PAR seeks to adopt the approach described in the strategy for the existing LNWCA Eyre Development Plan coastal area and for a small portion of the existing LNWCA Whyalla Development Plan area.

1.3.2 Investigations Initiated to Inform this PAR

Better Development Plan Conversion

The review of existing policy in the Land Not Within a Council Area (Eyre), (Far North), (Riverland) and (Whyalla) Development Plans has been subject to the BDP conversion process. This process has involved deconstructing the current Development Plans and reconstructing them using the General and Zone modules. The policies of the existing Development Plans have been compared against the equivalent BDP policies to ensure that the adopted policies reflect the intent of the existing Development Plans.

To ensure that the four regions' unique circumstances are reflected in the new consolidated Development Plan, the module policies have been supplemented with local additions. These local additions complement module policy, primarily at the zone level, and represent local policies that are relevant and add value to the BDP policy modules.

The conversion process can result in two types of local additions:

- A policy in the existing Development Plan that is not covered by the BDP Policy Library and is carried over
- A variation to a measurement in the BDP Policy Library.

The *Module Selection Table* identifies the nature of the changes made as a result of the conversion process (Appendix 2).

Waste Water Disposal

In most cases, residential development on land not within a council area occurs in very remote locations. Such development needs to make independent provision for all necessary services such as electricity, water and waste water disposal.

However, with the growth in the mining sector there is some concern that development pressure in some locations may lead to additional problems, as has become evident in Andamooka.

Andamooka is located approximately 600km north of Adelaide and 32kms east of Roxby Downs. Following the discovery of opal in the 1920s, the town has evolved from a series of scattered miners' camps and semi-dugouts constructed in the 1930s, to a township of 500 permanent residents in 2001 (ABS data).

Since then, the population has grown to over 900 people (including transient workers), largely in response to the proposed Olympic Dam expansion and the associated demand for workers' accommodation.

The Development Assessment Commission (DAC), the planning authority for the town, has received applications for over 90 accommodation units over the past 6 months. These include large unit-style accommodation as well as smaller group dwellings (2-4 dwellings per allotment).

This development will place even further pressure on existing water and energy supplies, local services (e.g. schools and health facilities), waste management, road networks, and natural resources. As they are outside a council area, these facilities and infrastructure are predominantly maintained by the Andamooka Progress and Opal Miners Association (APOMA) with support from the Outback Areas Community Development Trust (OACDT). Of particular concern is that the town is unsewered and has no community waste water management scheme.

Planning SA is currently working with the OACDT, the APOMA and government agencies on developing a structure plan for the town as part of the spatial planning program. This plan will provide a strategic planning framework that facilitates the coordinated development of the town, enabling infrastructure and services to be provided and healthy environments to be maintained.

While this structure plan is being developed, there is an immediate need to address the town's on-site wastewater disposal. As there is no sewer system in Andamooka, developments must manage their own wastewater on site, however dwellings are being proposed at a density that does not allow the provision of on-site wastewater management facilities (including soakage areas). To protect community health, this PAR proposes to introduce new site area requirements for dwellings and minimum allotment sizes that ensure new development has the capacity to accommodate suitable on-site wastewater disposal facilities.

The Department of Health has recommended a minimum site area per dwelling of 1200 square metres for unsewered areas. While this issue is of particular concern in Andamooka, it is also an issue for all residential land divisions in unsewered areas. As such it is proposed that a new Principle of Development Control (PDC) be inserted into the Residential policy module, which would apply to all residential development within the new LNWCA Development Plan.

Coastal Policy

The *Eyre Peninsula Coastal Development Strategy* describes (based on the role and purpose of coastal zones) the types of areas to be included in specific coastal zones. The nature of these zones is more fully explained in section 2.4.

Based on the criteria about what types of areas should be located within a coastal zone an audit was undertaken to establish a matrix of:

- the feature or type of area to be included in the coastal zone (based on the Eyre Peninsula Coastal Development Strategy)
- commentary on why this feature or area is important
- the best data layer to be used to represent this feature
- the best attributes from the data layer to be used
- any alterations required to be made to the data layer (i.e. buffers applied).

This information is provided in Appendix 1.

A Geographical Information System was then used to map the features and areas to be included in a coastal zone and the data was layered over aerial photography. Site visits were undertaken to verify the data used and specialists in native vegetation, coastal morphology and coastal protection reviewed the mapping. Based on these investigations a draft set of zone lines was created.

These maps were then converted into maps for the Development Plan and zone boundaries were established.

The methodology adopted recognised the importance of empirical data and scientific information used in conjunction with local knowledge. The methodology seeks to achieve a coastal zone boundary that is robust and suitable for inclusion within Development Plans.

An example of how the data layers were used to define the boundaries is illustrated below.



Note: the black line is the current Coastal Zone boundary and the orange line is the proposed new boundary. The other colours represent sensitive coastal features.

2. CONCLUSIONS AND RECOMMENDED POLICY CHANGES

2.1 BETTER DEVELOPMENT PLANS CONVERSION

The BDP Conversion process has involved restructuring four of the five existing LNWCA Development Plans (Eyre, Far North, Riverland and Whyalla). This has resulted in the addition of policies to some of the existing Development Plan areas and the movement of some policies from existing zones to the general policy level.

The following is a summary of the significant changes resulting from the conversion process:

- creation of new Policy Areas under the new Township Zone for the following existing zones*:*

- Country Township (Innamincka) Zone (to be named Innamincka Township Policy Area 3)
- Innamincka Environs Zone (to be named Innamincka Environs Policy Area 2)

- deletion of policies titled 'Urban Whyalla' in the existing LNWCA Whyalla Development Plan as the policies do not relate to land within the LNWCA Development Plan boundary.

The new BDP Extent Series of mapping has resulted in the deletion of some information that was previously represented on maps. This has occurred where the information was considered out of date.

A more comprehensive list of changes resulting from the conversion process is provided in the Module Selection Table located at Appendix 2.

2.1.1 Development Plan Tables

All relevant tables have been carried over from the existing LNWCA (Eyre, Far North, Riverland and Whyalla) Development Plans.

2.1.2 Alignment with the Development Regulations 1993

The Development Regulations 1993 is legislation supplementary to the *Development Act 1993* and makes reference to various Zone names. The BDP conversion process will change the names of some Zones in the Development Plan. To maintain the intent of the Regulations, a review has been made of all existing and proposed Zone names. Accordingly it was found that no changes were required.

2.2 WASTE WATER DISPOSAL

2.2.1 Current Planning Policy

There are currently no provisions that adequately deal with the issue of appropriate wastewater disposal for development within the region, including Andamooka.

2.2.2 Recommended Policy

To ensure that adequate land is provided in association with dwellings in unsewered areas, this PAR recommends that a new Principle of Development Control (PDC) be inserted into the Residential policy module. This would apply to all residential development within the Development Plan area and serve to ensure that new allotments are capable of accommodating on-site wastewater treatment and disposal:

> Where a dwelling is to be located in an area not serviced by a reticulated sewerage scheme, 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) not less than 1200 square metres to facilitate on site wastewater treatment and disposal.

Given the immediate pressures in Andamooka, this PAR proposes to introduce a Policy Area into the Remote Areas Zone that covers the extent of the town and includes both minimum site area requirements for dwellings and minimum allotment sizes. These requirements have been included as non-complying

development standards. This means that applications that do not meet these minimum standards are required to follow a more complex development assessment path and the applicant has no right of appeal against the final decision. Such proposals are unlikely to be approved, unless it can be demonstrated why a smaller site area or allotment size would be appropriate.

Non-complying Use

Land division within the Andamooka Policy Area 1 except where it results in the creation of allotments of not less than 1200 square metres.

Dwellings within the Andamooka Policy Area 1 except where the site area per dwelling (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) is greater than 1200 square metres

2.2.3 Public Notification Variations

No variations to the Public Notification List are proposed.

2.3 COASTAL POLICY

2.3.1 Current Planning Policy

In 1994 the then Minister for Planning introduced consistent planning controls into all coastal Council Development Plans to guide the design and siting of development in coastal areas. These policies generally covered:

- environmental protection
- preservation of scenic, heritage and other values
- maintenance of public access
- hazard risk minimisation
- protection of physical and economic resources
- settlements, tourist facilities and marinas
- premature development.

However, there is currently no specific coastal zoning identified within the LNWCA (Eyre) Development Plan or the LNWCA (Whyalla) Development Plan. While the general policies provide a sound basis for development assessment in coastal areas, appropriate coastal zoning could provide additional certainty regarding the intended development outcome. As such, this PAR seeks to update the existing general provisions for coastal areas, in line with BDP policies, and including appropriate coastal zoning.

2.3.2 Recommended Planning Policy

Replacing the General Policies

This PAR proposes to replace the general policies introduced in 1994 with a set of new coastal policies that will be applied across the Eyre Peninsula region. These policies will appear in the General section of the Development Plan under the following headings:

- Coastal Areas: The coastal areas module includes a number of sub-headings:
    - o Environmental Protection
    - o Maintenance of Public Access
    - o Hazard Risk Minimisation
    - o Erosion Buffers

    - o Land Division
    - o Protection of Economic Resources
    - o Development in Appropriate Locations

- Hazards: This module includes policies on acid sulfate soils and includes references to overlays identifying acid sulfate soils.

Coastal Zoning

Coastal Conservation Zone

The primary role of the Coastal Conservation Zone is to safeguard coastal features and habitats that are highly sensitive to the direct impacts of development, including coastal dunes, coastal wetlands, samphire (tidal marshes), mangrove areas, estuaries and other important habitat areas.

The policies in the Zone seek to:

- safeguard areas of environmental significance on the coast, including sensitive coastal features, natural ecosystems, habitats (and linkages between these systems) and the marine environment
- protect development from coastal hazards, such as flooding, erosion (including taking into account the impacts of climate change) and acid sulfate soils
- safeguard significant coastal areas or places of historic, cultural or scientific significance
- support the provision of appropriate public access to the coast and foreshore
- allow appropriate development activity in balance with the natural environment and cultural values associated with the coast.

The Zone has been introduced where the land includes:

- coastal features and habitats highly sensitive to the direct impacts of development, including coastal dunes, coastal wetlands, samphire (tidal marsh), mangrove areas and other important habitat areas
- important coastal geological features or other natural features of scientific, education, heritage or cultural importance (such as coastal cliffs)
- buffers that provide separation between development and sensitive coastal habitats or important marine fauna sites
- very high quality landscapes fundamentally coastal in nature (excluding land of rural character that provides a backdrop to the coast)
- undeveloped areas exposed to coastal hazards (such as seawater flooding or erosion) where there are no provisions to resolve the deficiency (such as a council-managed seawall or levee bank) or a strategy to protect development.

Importantly, this new Zone provides, to a limited extent, opportunities for medium-scale quality, nature-based and coastal, tourist accommodation.

The provision of this type of accommodation is critical to achieving the tourism targets of South Australia's Strategic Plan, as described in the South Australian Tourism Plan:

> South Australia's style of regional accommodation development in recent times has been predominantly bed and breakfast. While this has been a positive trend, there is a clear gap and a need to develop viable medium scale accommodation, consistent with the state's core positioning and branding themes of wine and food, nature based and coastal tourism.

This is also reflected in the Nature-Based Tourism Strategy — a joint initiative of the South Australian Tourism Commission and the Department for Environment and Heritage, which aims to achieve:

> Three to five new or revitalised iconic nature based experiences by 2009.

South Australia is currently lacking a competitive edge in coastal tourism, a dominant tourist market given the propensity of Australians to seek out coastal holiday destinations. To improve its competitiveness within this market, South Australia needs to differentiate itself from the traditional east coast 'sun and surf' model and build on its strengths (e.g. coastal scenery, relative isolation, seafood, marine biodiversity and mediterranean climate). As such, tourism development will need to be sited in locations that have significant scenic beauty to attract the nature-based or coastal tourism market. These areas tend to also be the areas identified for inclusion in this Zone.

To provide opportunities for this type of accommodation in the sensitive environment that is the Coastal Conservation Zone, a policy framework that requires a detailed assessment of environmental, landscape, cultural, social and economic impacts or benefits has been introduced.

The Desired Character Statement for the Coastal Conservation Zone states that the zone should have:

> …only a limited number of 'iconic', nature-based/eco-tourism developments, located a minimum of 25 kilometres apart. These developments will provide experiences that relate to the natural environment, whether for relaxation, discovery and/or adventure, and meet the needs of tourists and the people who live in the region, while protecting and enhancing opportunities for the future. These developments achieve excellence in environmental protection and management by ensuring their impacts (activities, visitation and buildings) on the ecology and natural environment are minimal and their design is of a high quality that complements the natural environment, site features and conditions.

Coastal Settlement Zone

The proposed Coastal Settlement Zone will include developed areas along the coast where there are sensitive coastal features or coastal processes. The Zone will primarily accommodate existing shack areas that may need to be protected from coastal flooding or erosion.

The policies within the zone seek to:

- protect development from coastal hazards such as flooding and erosion (including taking into account the impacts of climate change) and acid sulfate soils
- allow appropriate development activity in balance with the natural environment and cultural values associated with the coast.

The Zone has been introduced for a small area of Fowlers Bay. This area abuts the coast on one side and the Fowlers Bay Conservation Park on the other side. The land includes a small shop, caravan park, shacks and rental tourist accommodation. The land is not currently protected from erosion or coastal flooding by an erosion buffer or sea wall. As such, it is proposed to include this area in this Zone to ensure development applications in the area are referred to the Coast Protection Board for advice.

3. DEVELOPMENT ACT REQUIREMENTS

3.1 Variation from the Planning Strategy

The proposed policy approach is consistent with achieving the objectives and goals of the Planning Strategy.

3.2 Consistency with other parts of the Development Plan

This PAR involves the consolidation of four of the five LNWCA Development Plans (Eyre, Far North, Riverland and Whyalla) into one Development Plan and the conversion of this new plan into the BDP format and structure. The proposed new coastal related policies contained within the new plan will therefore be consistent with other parts of the new LNWCA Development Plan.

3.3 Consistency with policies in Development Plans for adjoining areas

Of the eleven neighbouring councils, five are in the process of converting their Development Plans to the BDP format and structure, one has already been converted and two have lodged Statements of Intent to undertake a BDP conversion.

Thus the policies, structure and format proposed as part of this PAR will be consistent with the majority of neighbouring councils' Development Plans. In reference to changes in coastal policy, this PAR seeks to achieve consistency of coastal policy across the Eyre Peninsula.

REFERENCE/BIBLIOGRAPHY

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2. Planning SA, November 2001, A New Generation of Development Plans for SA: Discussion Paper

3. Planning SA, 2006, *Guide to Development Policy – Introduction to the Better Development Plans (BDP) Project*, South Australia.

4. Planning SA, 2006, *Guide to Development Policy – Better Development Plans (BDP): Policy Library and Development Plan Conversions*, South Australia.

5. Planning SA, 2006, *Guide to Development Policy – Desired Character Statements*, South Australia.

6. Eyre Peninsula Local Government Association, 2006 *Eyre Peninsula Coastal Development Strategy*, South Australia.

APPENDICES

APPENDIX 1: FEATURES MAPPED FOR INCLUSION WITHIN THE COASTAL ZONE

	Features to be included in the Coastal Zone	Reason For Inclusion
1 – Coastal features and habitats		
1.	Mangroves	Mangroves are important coastal features and should therefore be included in a coastal zone. These areas play a crucial role in coastal ecosystems and provide an important life support function for fish, crustaceans, molluscs and birds. Mangrove habitats are also of high commercial value, due to their function as nursery areas, and the juvenile and adult fish, prawn and crab populations they support. In addition, mangroves play a role in buffering the shoreline from the erosive impact of storms and waves and reduce the turbidity of coastal waters. Mangroves have been buffered by 100 metres to provide for some level of natural fluctuation.
2.	Coastal wetlands (including Saltmarsh)	Coastal wetlands have been identified as important coastal habitats for a range of birds and animals and therefore should be included in coastal zones. These areas are permanently, periodically or temporarily under water or waterlogged with sufficient frequency and/or duration to affect the biota and/or the soils. Thus, they also pose a hazard risk to development. Wetlands identified are of national and international importance. Saltmarshes usually occur on the landward side of mangroves, where inundation occurs by occasional spring tides. Salt marshes are habitats for communities of salt-tolerant vegetation (halophytes including: grasses, reeds, sedges and shrubs) and associated animals. Studies have found that a large proportion of the fish species using saltmarsh habitats are of commercial importance. They also protect the coastline from the erosive effects of storms and extreme tides, trap and bind sediments aiding in the process of land making, and improve water quality. Wetlands have been buffered by 100 metres to provide for some level of natural fluctuation.
3.	Native Vegetation	Native vegetation that is coastal in nature has been included, as well as Heritage Agreement areas located on the coast.
4.	Dunes	Coastal dunes are sensitive coastal features and as such should be included in a coastal zone. These features have a high scenic amenity and recreational value and can also provide opportunities for groundwater recharge. Dunes also provide protection from the action of waves, tides and wind and are a source of sand for beach replenishment during periods of erosion. Frontal dunes that are densely vegetation provide habitats for a range of invertebrates and birds and can reduce the erosion of hind dunes that can support more complex and diverse plant varieties.

	Features to be included in the Coastal Zone	Reason For Inclusion
2 – Coastal geological/natural features		
5.	Cliffs	Cliffs can also be extremely erodable in some areas and therefore can be hazardous for development. In addition, cliffs have a high aesthetic value and provide spectacular views of the coast. Cliffs should be included in coastal zones, with a minimum buffer of 100 metres to allow for erosion and to protect their aesthetic value.
6.	Headlands	Headlands also provide high quality landscapes and should therefore be included in coastal zones. A minimum buffer of 100 metres has been applied.
7.	Beaches	Beaches are highly valued for recreation, landscape and environmental reasons. Beaches are a critical component of the coastal system and should therefore be included in a coastal zone. A minimum buffer of 100 metres has been applied.
3 – Separation buffers between development / coast		
8.	Marine Fauna Sites	Marine fauna sites, such as sea lion colonies, are generally located within conservation parks, however, known areas that are outside formally recognised parks should be protected by coastal zoning. The data describes Sea lion locations within South Australian waters, including population, breeding season and breeding and haulout sites for both the mainland and islands locations. Sea lion data may be used to identify significant breeding and haulout sites for habitat conservation purposes and oil spill recovery efforts.
9.	Marine Fauna Sites	The data describes New Zealand Fur Seal locations within South Australian waters, describing population, breeding season and breeding and haulout sites for both the mainland and islands locations. New Zealand Fur Seal data may be used to identify significant breeding and haulout sites for habitat conservation purposes and oil spill recovery efforts.
10.	Marine Fauna Sites	Australian Fur Seal data may be used to identify significant haulout sites for community and habitat conservation purposes and oil spill recovery efforts
11.	Marine Fauna Sites	This data describes Coastal Wader Birds sites

	Features to be included in the Coastal Zone	Reason For Inclusion
12.	Marine Fauna / flora Sites	This data describes rare and threatened species
4 – Areas exposed to coastal hazards		
13.	Storm Surge Areas	A range of hazards affect coastal areas, including erosion, sea water flooding and the release of acid and metal ions into the environment through the disturbance of acid sulfate soils. Areas known to be at risk from coastal hazards have been generally located within a coastal zone to ensure development proposals are referred to the Coast Protection Board for advice and to limit development that requires future public investment in protection works (eg to protect against an eroding coastline). However, many coastal hazards have not been accurately defined and therefore, most local area Development Plans contain hazard protection policies that apply to any area where a risk may be identified.
15.	Seawalls	Coast project works should be included within a coastal zone to ensure that development applications affecting such infrastructure are referred to the Coast Protection Board.
16.	Levee Banks	Levee banks should be included within a coastal zone to ensure that development applications affecting such infrastructure are referred to the Coast Protection Board.
17.	Acid sulphate soils	Coastal Acid Sulfate Soils underlie large areas of Australia's coastline where the majority of Australians live. These soils were formed long ago, underwater, when the ocean level was much higher. As the seas receded, these soils remained and today can be found under low-lying coastal areas such as coastal plains, wetlands and mangroves (also identified as sensitive coastal features). Acid sulfate soils should generally not be subject to development and are therefore included in a coastal zone.
5. High quality landscapes fundamentally coastal in nature		
18.	Coastal landscapes	While it is appropriate to include coastal features of high scenic value within the coastal zone, the rural or urban backdrop that defines these features is better placed within an urban or rural zone that contains the appropriate landscape protection policies. This approach enables rural or urban activities (depending on the locality) to be undertaken provided that they are designed in a manner that complements the existing landscape.

APPENDIX 2: MODULE SELECTION TABLE

BETTER DEVELOPMENT PLAN INDEX

ADVISORY	EYRE	RIVERLAND	FAR NORTH	WHYALLA	COMMENTS
Table of Contents	Amalgamated into a single Table of Contents, with five identifiable regions (as reflected above).				
Amendment Record Table	Amalgamated into a single Amendment Record Table, with details of previous Amendment Record Tables as per each LNWCA region included.				
Introduction to the Development Plan (Advisory module - non statutory)	As per Better Development Plan framework.				
State Strategic Setting (To be developed)	Single Strategic Statement with four sub-headings and associated detail (where required).				
Preface Map	Four preface maps have been included				

GENERAL

	EYRE	RIVERLAND	FAR NORTH	WHYALLA	COMMENTS
Animal Keeping (V.3) Horse Keeping Dairies Intensive Animal Keeping General Kennels Land Based Aquaculture	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
Aquaculture Development (V.3)	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
Building near Airfields	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes (i.e. to cater for remote airstrips).
Bulk Handling and Storage Facilities	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes (e.g. grain handling).
Centres and Retail Development Arterial Roads Retail Development	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
Coastal Areas (V.3) Environmental Protection Maintenance of Public Access Hazard Risk Minimisation Erosion Buffers Land Division Protection of Economic Resources Development in Appropriate Locations	Common policy in current DP.	No related policy in current DP.	No related policy in current DP.	Common policy in current DP.	Common policies in some original DPs and applicable to regional areas therefore, recommended that it be included as relevant policy for development assessment purposes.
Community Facilities	No related policy in current DP.	Common policy in current DP (1 Objective)	No related policy in current DP.	No related policy in current DP.	Common policy in (Riverland) DP however, applicable to all regional areas therefore, recommended that it be included as relevant policy for development assessment purposes.
~~Crime Prevention~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs and more applicable to urbanised areas, therefore it is not recommended that it be included as relevant policy.
Design and Appearance Building Setbacks from Road Boundaries	Common policy in current DP.	No related policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
Energy Efficiency	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
Forestry	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
Hazards Flooding Bushfire Salinity Acid Sulfate Soils Site Contamination Containment of Chemical and Hazardous Materials Landslip	No related policy in current DP.	Common policy in current DP (although Riverland has separate flood zone).	Common policy in current DP.	No related policy in current DP.	Common policies in some original DPs and applicable to regional areas therefore, recommended that it be included as relevant policy for development assessment purposes.
Heritage Conservation	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
Heritage Places	No related policy in current DP.	No related policy in current DP.	Common policy in current DP.	No related policy in current DP.	No common policies in original DPs (except in Far North) however, recommended that it be included as relevant policy for development

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					assessment purposes.
~~Historic (Conservation) Policy Area~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs and more applicable to urbanised areas, therefore it is not recommended that it be included as relevant policy.
Industrial Development Small Scale Agricultural Industries, Wineries, Home Based Industries, Mineral Water Extraction and Processing Plants in Rural Areas	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	Common policy in current DP. (Whyalla contains a section of land nominated on a Structure Plan for industrial development & contains a related Objective.)	No common policies in original DPs (except in Whyalla) however, recommended that it be included as relevant policy for development assessment purposes.
Infrastructure	No related policy in current DP.	No related policy in current DP.	Common policy in current DP.	No related policy in current DP.	Common policies in Far North DP and applicable to regional areas therefore, recommended that it be included as relevant policy for development assessment purposes. (May be some associated

GENERAL

	EYRE	RIVERLAND	FAR NORTH	WHYALLA	COMMENTS
					controversy for Far North Plan.)
Interface between Land Uses Noise Rural Interface	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	Common policy in current DP.	No common policies in original DPs (except in Whyalla) however, recommended that it be included as relevant policy for development assessment purposes.
Land division Design and Layout Roads and Access Land Division in Rural Areas (country only)	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
~~Landscaping, Fences and Walls~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs and more applicable to urbanised areas, therefore it is not recommended that it be included as relevant policy.
Marinas and Maritime Structures (V.3)	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
~~Metropolitan Open Space System (MOSS)~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs and more applicable to urbanised areas, therefore it is not recommended that it be included as relevant policy.

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
Mineral Extraction/Prescribed Mining Operations Separation Treatments, Buffers and Landscaping	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
Petroleum Related Settlements (V.3)	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	New BDP General Module to introduce policy relating to the location of petroleum related settlements in remote regions. Consolidate current policy in relation to petroleum industry and associated camps into new module applicable to the LNWCA Far North.
Natural Resources Water Catchment Areas and Water Quality Stormwater Biodiversity and Native Vegetation Soil Conservation	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
Open Space and Recreation	Common policy in current DP.	Common policy in current DP.	No related policy in current DP.	Common policy in current DP.	Common policies in original DPs (except in Far North) therefore, recommended that it be included as relevant policy for development assessment purposes.
Orderly and Sustainable Development	Common policy in	Common policy in current DP.	Common policy in	Common policy in	Common policies in original DPs therefore, recommended that it be

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
	current DP.		current DP.	current DP.	included as relevant policy for development assessment purposes.
Outdoor Advertisements Safety Freestanding Advertisements Flags, Bunting and Streamers (optional) Advertising along Arterial Roads	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes. (Module may need modification to suit country environment.)
Renewable Energy Facilities	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
Residential Development (V.3) Design and Appearance Garages, Carports and Outbuildings Street and Boundary Setbacks Site Coverage Private Open Space Site Facilities and Storage Visual Privacy Noise Car Parking and Access ~~Undercroft Garaging of~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	Common policy in current DP	No common policy in original DPs (except in Whyalla) however, is somewhat dated. It is recommended that further investigation on the original intent of the policy be explored through a separate PAR (i.e. the Whyalla conversion BDP). Also, note new PDC included that guides site areas and allotment sizes for residential development.

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
~~Vehicles~~ Dependent Accommodation (optional) Swimming Pools and Outdoor Spas					
Short-term Workers Accommodation	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
~~Significant Trees~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs and more applicable to urbanised areas, therefore it is not recommended that it be included as relevant policy.
Siting and Visibility	Common policy in current DP.	Common policy in current DP.	No related policy in current DP.	No related policy in current DP.	Common policies in some original DPs and applicable to regional areas therefore, recommended that it be included as relevant policy for development assessment
Sloping Land	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs however, recommended that it be included as relevant policy for development assessment purposes.
~~Supported Accommodation~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DPs and more applicable to urbanised areas, therefore it is not

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					recommended that it be included as relevant policy.
Telecommunications Facilities	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
Tourism Development (V.3) Tourism Development in Association with Dwelling(s) Tourism Development Outside Townships	Common policy in current DP.	No related policy in current DP.	Common policy in current DP.	No related policy in current DP.	Common policies in some original DPs and applicable to regional areas therefore, recommended that it be included as relevant policy for development assessment purposes.
Transportation and Access Movement Systems Cycling and Walking Access Access for People with Disabilities Vehicle Parking	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in original DPs therefore, recommended that it be included as relevant policy for development assessment purposes.
Waste Wastewater Waste treatment systems	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policy in current DP.	Common policies in most original DPs and applicable to regional areas therefore, recommended that it be included as relevant policy for development assessment purposes.
Waste Management Facilities	Common policy in	Common policy	Common policy in	Common policy in	Common policies in all original DPs and applicable to regional areas

GENERAL					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
	current DP.	in current DP.	current DP.	current DP.	therefore, recommended that it be included as relevant policy for development assessment purposes.

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
~~Airfield Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Bulk Handling Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Bulky Goods Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
Coastal Conservation Zone *(Eyre & Whyalla)*	No related policy in current DP however, the new BDP Coastal Conservation Zone will be introduced for a	No related policy in current DP.	No related policy in current DP.	No related policy in current DP however, the new BDP Coastal Conservation Zone will be introduced for a	Utilize new BDP Coastal Conservation Zone.

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
	portion of the coastal region of Eyre.			portion of the coastal region of Whyalla.	
~~Coastal Open Space and Recreation Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies.
Coastal Settlement Zone	No related policy in current DP however, the new BDP Coastal Settlement Zone will be introduced for a portion of the coastal region of Eyre.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's, although some mapping may relate to coastal areas. Accordingly, new area mapped as Coastal Settlement Zone and incorporated in consolidated Development Plan.
~~Commercial Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Community Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					in consolidated Development Plan.
~~Conservation Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's, therefore it is not recommended that this zone apply in consolidated Development Plan. (Note, further investigations into the status of the Pinkawillnie Conservation Park are flagged as part of the DC Le Hunte BDP conversion of their Development Plan).
~~Deferred Urban Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~District Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommend that this zone apply in consolidated Development Plan.
~~District Town Centre Zone~~	No related policy	No related policy in	No related policy	No related policy	No common policies in original DP's and more applicable to

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
	in current DP.	current DP.	in current DP.	in current DP.	urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Hills Face Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Home Industry Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Industry Barossa Valley Region Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Industry Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					in consolidated Development Plan.
~~Infrastructure Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommend that this zone apply in consolidated Development Plan.
~~Light Industry Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Local Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Local Town Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
~~Metropolitan Open Space System Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Mineral Extraction Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommend that this zone apply in consolidated Development Plan.
~~Mixed Use Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Neighbourhood Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Open Space Zone~~	No related policy	No related policy in	No related policy	No related policy	NO (although are a number of Open Space proposals in current

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
	in current DP.	current DP.	in current DP.	in current DP.	Development Plan. It is suspected that this detail is dated and not relevant to assessment purposes.)
~~Primary Production Barossa Valley Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Primary Production Mount Lofty Ranges Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Primary Production Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Recreation Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					in consolidated Development Plan.
~~Regional Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Regional Town Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
Remote Areas Zone (V.3) *(Applies across all regions and encompasses all previously 'un-zoned' land.)*	Applies to region.	Applies to region.	Applies to region.	Applies to region.	New BDP zone and mapping for remote areas of the state. A number of local additions (DCS, Objectives and PDC's to reflect key policy intents for the former regions of each LNWCA Development Plans). Local Additions, Objectives and PDCs relating to petroleum exploration and production. Also, update and retain LNWCA(FN)/1 (Overlay 3) as a Concept Plan.

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					Addition to Non-complying list relating to Figure XX for Policy Area 1 – Andamooka.
~~Residential Zone~~	No related policy in current DP.	No related policy in current DP..	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Residential Character Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Residential High Density Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
~~Residential Hills Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					recommended that this zone apply in consolidated Development Plan.
~~Residential Regeneration Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
River Murray Flood Zone (to replace existing River Murray Flood Zone) *(Riverland)* Objectives 1 – 5 & text PDC's 1 – 39 Fig R/1 Fig R/2 (Overlay 1) PART A Fig R/2 (Overlay 1) PART B Fig R/2 (Overlay 1) PART C Fig R/3 (Overlay 1) PART A Fig R/3 (Overlay 1) PART B Fig R/3 (Overlay 1) PART C	Not Applicable.	Existing zone in current LNWCA Riverland Development Plan.	Not Applicable.	Not Applicable.	Utilize new BDP River Murray Flood Zone, with relevant local additions. Do not retain any of the currently, dated mapping Figures.

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
River Murray Fringe Zone (to replace existing River Murray Fringe Zone) *(Riverland)* Objective 1 PDC's 1 – 23 Fig R/1 Fig R/2 (Overlay 1) PART A Fig R/2 (Overlay 1) PART B Fig R/2 (Overlay 1) PART C Fig R/3 (Overlay 1) PART A Fig R/3 (Overlay 1) PART B Fig R/3 (Overlay 1) PART C	Not Applicable.	Existing zone in current LNWCA Riverland Development Plan.	Not Applicable.	Not Applicable.	Utilize new BDP River Murray Fringe Zone, with relevant local additions. Do not retain any of the currently, dated mapping Figures.
~~Rural Living Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommend that this zone apply in consolidated Development Plan.
~~Settlement Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
					in consolidated Development Plan.
~~Town Centre Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
Township Zone *Consolidate the following under new BDP Township Zone:* • *Innamincka Environs Zone* • *Country Township (Innaminkca) Zone*	No related policy in current DP.	No related policy in current DP.	Existing:- • Innamincka Environs Zone • Country Township (Innaminkca) Zone	No related policy in current DP.	Convert all currently zoned townships in Far North into the BDP Township Zone and where relevant delineate as policy areas, with relevant local additions.
~~Water Protection Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.

ZONES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
~~Watershed Protection Mount Lofty Ranges Zone~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No common policies in original DP's and more applicable to urbanised areas, therefore it is not recommended that this zone apply in consolidated Development Plan.
Country Township (Innamincka) Zone *(Far North)* Objectives 1 – 12 PDC's 1 – 29 (FIGURE LNWCA(FN)/1) • Innamincka	Not Applicable.	Not Applicable.	Existing zone in current LNWCA Far North Development Plan	Not Applicable.	Convert to Policy Area under a generic BDP Township Zone. (retain FIGURE LNWCA(FN)/1 as a Concept Plan)
Innamincka Environs Zone *(Far North)* Objectives 1 – 10 PDCs 1 – 18 (FIGURE LNWCA(FN)/2)	Not Applicable.	Not Applicable.	Existing zone in current LNWCA Far North Development Plan	Not Applicable.	Convert to Policy Areas under a generic BDP Township Zone. (retain FIGURE LNWCA(FN)/2 as a Concept Plan)

POLICY AREAS / PRECINCTS					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
POLICY AREA 1 (Andamooka) - under Remote Areas Zone	Not Applicable.	Not Applicable.	New Policy Area for Andamooka, including new Figure and PDC's.	Not Applicable.	New Policy Area for Andamooka, including new Figure and PDC's. Introduction of Andamooka as a designated policy area in order to apply policies, including those relating to site areas and health requirements for septic tanks.
Urban Whyalla policies in current LNWCA Development Plan	Not Applicable.	Not Applicable.	Not Applicable.	Urban Whyalla policies in current LNWCA Development Plan, covered by BDP.	No local additions, policies covered by BDP.
POLICY AREA 3 (Innamincka Township) - under Township Zone	Not Applicable.	Not Applicable.	Previously, the Country Township Innamincka Zone	Not Applicable.	Now converted to Policy Area 3 (Innamincka Township) under the Township Zone.
POLICY AREA 2 (Innamincka Environs)	Not Applicable.	Not Applicable.	Previously, the Innamincka	Not Applicable.	Now converted to Policy Area 2 (Innamincka Environs) under the

- under Township Zone			Environs Zone.		Township Zone.

TABLES

Tables provide specific and detailed data for the assessment of certain elements of development.

	EYRE	RIVERLAND	FAR NORTH	WHYALLA	COMMENTS
~~Table X/No – Building Setbacks from Road Boundaries~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	
~~Table X/No - Conditions for Complying Development~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	
~~Table X/No - Contributory Items~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	
~~Table X/No – Local Heritage Places~~	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	No related policy in current DP.	

TABLES

Tables provide specific and detailed data for the assessment of certain elements of development.

	EYRE	RIVERLAND	FAR NORTH	WHYALLA	COMMENTS
Table LNWCA(FN)/1 State Heritage Places	No related policy in current DP.	No related policy in current DP.	Current TABLE LNWCA(FN)/1	No related policy in current DP.	To be included as a local addition in BDP format in Development Plan.
Table LNWCA(FN)/2 Design Guidelines for Buildings Adjacent to the Aim Nursing Home	No related policy in current DP.	No related policy in current DP.	Current TABLE LNWCA(FN)/2	No related policy in current DP.	To be included as a local addition in BDP format in Development Plan.
Table LNWCA(FN)/3 Design Guidelines for the Modifications of Transportable Buildings	No related policy in current DP.	No related policy in current DP.	Current TABLE LNWCA(FN)/3	No related policy in current DP.	To be included as a local addition in BDP format in Development Plan.

EXTENT MAP SERIES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
~~**Structure Plans**~~	No proposed new Structure Plan mapping (see comments)	No proposed new Structure Plan mapping (see comments)	No proposed new Structure Plan mapping (see comments)	No proposed new Structure Plan mapping (see comments)	Updating and consolidation of original mapping of the five LNWCA Development Plans. Note, where appropriate Structure Plan detail has been updated and reflected in the Extent Map Series of Overlays.
Council Index Map	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	Updating and consolidation of original mapping of the five LNWCA Development Plans.
Location Maps	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	Updating and consolidation of original mapping of the five LNWCA Development Plans.

EXTENT MAP SERIES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
Overlay Maps/Issue	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	Updating and consolidation of original mapping of the five LNWCA Development Plans.
Zone Maps	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	New mapping as per BDP map series.	Updating and consolidation of original mapping of the five LNWCA Development Plans.

EXTENT MAP SERIES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
Policy Area Maps	Not Applicable.	Not Applicable.	New policy area map to represent settlement of Andamooka. Update existing maps and retain as local additions (Innamincka Environs and Innamincka Township).	Not Applicable.	Introduction of six new Policy Area Maps: Policy Area 1- Andamooka Policy Area 2 – Innamincka Township Policy Area 3 – Innamincka Environs
Concept Plans	Not Applicable.	Not Applicable.	FIGURE LNWCA(FN)/1 and FIGURE LNWCA(FN)/2	Not Applicable.	Update and retain FIGURE LNWCA(FN)/1 and FIGURE LNWCA(FN)/2 as Concept Plans. Also, update and retain LNWCA(FN)/1 (Overlay 3) as a Concept Plan, with minor wording amendments.

EXTENT MAP SERIES					
	EYRE	**RIVERLAND**	**FAR NORTH**	**WHYALLA**	**COMMENTS**
~~**Precinct Maps**~~	Not Applicable.	Not Applicable.	Not Applicable.	Not Applicable.	
~~**Bushfire Protection Area Overlay Maps**~~	Not Applicable (at this stage)	Not Applicable (at this stage)	Not Applicable (at this stage)	Not Applicable (at this stage)	
~~**Figures**~~	Not Applicable.	Not Applicable.	Not Applicable.	Not Applicable.	

Development Act 1993

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

Development Plan Amendment by the Minister

For approval

THE AMENDMENT

Development Act 1993

Amendment Instructions Table

Name of Local Government Area:
(Land Not Within A Council Area)

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

Name of PAR: Land Not Within A Council Area Consolidation and Better Development Plan (BDP) Conversion

The following amendment instructions (at the time of drafting) relate to Land Not Within A Council Area Eyre, Far North, Riverland and Whyalla Development Plan Dated14 August 2007 and subsequent authorised Plan Amendments. *The amendment also gives effect to the interim operation changes dated 14 August 2007.*

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	Re-numbering required (Y/N)	Subsequent Policy cross-references requiring update
1	Replace the whole of the Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan with Attachment A	REPLACE	N	N

ATTACHMENT A

Development Act 1993

Development Plan

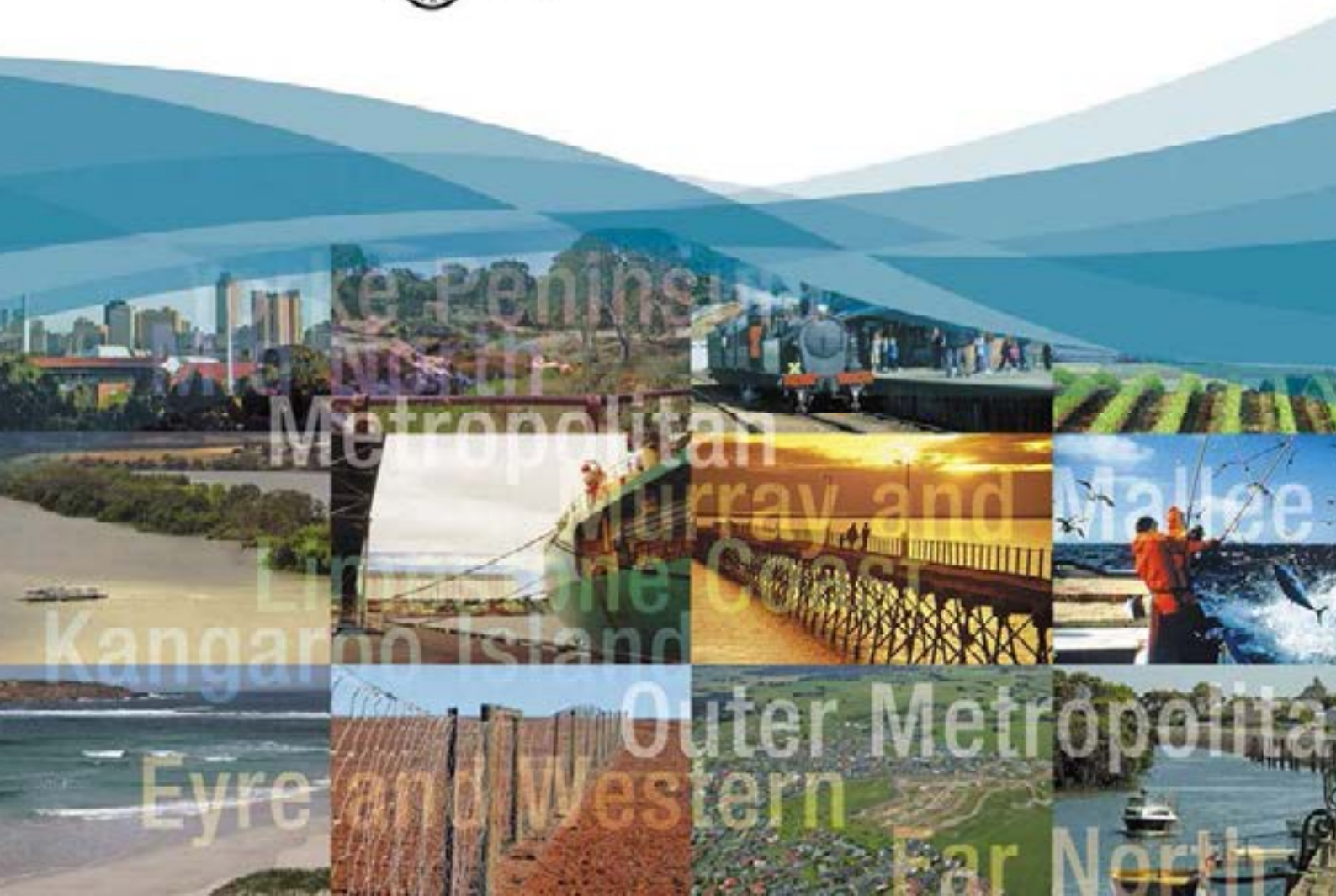
Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plans

Land Not Within a Council Area Consolidation and Better Development Plan (BDP) Conversion

Development Plan Amendment by the Minister

For Approval

Government of South Australia
Planning SA





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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates since the inception of the Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla Development Plan on 16 August 2007. Further information on authorised amendments prior to this date may be researched through Planning SA or by viewing Gazette records.

Amendment	Gazetted	Consolidated
Land Not Within a Council Area Consolidation and Better Development Plan (BDP) Conversion PAR (*Ministerial) (Interim)*	14 August 2007	16 August 2007
Land Not Within a Council Area Consolidation and Better Development Plan (BDP) Conversion PAR (*Ministerial)* *Note: Interim operation pursuant to section 28 of the Develop-ment Act 1993 continues to apply to the Land Not Within A Council Area Consolidation and Better Development Plan (BDP) Conversion Development Plan Amendment (DPA) (Part 2). The area affected by the DPA (Part 2) comprises Part CT 5936/550, section 4 in the Hundred of Sturdee, located near Fowlers Bay.*		

Gazetted: The date that an authorised amendment was described in a notice in the Government Gazette (pursuant to Part 3 of the Development Act 1993).

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

Introduction to the Development Plan

Welcome to the Development Plan for 'Land Not Within a Council Area Eyre, Far North, Riverland and Whyalla'.

This introduction has been prepared by Planning SA to assist you in understanding this Development Plan.

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available from Planning SA via the Planning SA website or by contacting Planning SA at 136 North Terrace, Adelaide, SA 5000.

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volumes of the 'strategy' are:

- The Planning Strategy for Metropolitan Adelaide
- The Planning Strategy for the Outer Metropolitan Adelaide Region
- The Planning Strategy for Regional SA

The Planning Strategy, which covers a wide range of social, economic and environmental issues, informs and guides policies both across the state and in local area Development Plans. The Planning Strategy is required under Section 22 of the *Development Act 1993* and is updated by the State Government every few years. These strategic plans are not, however, development assessment tools: that is the role of Development Plans.

Development Plans are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. Development Plans outline what sort of developments and land uses are and are not envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

What is Development?

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

- a change in the use of land or buildings
- the creation of new allotments through land division (including strata and community title divisions)
- building work (including construction, demolition, alteration and associated excavation/fill)
- cutting, damaging or felling of significant trees
- specific work in relation to state and local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

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

How do Development Plans relate to other legislation?

Development Plans are self-contained policy documents prepared under, and given statutory recognition pursuant to, the *Development Act 1993.*

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

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

What doesn't a Development Plan do?

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

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

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

When do you use a Development Plan?

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

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

How to read a Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text colours:

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

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

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid used to reference sections within the Development Plan by name and page number.
Amendment Record Table	Information recording previously authorised Development Plan amendments and their consolidation dates.
Introduction (this section) Overview of the Planning System What is Development? How do Development Plans relate to other legislation? What doesn't a Development Plan do? When do you use a Development Plan? How to read a Development Plan	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting Metro/Outer Metro/Regional Planning Strategy LNWCA Council Strategy	This describes the strategic context of the Development Plan.
Preface Maps	Maps of the Development Plans' boundaries and their spatial relationship to other Development Plans' boundaries. In this case, the preface maps show the four separate regions

Assessment Section	Function
General Section Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.
Zone Section	These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located. Generally, envisaged forms of development within a zone

Assessment Section	Function
	are identified and encouraged through carefully worded policies.
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning polices that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Areas	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	Precincts are used to express policies for a small sub-area of a zone or a policy area. Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.
Procedural Matters	All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development. Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.
Table Section	These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development. Conditions for complying development are grouped into their respective tables.
Mapping Section	The mapping within this Development Plan has been divided into the following regions:. ▪ LNWCA (Eyre) ▪ LNWCA (Far North) ▪ LNWCA (Riverland) ▪ LNWCA (Whyalla)
Regional Index Maps	This is the first point of reference when determining the appropriate map(s) applying to a specific property. An enlargement index map may be included where needed, eg for large townships.

Assessment Section	Function
Spatial Extent Map Series	
Location Maps	Individual overlay and spatial-based maps (based on the LNWCA Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.
Overlay Maps	Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example: ▪ Transport ▪ Hazards ▪ Heritage ▪ Aboriginal Lands and Natural Resources Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Concept Plan Maps	Concept Plan Maps are used to depict graphically key features and conceptual layouts of how specific areas should be developed. Concept Plan Maps appear at the end of the extent map series as a separate section, and are consecutively numbered, commencing with number 1. The only Concept Plan Maps in this Development Plan related to the Far North region and appear at the end of the Spatial Extent Map Series.

Further info

Contact Planning SA

Visit the Planning SA website http://www.planning.sa.gov.au

State Strategic Setting

The land not within a council area (LNWCA) region of the state encompasses almost three quarters of the state's land area and can be delineated under five different areas: the Far North, Eyre, Riverland and Whyalla.

The region is rich in environmental assets, including the habitats and wetlands of the Lake Eyre Basin and Great Artesian Basin, the River Murray Valley, the Flinders and Gawler ranges, the Nullarbor Plain and large pockets of important native vegetation and conservation areas.

The far west of the region is also home to important coastal, estuarine and marine environments.

The LNWCA region contains much of the state's heritage and has great cultural significance particularly in reference to the 'outback way of life'. The preservation of the unique character of settlements to support tourism industry and local identity is thus very important.

The LNWCA region also surrounds significant areas of land subject to Aboriginal Land Use Agreements and contains important Aboriginal heritage sites and objects.

The LNWCA region contains important mineral resources and will be subject to continuing mineral and petroleum exploration and production.

Adequate servicing of the communities that live within the LNWCA region and the successful development of both the mining and tourism industries that are important to the region are reliant on several factors including:

- protecting and providing for the expansion of strategic infrastructure assets - including road and rail corridors, and strategic defence and aerospace facilities
- ensuring orderly development of townships to support diverse populations and transitory populations (mining, tourism employees and visitors)
- enabling development of settlements in accordance with local structure planning.

Regional Strategic Setting

Eyre

The Eyre Land Not Within a Council Area (LNWCA) region is generally flat or gently undulating, flanked to the north-west by the Gawler Ranges and having a series of uplands near the east coast and to the south. A number of small islands and archipelagos off the coast of the Eyre Peninsula are also included in this region with many containing wildlife that is protected within the national parks system. The ranges, uplands and particularly the coastline, are attractive and of interest to tourists, and contain features of visual, heritage and environmental significance that should be protected.

The far west coast of the Eyre LNWCA contains the Nullarbor Plain and a significant area of dry-land agriculture. The other major land uses in the area include fishing, aquaculture and tourism. There are two main settlements, Penong and Fowlers Bay, which are small communities containing many shacks, which experience seasonal influxes of holiday-makers generally associated with recreational fishing. Neither town has a reticulated water supply, thus relying on other sources for their water (windmill and springs).

The far west coast of the Eyre LNWCA also contains the Yalata Aboriginal Reserve, an Indigenous Protected Area (IPA).

The economy of the Eyre LNWCA has historically been heavily dependent upon wheat and wool production and to a lesser extent upon the fishing industry. Tourism and aquaculture are becoming increasingly important in supplementing the more traditional land uses.

The potential exists for a moderate population increase in the north-west of the peninsula associated with gypsum mining and prawn fishing. Population increases and employment opportunities are also possible if new mining operations and associated industries result from mineral exploration. The coastal townships that experience seasonal influxes of holiday-makers are not expected to have significant increases in permanent population.

Far North

Policies for the Far North Land Not Within a Council Area (LNWCA) region can be neither comprehensive nor definitive because of the area's vastness and diversity, the limited occupation and lack of information.

As the whole of the region can be regarded as an area of environmental sensitivity due to its aridity, particular care should be taken to ensure that development does not significantly interfere with natural processes. Existing communities with their smallness, remoteness and often cultural differences also require careful consideration when major developments are contemplated.

The major natural resources of the area are native vegetation and animals, minerals, water (particularly groundwater), landscapes and wilderness. These resources should be managed in a manner that: optimises productivity and minimises land degradation; supports economic stability; considers all land users on a fair basis; optimises the diverse and shared uses of land; and protects the area's archaeological, ecological, historical, cultural and scenic values.

Aboriginal lands are confined to the North West Aboriginal Reserve and some adjacent pastoral leases. Within these lands are three Indigenous Protected Areas. The main conservation parks preserve part of the longitudinal sand dunes of the Simpson Desert and the sandy sparse woodland of the remote Western Desert.

Pastoralism is the main land use, however, the economic development of the Far North is dependent on growth in mining, tourism, and associated service industries. Major expansion into other industries is unlikely due to lack of water, the climate and distance from markets. The region contains large areas of high potential for major mineral discoveries that could result in significant changes to the patterns of development. There is also a need to widen the economic base of the existing settlements and encouragement should be given to appropriate supportive industries, such as tourism.

The population of the Far North has a large proportion of Aboriginal people, and the European population has more males than females. There are often high levels of unemployment or under-employment because of variability in world prices for the products of the region and the seasonal nature of work in the pastoral industry. Outside of mining, administrative and service centres, Aboriginal people with traditional ties to the land make up the majority of the population. Provision needs to be made to improve the economic resource base for Aboriginal communities and to protect their culture and heritage.

Development should, whenever appropriate, make special provision to improve the balance and stability of the population and to improve the cultural and economic prospects of affected communities. When assessing proposed developments, emphasis must be placed on their social impacts as well as environmental impacts.

Riverland

The Riverland Land Not Within a Council Area (LNWCA) region extends from the Regional Council of Goyder boundary in the west, the LNWCA Far North boundary in the north, the state border to the east and the boundaries of the Mid Murray, Berri Barmera and Loxton Waikerie councils. There is also an isolated pocket of LNWCA Riverland land located to the south, surrounded by the Berri Barmera and Loxton Waikerie councils. This area of land is an Aboriginal mission settlement known as Winkie/Gerard.

The region is generally flat to undulating, the major topographical feature being the valley of the River Murray which is up to 40 metres deep and up to ten kilometres across.

The river is a major source of water for the state and is a focus for recreation, tourism and agriculture. The valley contains extensive areas of landscape beauty, wildlife habitats and sites of scientific interest, and is a source of minerals and construction materials.

The Riverland LNWCA is home to one of the largest intact mallee vegetated areas in Australia contained within three pastoral stations that are not grazed. The remaining area is largely mallee and spinifex sheep grazing country with some horticulture closer to the river.

Sheep grazing is the main land use north of the river with farming and horticulture to the south. The river supports extensive irrigation areas which produce citrus and other fruits, wine grapes, and vegetables. Much of the produce is exported.

Renmark, Berri, Loxton, Barmera and Waikerie are the main townships. All are dependent economically on the nearby irrigated orchards and vineyards and have a range of tourist facilities.

Economic trends indicate that the potential for population increase in the region is limited. The rural population is likely to remain unchanged but small increases may occur in the larger neighbouring towns.

Whyalla

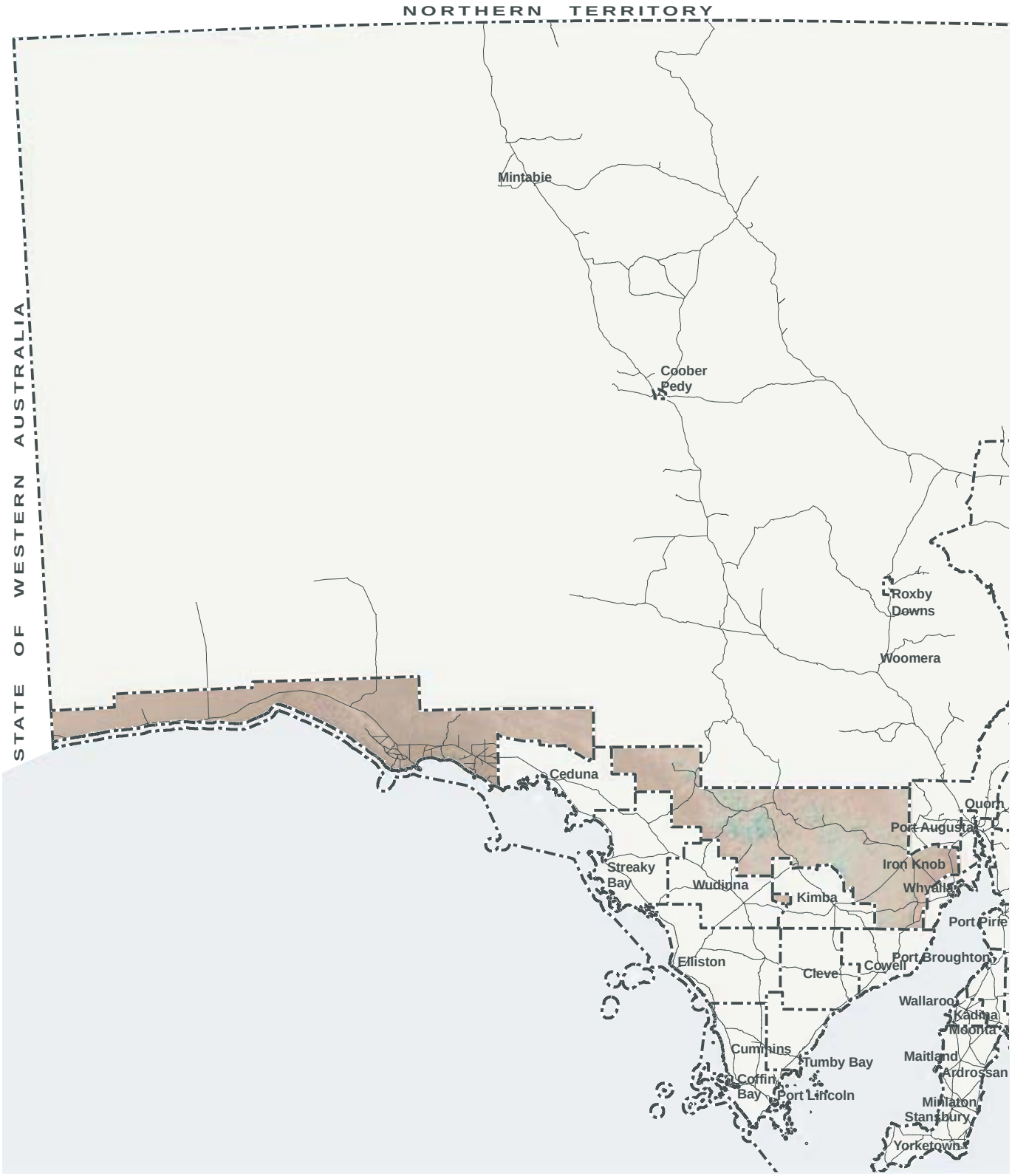
The Whyalla Land Not Within a Council Area (LNWCA) region is strategically important to the state in the production of steel. Iron ore is transported from open-cut mines in the South Middleback Range, 80 kms southwest of Whyalla, to the smelter at Whyalla where it is converted to steel. Iron ore is also exported through the port.

Technological advances are likely to increase iron ore exports and steel production and secure the ongoing demand for the steelworks. In addition, new techniques are evolving, particularly dust reduction technologies, to minimise the impacts of the steelworks on nearby urban areas.

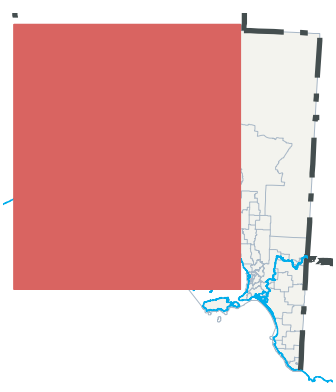
The port of Whyalla is a custom built port for the adjacent iron and steel facility. The port facilities include the inner harbour wharf, which has loading and unloading facilities, and the jetty, which has loading capacity only.

The industrial activity associated with the smelter and port of Whyalla brings significant employment to the region.

The land to the south of the Whyalla township, and land to the north of the steelworks, comprises coastal swamps and mudflats and is at risk of coastal acid sulfate soils and flooding due to its low-lying topography. Development should have particular regard to the risk of acid sulfate soils and be designed to protect against coastal flooding and erosion, taking into account projected sea level rise.



To identify the precise location of the Development Plan boundary refer to LNWCA(E) Index Map then select the relevant map number.



Altitude

High : 1432

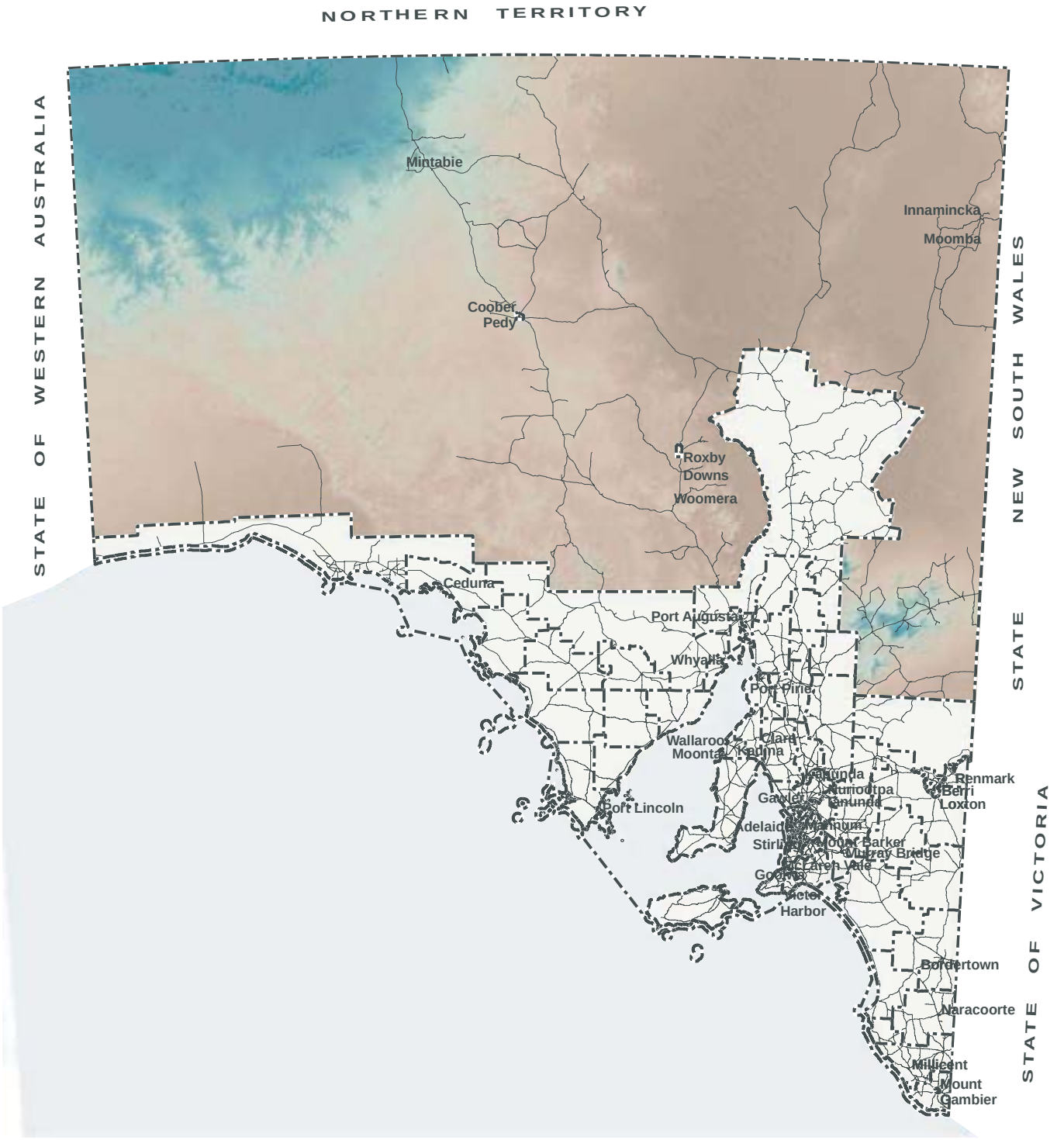
Low : -26

N

0 250 km

LNWCA(E) Preface Map

LAND NOT WITHIN A COUNCIL AREA (EYRE)



To identify the precise location of the Development Plan boundary refer to LNWCA(FN) Index Map then select the relevant map number.



Altitude

High : 1432

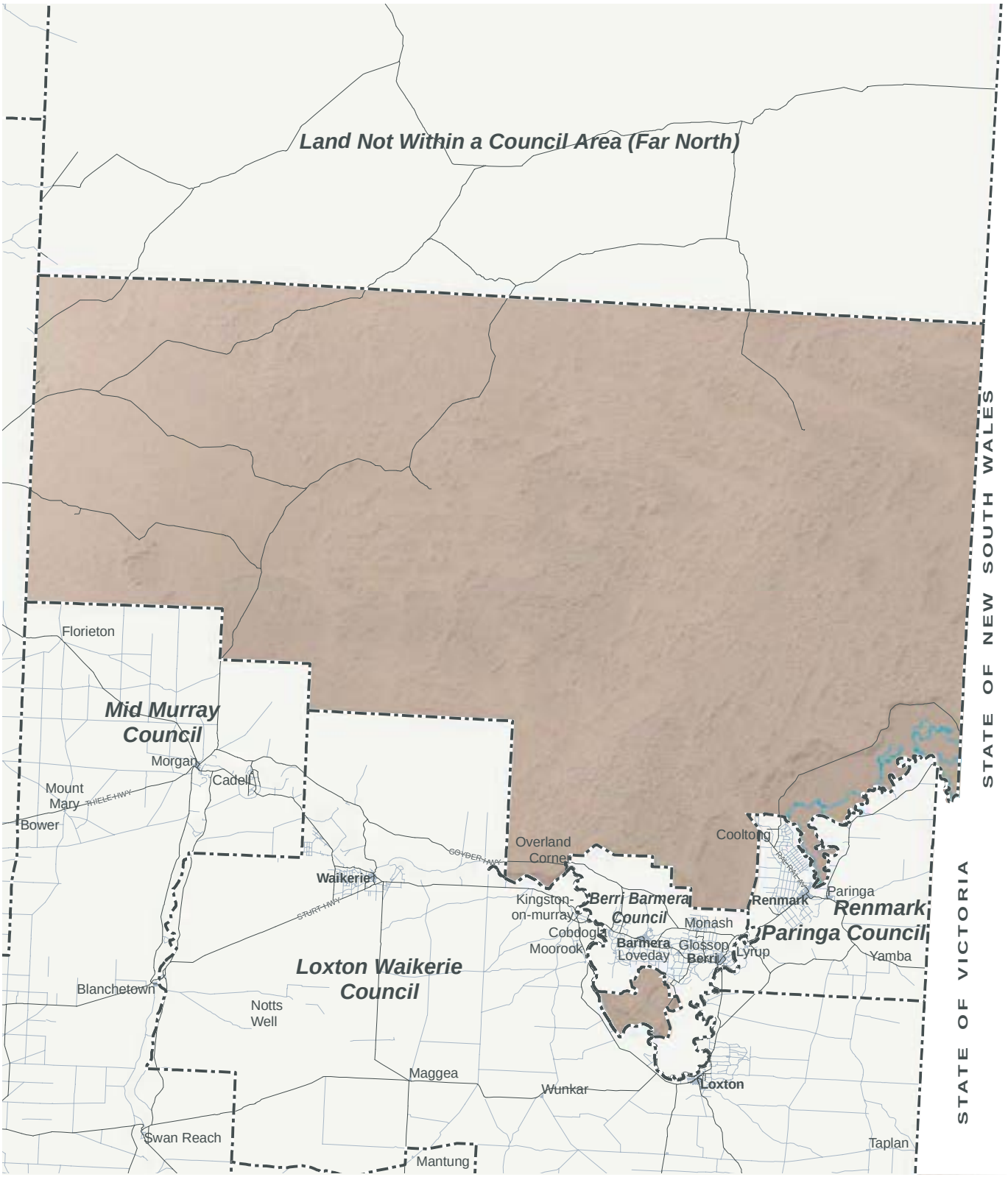
Low : -26

N

0 250 km

LNWCA(FN) Preface Map

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



To identify the precise location of the Development Plan boundary refer to LNWCA(R) Index Map then select the relevant map number.



Altitude

High : 1432

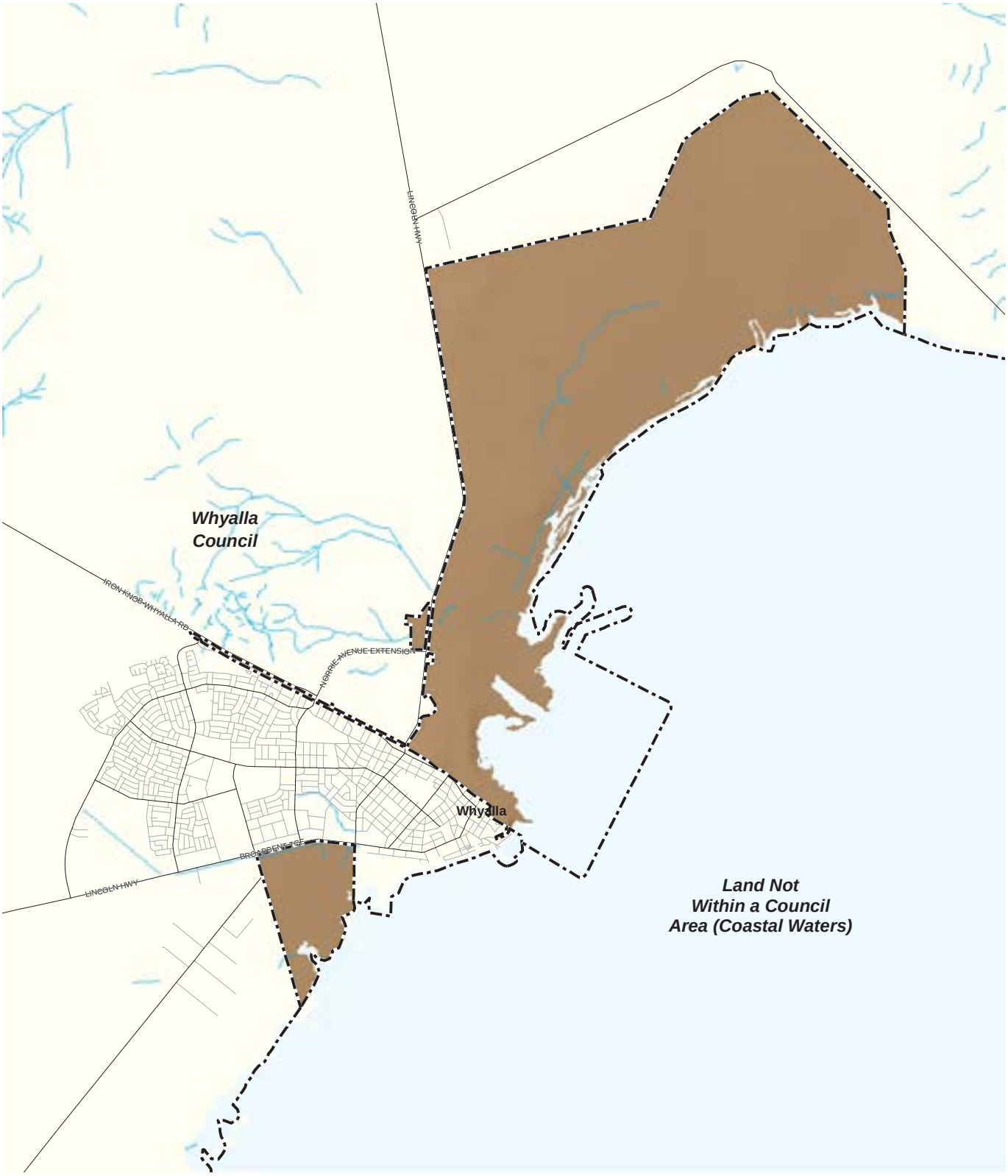
Low : -26

N

0 50 km

LNWCA(R) Preface Map

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



To identify the precise location of the Development Plan boundary refer to LNWCA(W) Index Map then select the relevant map number.





N

0 10 km

LNWCA(W) Preface Map

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)

General Section

Animal Keeping

OBJECTIVES

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

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

3 Intensive animal keeping protected from encroachment by incompatible development.

4 Ecological sustainable development of the aquaculture industry.

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(a) to be vermin proof

(b) with an impervious base

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

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

Horse Keeping

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

(a) at least 50 metres from a watercourse

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

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

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

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

Dairies

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

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

(a) at least 20 metres from a public road

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

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

Intensive Animal Keeping

General

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

(a) 800 metres of a public water supply reservoir

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

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

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

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

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

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

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

Kennels

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

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

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

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

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

Land-based Aquaculture

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

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

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

(b) prevent pond leakage that would pollute groundwater

(c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line

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

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

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

Marine Based Aquaculture

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

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

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

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

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

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

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

(a) areas of high public use

(b) areas established for recreational activities

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

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

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

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

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

(b) minimise seabed damage.

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

25 Marine aquaculture development should:

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

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

(c) avoid the use of shelters and structures above cages and platforms.

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

27 Marine aquaculture access, launching and maintenance facilities should:

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

(b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.

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

(a) 550 metres from a proclaimed shipwreck

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

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

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

(a) suitably marked for navigational purposes

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

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

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

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

Building near Airfields

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(a) lighting glare

(b) smoke

(c) air turbulence

(d) storage of flammable liquids

(e) attraction of birds

(f) materials that affect aircraft navigational aids.

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

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

5 Dwellings should not be located within areas affected by airport noise.

6 Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021- Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Facilities for the handling, storage and dispatch of commodities in bulk should be sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

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

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

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

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

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

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

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

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

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

Centres and Retail Development

OBJECTIVES

1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in townships and settlements.

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

(a) a focus for community life

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Development within centres should provide:

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

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

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

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

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

(f) a single landscaping theme

(g) safe and secure bicycle parking.

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

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

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

(c) employing a signage theme.

Retail Development

4 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within townships or settlements.

5 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.

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

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

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

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

7 Retail showrooms located within centres zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those centres.

Coastal Areas

OBJECTIVES

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

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

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

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

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

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

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

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

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

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

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

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

7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level in accordance with the current *Environment Protection (Water Quality) Policy*.

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

(a) the unrestricted landward migration of coastal wetlands

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

(c) sand dune drift

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

Maintenance of Public Access

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

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

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

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

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

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

(a) pedestrian pathways and recreation trails

(b) coastal reserves and lookouts

(c) recreational use of the water and waterfront

(d) safe public boating facilities at selected locations

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

(f) car parking.

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

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

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

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

(b) are designed for slow moving traffic

(c) provide adequate car parking.

Hazard Risk Minimisation

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

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

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

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

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

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

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

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

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

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

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

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

Erosion Buffers

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

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

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

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

(a) the susceptibility of the coast to erosion

(b) local coastal processes

(c) the effect of severe storm events

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

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

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

Land Division

26 Land in coastal areas should only be divided if:

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

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

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

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

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

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

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

Community Facilities

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Community facilities should be sited and developed to be accessible by pedestrians and cyclists.

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

3 Design of community facilities should encourage flexible and adaptable use of open space and facilities to meet the needs of a range of users over time.

Design and Appearance

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

(a) articulation

(b) colour and detailing

(c) small vertical and horizontal components

(d) design and placing of windows

(e) variations to facades.

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

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

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

5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.

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

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

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

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

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

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

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

13 Where applicable in townships and settlements, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.

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

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

16 Balconies should:

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

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

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

Building Setbacks from Road Boundaries

17 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.

18 Lesser setback distances may be considered where the proposed building will be substantially screened by existing vegetation, natural form and features of the land or adjacent existing buildings.

19 Except where otherwise specified in a zone or policy area, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Buildings should be sited and designed so that the open spaces associated with the main activity areas face north for exposure to winter sun.

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

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

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

6 Public infrastructure, including lighting and telephones, should be designed to generate and use renewable energy.

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Forestry plantations should not occur:

(a) on land with a slope exceeding 20 degrees

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

(i) any dwelling including those on an adjoining allotment

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

3 Forestry plantations should:

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

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

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

4 Forestry plantations should incorporate:

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

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

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

5 Forestry plantations should incorporate vehicle access tracks:

(a) within all firebreaks

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

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

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

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

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

Hazards

OBJECTIVES

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

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

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

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

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

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

Flooding

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

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

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

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

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

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

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

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

(d) cause any adverse effect on the floodway function

(e) increase the risk of flooding of other land

(f) obstruct a watercourse.

Bushfire

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

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

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

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

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

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

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

12 Land division should be designed to:

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

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

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

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

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

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

Salinity

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

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

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

Acid Sulfate Soils

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

(a) the marine and estuarine environment

(b) natural water bodies and wetlands

(c) agricultural or aquaculture activities

(d) buildings, structures and infrastructure

(e) public health.

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

Site Contamination

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

Containment of Chemical and Hazardous Materials

21 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.

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

(a) discharge of polluted water from the site

(b) contamination of land

(c) airborne migration of pollutants

(d) potential interface impacts with sensitive land uses.

Landslip

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

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

25 Development in areas susceptible to landslip should:

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

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

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

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

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

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

(g) ensure natural drainage lines are not obstructed.

Heritage Conservation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

(a) aesthetic

(b) anthropological

(c) archaeological

(d) architectural

(e) ecological

(f) economic

(g) educational

(h) geological

(i) historic

(j) palaeontologic

(k) scientific

(l) social

(m) speleological

(n) spiritual

(o) technological.

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

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

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

Heritage Places

OBJECTIVES

1 The conservation of State and local heritage places.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 A heritage place spatially located on the *Overlay Maps - Hazards* (refer to the Map Reference Tables) and more specifically identified in *Table LNWCA/3 - State heritage places* should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

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

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

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

(a) principal elevations

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

(c) setting and setbacks

(d) building materials

(e) outbuildings and walls

(f) trees and other landscaping elements

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

(h) architectural treatments

(i) the use of the place.

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

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

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

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

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

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

(e) colour and texture of external materials.

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

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

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

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

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

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

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

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

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

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

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

Industrial Development

OBJECTIVES

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

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

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

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

5 Compatibility between industrial uses within areas used for industry.

6 The improved amenity of industrial areas.

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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 Building facades facing a more sensitive use, public road, or public open space should:

(a) use a variety of building finishes

(b) not consist solely of metal cladding

(c) contain materials of low reflectivity

(d) incorporate design elements to add visual interest

(e) avoid large expanses of blank walls.

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

6 Within townships and settlements landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

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

(a) in line with the building façade

(b) behind the building line

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

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

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

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

(c) include appropriate waste treatment and disposal.

Infrastructure

OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.

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

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

4 The visual impact of infrastructure facilities minimised.

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

(a) electricity supply

(b) water supply

(c) drainage and stormwater systems

(d) waste disposal

(e) effluent disposal systems

(f) formed all-weather public roads

(g) telecommunications services

(h) social infrastructure, community services and facilities

(i) gas services.

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

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

4 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.

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

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

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

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

Interface between Land Uses

OBJECTIVES

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

2 Protect community health and amenity and support the operation of all desired land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(b) noise

(c) vibration

(d) electrical interference

(e) light spill

(f) glare

(g) hours of operation

(h) traffic impacts.

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

3 Development should be designed to minimise overlooking and overshadowing of nearby residential properties.

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

5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.

Noise

6 Development should be designed, constructed and sited to minimise the negative impacts of noise and to avoid unreasonable interference on sensitive land uses.

7 Development should be consistent with the relevant provisions in the current Environmental Protection (Noise) Policy.

Rural Interface

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

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

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

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

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

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

(a) not prejudice the continued operation of those facilities

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

Land Division

OBJECTIVES

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 When land is divided:

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

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

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

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

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

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

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

(i) an existing road

(ii) a proposed public road

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

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

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

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

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

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

Design and Layout

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

(a) are not fragmented or reduced in size

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

4 In urban areas the design of a land division should incorporate:

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

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

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

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

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

(f) protection for existing vegetation and drainage lines

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

5 Allotments in the form of a battleaxe configuration should:

(a) have a site area of at least 1000 square metres (excluding the area of the 'handle' of such an allotment)

(b) provide for an access onto a public road, with the driveway 'handle' being not less than 4 metres in width nor more than 100 metres in length

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

(d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape

(e) be avoided where their creation would be incompatible with the prevailing pattern of development.

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

(a) minimises the need for earthworks and retaining walls

(b) maintains natural drainage systems

(c) faces abutting streets and open spaces

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

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

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

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

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

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

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

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

(b) enhances amenity

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

Roads and Access

12 Road reserves in townships and settlements should be of a width and alignment that can:

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

(b) provide for footpaths for the safety and convenience of residents and visitors

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

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

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

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

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

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

14 The layout of land divisions in townships and settlements should result in roads designed and constructed to ensure:

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

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

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

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

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

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

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

Land Division in Rural Areas

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

(a) primary production or pastoral activities

(b) value adding industries related to primary production

(c) protection of natural resources.

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

(a) fragmentation of productive primary production land

(b) strip development along roads or water mains

(c) uneconomic costs to the community for the provision of services

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

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

Landscaping, Fences and Walls

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should incorporate open space and landscaping in order to:

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

(b) enhance the appearance of road frontages

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

(d) minimise maintenance and watering requirements

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

(f) provide shade and shelter

(g) assist in climate control within buildings

(h) maintain privacy

(i) maximise stormwater re-use

(j) complement existing native vegetation

(k) contribute to the viability of ecosystems and species

(l) promote water and biodiversity conservation.

2 Landscaping should:

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

(b) be oriented towards the street frontage

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

3 Landscaping should not:

(a) unreasonably restrict solar access to adjoining development

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

(c) introduce pest plants

(d) increase the risk of bushfire

(e) remove opportunities for passive surveillance

(f) increase autumnal leave fall in waterways

(g) increase the risk of weed invasion.

4 Fences and walls, including retaining walls, should:

(a) not result in damage to neighbouring trees

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

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

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

(e) assist in highlighting building entrances

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

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

(h) be constructed of non-flammable materials.

Marinas and Maritime Structures

OBJECTIVES

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

(a) maintain public access to the waterfront

(b) meet the needs of users

(c) do not compromise public safety

(d) preserve the structural integrity of the marine infrastructure

(e) minimise impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Marina development may include:

(a) wet and dry berthing of boats

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

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

(d) clubrooms for maritime organisations.

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

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

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

3 Development should not obstruct or impair:

(a) navigation and access channels

(b) maintenance activities of marine infrastructure including revetment walls

(c) the operation of wharves.

4 Safe public access should be provided or maintained to:

(a) the waterfront

(b) known diving areas

(c) jetties, wharves and associated activities.

5 Marinas should be designed to:

(a) facilitate water circulation and exchange

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

Mineral Extraction

OBJECTIVES

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

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

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

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

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

6 Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

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

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

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

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

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

6 Mining operations should:

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

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

(c) minimise disturbance to natural hydrological systems.

Separation Treatments, Buffers and Landscaping

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

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

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

(a) residential areas

(b) tourist areas

(c) tourist routes

(d) scenic routes.

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

(a) contribute to an attractive landscape

(b) suit local soil and climatic conditions

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

(d) are locally indigenous species.

11 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

Petroleum Related Settlements

OBJECTIVES

1 The provision of land and suitable facilities in appropriate locations to service the petroleum exploration and production industry.

2 The provision of land and suitable facilities in appropriate locations to service the projected life of petroleum related settlements and associated petroleum related activities.

3 Appropriate siting and design of petroleum related settlements to minimise environmental and social impacts.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The provision of facilities to be used in conjunction with the petroleum exploration and production industry should be provided within a permanent or semi-permanent settlement.

Form and Character

2 Petroleum related settlements should be located with:

(a) access to an airfield of suitable capacity

(b) suitable access by road to the primary place of employment

(c) an effluent disposal system of sufficient capacity

(d) a waste transfer station or land fill facility of sufficient capacity

(e) telecommunications facilities including telephone and data transfer

(f) accommodation

(g) access to emergency health services.

3 Permanent or semi-permanent settlements or potential alternative sites associated with the petroleum industry within the Cooper Basin Region should be located at Moomba as indicated on *Concept Plan Map LNWCA(FN)/3 - Potential Petroleum Related Settlements*.

4 The following facilities and infrastructure may be appropriate in facilitating the longer term operations of a petroleum related settlement:

(a) an administration or management centre

(b) a fuel storage and sales facility

(c) common electrical power generation

(d) emergency services such as fire fighting

(e) recreation and basic human services

(f) a materials store and supply facility.

5 A road system should be provided allowing suitable access to sites within a petroleum related settlement that is of a width, length, radii and material suitable to accommodate vehicles associated with this use of the land.

Natural Resources

OBJECTIVES

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

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

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

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

5 Development sited and designed to:

(a) maximise the use of stormwater

(b) protect stormwater from pollution sources

(c) protect or enhance the environmental values of receiving waters

(d) prevent the risk of downstream flooding

(e) minimise the loss and disturbance of native vegetation.

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

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

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

9 Minimal disturbance and modification of the natural landform.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

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

Water Catchment Areas and Water Quality

6 Development should not take place if it may result in over exploitation of surface or underground water resources.

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

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

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

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

11 Development should be sited and designed to:

(a) minimise surface water runoff

(b) not obstruct a watercourse

(c) prevent soil erosion and water pollution

(d) protect stormwater from pollution sources

(e) protect and enhance natural water flows required to meet the needs of the natural environment

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

(g) not contribute to an increase in salinity levels

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

(i) 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.

12 The quality of water leaving the site of a development should be of a physical, chemical and biological condition equivalent to or better than pre-development conditions, and the rate of water discharged from the site should not exceed the rate of discharge from the site in pre-development conditions.

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

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

(a) fenced to exclude livestock

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

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

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

(a) adversely affect the migration of aquatic biota

(b) adversely affect the natural flow regime

(c) cause or contribute to water pollution

(d) result in watercourse or bank erosion

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

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

(a) occur off watercourse

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

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

(d) protect the needs of downstream users

(e) minimise in-stream or riparian vegetation loss

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

(g) protect ecosystems dependent on water resources.

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

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

Stormwater

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

20 Development should, where practical, capture and re-use stormwater.

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

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

23 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.

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

25 Stormwater management systems should maximise the potential for stormwater harvesting and reuse, including aquifer recharge, either on-site or as close as practicable to the source.

26 Where not detained or disposed on site, stormwater should be drained to a public stormwater disposal system.

27 Detention and retention basins should be sited and designed to:

(a) ensure public health and safety is protected, particularly in regard to high velocity drainage points and access to water bodies

(b) minimise potential health risks from exposure to mosquitoes.

Biodiversity and Native Vegetation

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

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

30 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.

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

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

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

(c) provides an important seed bank for indigenous vegetation

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

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

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

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

(a) erosion or sediment within water catchments

(b) decreased soil stability

(c) soil or land slip

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

(e) a local or regional salinity problem

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

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

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

(b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off

(c) the amenity of the locality

(d) bushfire safety

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

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

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

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

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

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

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

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

(b) minimising impervious surfaces beneath the canopies of trees

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

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

(a) 500 metres from:

(i) a national park

(ii) a conservation park

(iii) a wilderness protection area

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

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

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

Soil Conservation

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

40 Development should be designed and sited to prevent erosion.

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

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

Open Space and Recreation

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(a) facilitate a range of formal and informal recreation activities to meet the needs of the community

(b) provide for the movement of pedestrians and cyclists

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

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

(e) enable effective stormwater management

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

3 Open space in townships or settlements should be designed to incorporate:

(a) pedestrian, cycle linkages to other open spaces, retail centres and schools

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

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

(b) comprise creeks or other drainage areas.

5 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.

6 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.

7 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.

8 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.

9 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.

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

Orderly and Sustainable Development

OBJECTIVES

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

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

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

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

5 Urban development generally contained within existing townships and settlements.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

4 Ribbon development should not occur along the coast, water frontages or arterial roads as shown on the *Overlay Maps - Transport* (refer to the Map Reference Tables).

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

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

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

8 Development should be undertaken in accordance with the *Concept Plan Maps LNWCA(FN)/1 - Innamincka Township and Environs; LNWCA(FN)/2 - Innamincka Town Common; and LNWCA(FN)/3 - Potential Petroleum Related Settlements*.

Outdoor Advertisements

OBJECTIVES

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

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

(a) clutter

(b) disorder

(c) untidiness of buildings and their surrounds.

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

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

5 Advertisements and/or advertising hoardings should:

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

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

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

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

(a) a public footpath or veranda post

(b) a road, median strip or traffic island

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

(d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.

7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.

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

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

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

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

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

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

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

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

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

Safety

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

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

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

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

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

Freestanding Advertisements

14 Freestanding advertisements and/or advertising hoardings should be:

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

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

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

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

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

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

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

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

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

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

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

Flags, Bunting and Streamers

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

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

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

(c) not be displayed in residential areas.

Advertising along Arterial Roads

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

Renewable Energy Facilities

OBJECTIVES

1 The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.

2 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines, should be sited, designed and operated in a manner that:

(a) avoids or minimises negative impacts on the character, landscape quality, visual significance or amenity of the area

(b) uses elements of the landscape and appropriate materials and finishes to minimise visual impact

(c) avoids or minimises the potential for adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance

(d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips

(e) avoids or minimises nuisance or hazard to nearby property owners and/or occupiers, road users and wildlife by not:

(i) causing shadowing, flickering, reflection or blade glint impacts

(ii) creating excessive noise

(iii) interfering with television and radio signals

(iv) modifying vegetation, soils and habitats

(v) striking birds or bats.

Residential Development

OBJECTIVES

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:

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

(b) the provision of landscaping and private open space

(c) convenient and safe vehicle access and off street parking

(d) passive energy design.

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

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

4 All forms of dwellings located in an area not serviced by a reticulated sewerage scheme (except in Andamooka Policy Area 1) should have a minimum site area (in the case of group dwellings and residential flat buildings, an average site area per dwelling, and in the case of multiple dwellings and boarding houses, an average site area for each independent living unit) of not less than 1200 square metres, unless they are connected to an onsite waste control system.

Design and Appearance

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

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

7 The design of residential flat buildings should:

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

(b) provide transitional space around the entry

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

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

(a) windows of habitable rooms, particularly living areas

(b) ground-level private open space

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

(d) access to solar energy.

9 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on the 21 June.

10 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June to at least the smaller of the following:

(a) half of this space

(b) 35 square metres of this space (with at least one of the area's dimensions measuring 2.5 metres).

In cases where overshadowing already exceeds these requirements, development must not increase the overshadowed area by more than 20 per cent.

Garages, Carports and Outbuildings

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

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

13 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

14 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.

15 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.

16 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.

17 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

18 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

19 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.

20 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.

21 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table*:*

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1 in 10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1 in 10.

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

(a) 2.5 metres for ground level or roof-top private open space

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

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

Site Facilities and Storage

24 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

25 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.

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

Noise

27 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.

28 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.

29 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:

(a) active communal recreation areas, parking areas and vehicle access ways

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

Car Parking and Access

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

31 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).

32 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.

33 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.

34 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.

35 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

36 Dependent accommodation (ie accommodation for dependent persons where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

(a) the site is of adequate size and configuration

(b) the accommodation has a small floor area relative to the associated main dwelling

(c) adequate outdoor space is provided for the use of all occupants

(d) adequate on-site car parking is provided

(e) the building is designed to, and comprises colours and materials that will, complement the original dwelling

Swimming Pools and Outdoor Spas

37 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.

Residential Parks

38 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.

39 Residential 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 to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.

40 Visitor car parking should be provided at the rate of:

(a) one space per 10 sites to be used for accommodation for parks with 100 sites or less

(b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

Short-Term Workers' Accommodation

OBJECTIVES

1 A range of appropriately located accommodation types supplied to meet the housing needs of seasonal and short-term workers.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.

2 Buildings used for short-term workers accommodation should:

(a) be designed and constructed to enhance their appearance

(b) provide for the addition of a carport, verandas or pergolas as an integral part of the building

(c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land

(d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.

3 Short-term workers accommodation should not be adapted or used for permanent occupancy.

4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

Siting and Visibility

OBJECTIVES

1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to minimise its visual impact on:

(a) the natural, rural or heritage character of the area

(b) areas of high visual or scenic value, particularly rural and coastal areas

(c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails

(d) the amenity of public beaches.

2 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

(a) sited below the ridgeline

(b) sited within valleys or behind spurs.

3 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the rooflines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

4 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

5 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

6 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual a screen as well as shade in summer, and protection from prevailing winds

(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads

(c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.

2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:

(a) minimises their visual impact

(b) reduces the bulk of the buildings and structures

(c) minimises the extent of cut and/or fill

(d) minimises the need for, and the height of, retaining walls

(e) does not cause or contribute to instability of any embankment or cutting

(f) avoids the silting of watercourses

(g) protects development and its surrounds from erosion caused by water run-off.

3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.

4 Development sites should not be at risk of landslip.

5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

7 The cutting and/or filling of land outside townships and urban areas, other than for mining activities, should:

(a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation

(b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment

(c) only be undertaken if the resultant slope can be stabilised to prevent erosion

(d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

Telecommunications Facilities

OBJECTIVES

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

2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Telecommunications facilities should:

(a) be located to meet the communication needs of the community

(b) use materials and finishes that minimise visual impact

(c) have antennae located as close as practical to the support structure

(d) be located primarily in industrial, commercial, business, office, centre and rural zones

(e) where technically feasible, be co-located with other telecommunications facilities

(f) incorporate landscaping to screen the development, particularly equipment shelters and huts

(g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.

3 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic (Conservation) Zones or Policy Areas, local heritage places, State heritage places or State Heritage Areas.

Tourism Development

OBJECTIVES

1 Environmentally sustainable and innovative tourism development.

2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.

3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates a high quality environmental analysis and design response which enhances environmental values.

5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.

7 Increased opportunities for visitors to stay overnight.

8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.

2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.

3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.

5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

6 Major tourism developments should generally be located within designated areas and existing townships, or settlements.

Tourism Development in Association with Dwelling(s)

7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.

8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:

(a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

(b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements

(c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

Tourism Development Outside Townships

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

10 Tourism developments in rural areas should generally be small scale and have a functional or locational link with either of the following:

(a) the surrounding agricultural production or processing

(b) the natural, cultural or historical setting of the area.

11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, viticultural and winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

12 Where appropriate, tourism developments in areas outside townships should:

(a) adapt and upgrade existing buildings of heritage value

(b) seek to improve conditions in disturbed or degraded areas on the site.

13 Advertisements associated with tourism developments should:

(a) not exceed 0.5 square metres in area for each display

(b) be limited to no more than two per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

14 Tourism development in rural areas should occur only where it:

(a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)

(b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the purpose of the zone and/or policy area.

15 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.

16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.

17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

Caravan and Tourist Parks

18 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 to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.

19 Car parking should be provided at the rate of:

(a) one space per 10 sites to be used for accommodation for parks with 100 sites or less

(b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

Transportation and Access

OBJECTIVES

1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:

(a) provide equitable access to a range of transport services for all people

(b) ensure a high level of safety

(c) effectively support the economic development of the State

(d) have minimal negative environmental and social impacts

(e) maintain options for the introduction of suitable new transport technologies.

2 Development that:

(a) provides safe and efficient movement for all motorised and non-motorised transport modes

(b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles

(c) provides off street parking

(d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.

3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian networks.

5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on the *Overlay Maps - Transport* (refer to the Map Reference Tables), and designed to minimise its potential impact on the functional performance of the transport networks.

3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

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

6 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking and motor vehicles.

7 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

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

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

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

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

Cycling and Walking

12 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.

13 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

(a) showers, changing facilities, and secure lockers

(b) signage indicating the location of bicycle facilities

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

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

Access

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

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

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

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

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

18 Development should not restrict access to publicly owned land.

19 The number of vehicle access points onto arterial roads shown on the *Overlay Maps - Transport* (refer to the Map Reference Tables) should be minimised, and where possible access points should be:

(a) limited to local roads

(b) shared between developments.

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

21 Development with access from arterial roads or roads as shown on the *Overlay Maps - Transport* (refer to the Map Reference Tables) should be sited to avoid the need for vehicles to reverse on to the road.

22 Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land

(b) minimise excavation and/or fill

(c) minimise the potential for erosion from run-off

(d) avoid the removal of existing vegetation

(e) be consistent with Australian Standard AS 2890 Parking facilities.

Access for People with Disabilities

23 Development should be sited and designed to provide convenient access for people with a disability.

24 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

25 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.

26 Development should be consistent with Australian Standard AS 2890 Parking facilities.

27 Vehicle parking areas should be sited and designed in a manner that will:

(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development

(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

(c) not inhibit safe and convenient traffic circulation

(d) result in minimal conflict between customer and service vehicles

(e) avoid the necessity to use public roads when moving from one part of a parking area to another

(f) minimise the number of vehicle access points to public roads

(g) avoid the necessity for backing onto public roads

(h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a centre when viewed from public roads and spaces

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

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

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

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

(c) being appropriately lit

(d) having clearly visible walkways.

29 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.

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

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

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

Waste

OBJECTIVES

1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.

2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:

(a) avoiding the production of waste

(b) minimising waste production

(c) reusing waste

(d) recycling waste

(e) recovering part of the waste for re-use

(f) treating waste to reduce the potentially degrading impacts

(g) disposing of waste in an environmentally sound manner.

2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.

3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).

4 Untreated waste should not be discharged to the environment, and in particular to any water body.

5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.

6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:

(a) screened and separated from adjoining areas

(b) located to avoid impacting on adjoining sensitive environments or land uses

(c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system

(d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

(e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours

(f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.

8 Wastewater lagoons should not be sited in any of the following areas:

(a) within the flood plain known as the 1956 River Murray Flood Plain

(b) within land subject to a 1 in 100 year average return interval flood event

(c) within 50 metres of the top of the bank of a watercourse

(d) within 500 metres of the coastal high water mark

(e) where the base of the lagoon would be below any seasonal water table.

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

Waste Treatment Systems

10 Development that produces any effluent should be connected to an approved waste treatment system.

11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:

(a) the quality of surface and groundwater resources

(b) public health

(c) the amenity of a locality

(d) sensitive land uses.

12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.

13 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.

14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

(a) into any waters

(b) onto land in a place where it is reasonably likely to enter any waters by processes such as:

(i) seepage

(ii) infiltration

(iii) carriage by wind, rain, sea spray, or stormwater

(iv) the rising of the watertable.

Waste Management Facilities

OBJECTIVES

1 The orderly and economic development of waste management facilities in appropriate locations.

2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.

3 Protection of waste management facilities from incompatible development.

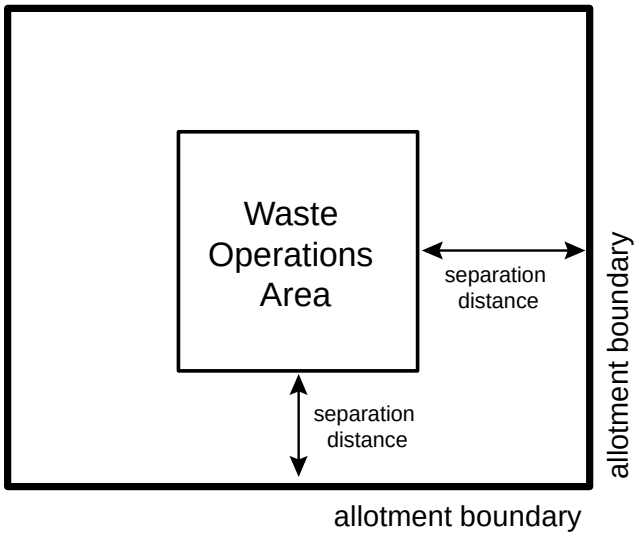
PRINCIPLES OF DEVELOPMENT CONTROL

1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

2 Waste management facilities in the form of land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.

3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.

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



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

6 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

7 Sufficient area should be provided within the waste operations area for the:

(a) maximum expected volume of material on the site at any one time

(b) containment of potential groundwater and surface water contaminants

(c) diversion of clean stormwater away from the waste and potentially-contaminated areas.

8 Processing facilities and operational areas should be screened from public view.

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

10 Traffic circulation movements within any waste management site should:

(a) be of a dimension and constructed to support all vehicles transporting waste

(b) enable all vehicles to enter and exit the site in a forward direction.

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

12 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.

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

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

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

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

(b) 500 metres from:

(i) the boundaries of the allotment

(ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste

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

(d) 100 metres from:

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

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

16 The waste operations area of a landfill should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

17 The waste operations area of an organic waste processing facility should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 6 per cent

(c) where the interface of the engineered landfill liner and natural soils would be within any of the following:

(i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 mg/L total dissolved salts

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

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

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

19 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Zone Section

Coastal Conservation Zone

Refer to the *Map Reference Table LNWCA (Eyre) and LNWCA (Whyalla)* for a list of the maps that relate to this zone.

OBJECTIVES

1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.

2 Low-intensity recreational and tourist accommodation located where environmental impacts on the coast will be minimal.

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

DESIRED CHARACTER

Within this zone coastal features and scenic quality are conserved; appropriate public access is maintained; and development is not subject to coastal hazards and is subservient to the conservation of the coastal environment. The Zone includes Point Bell Conservation Park, Chadinga Conservation Reserve, Fowlers Bay Conservation Park, Wahgunyah Conservation Park and Nullarbor National Park.

The zone continues to be a predominately natural landscape containing coastal features and habitats such as wetlands, samphire flats, beaches, sand dunes and cliff tops. A wide variety of plant communities occur within these habitats.

The topography varies from low-lying samphire flats near Fowlers Bay to high cliff formations such as those along the Nullarbor. A variety of vegetated and unvegetated dune systems are found, including extensive sand drifts such as those at the Head of the Bight. The variety of land forms reflects major geological differences and variation in the influence of wind and waves along the coast.

The area is abundant in native wildlife, including the Osprey, White-bellied Sea-Eagle and Australian Sea Lion, all of which depend on the natural coastline for survival.

Development borrows from, and complements, the natural landscape in form and scale, and in building materials, textures, colours and tones, so that the natural elements of the site/locality remain dominant to any introduced elements, and the scenic quality of the coast is protected.

The zone includes only a limited number of ‘iconic’, nature-based/eco-tourism developments, located a minimum of 25 kilometres apart. These developments provide experiences that relate to the natural environment, whether for relaxation, discovery and/or adventure, and meet the needs of tourists and the people who live in the region, while protecting and enhancing opportunities for the future. These developments achieve excellence in environmental protection and management by ensuring their impacts (activities, visitation and buildings) on the ecology and natural environment are minimal and their design is of a high quality that complements the natural environment, site features and conditions.

Those parts of the zone at risk from coastal hazards such as flooding, erosion, sand drift and acid sulfate soils are kept free from development. Road construction is minimal and limited to that which is required to access a car park. Access over dunes and beaches is pedestrian only, using boardwalks to protect sand dunes from erosion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- conservation works
- interpretive signage and facilities
- nature-based/eco-tourist accommodation.

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

3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.

4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

5 Aquaculture inlet and outlet pipes are anticipated in the zone, where the adjoining land is located in an aquaculture zone, or where the environmental impacts will be minimal.

Form and Character

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

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

8 Development should:

(a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition

(b) minimise vehicle access points to the area that is the subject of the development

(c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view

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

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

10 Development should:

(a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development

(b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary

(c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas

(d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.

11 Tourist accommodation should be limited to:

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

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

12 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.

13 Car parking and access points to development should, wherever practicable, be:

(a) constructed of a permeable surface

(b) located on cleared land or along property boundaries to avoid the unnecessary removal of important native vegetation.

14 Parking for tourist accommodation should be:

(a) a maximum of 1 space per tourist accommodation unit, plus parking for employees

(b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment

(c) located in an area where minimal vegetation clearance is required.

Land Division

15 Land should not be divided unless either of the following applies:

(a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development

(b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

No other forms of development are complying in the zone.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except in association with conservation works or for tourist information purposes
Amusement machine centre	
Bus depot	
Caravan park	

Form of Development	Exceptions
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) *National Parks and Wildlife Act 1972* (b) *Wilderness Protection Act 1992*.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture
Land division	Except where the development achieves either (a) or (b): (a) it would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development (b) both of the following apply: (i) no additional allotments are created wholly or partly within the zone (ii) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the *National Parks and Wildlife Act 1972.*
Outbuilding	Except in association with an existing tourism development
Petrol filling station	

Form of Development	Exceptions
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	Except where the development achieves all of the following: (a) it is located on one allotment that is greater than 5 hectares in area (b) it is located at least 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, from the site of an approved or existing tourist accommodation development within the zone (c) it comprises a minimum of 10 rooms and a maximum of 40 rooms that could be used as a bedroom for the purposes of tourist accommodation (d) it is set back a minimum of 100 metres from the Mean High Water Mark (e) it is not located on a coastal wetland, beach or dune.
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	Except where in association with a tourist development
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*.

Coastal Settlement Zone

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

OBJECTIVES

1 The protection of the natural coastal environment from inappropriate development.

2 Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.

3 Land subject to inundation or susceptible to erosion kept free of development.

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

DESIRED CHARACTER

An area providing for an informal coastal lifestyle experience with a small collection of freehold coastal shacks and a few basic community facilities.

The natural environment will continue to dominate the area with visual and physical connections between developed and natural areas. The scale and architectural character of new buildings allow the setting to predominate. There are clear boundaries between the urban areas and the natural landscape.

The surrounding ecological systems are intact and large areas of indigenous vegetation and surrounding rural land dominate the settlement's scenery. Development is set well back from the foreshore, not dominating vistas from or to the coast.

Foreshore and settlement edges are controlled and readily accessible to pedestrians. Boundaries between public and private land are informal but well defined.

Vehicle access to the beach is restricted and pedestrian access is via clearly defined paths that minimise erosion and vegetation disturbance.

Dwellings are generally single-storey detached buildings that are sensitive in scale to existing buildings, and do not dominate the natural setting. Building heights are appropriate to the predominant form and scale of development, surrounding landforms and visual setting of the settlement, particularly when viewed from the foreshore. Buildings avoid overshadowing of public open spaces, the foreshore and beaches.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils are kept free from development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- coast protection work
- detached dwelling
- outbuilding associated with a dwelling
- tourist/visitor facilities (other than accommodation).

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

3 Dwellings located along the coastline and existing at 12 December 1994 on Crown land, or land owned by the Crown or a Minister of the Crown should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.

4 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.

5 Not more than one dwelling should be erected on an allotment.

6 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:

(a) one garage and one shed

(b) water tank(s) and tank stand(s)

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

7 Outbuildings should only be constructed in association with an existing dwelling and should not exceed 54 square metres in total floor area.

8 Water tanks and associated stands should only be erected in association with an existing dwelling.

Form and Character

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

10 Development should:

(a) minimise vehicle access points to the development site

(b) ensure access to the coast is sited to avoid adverse impact on the environment

(c) be landscaped with local indigenous species in order to enhance the amenity of the area and to screen buildings from public view

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

11 Additions or alterations to or replacement of an existing dwelling should:

(a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation

(b) not be sited closer to the waterfront than any part of the existing dwelling

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

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

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

Land Division

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

(a) creating an allotment to accommodate an existing dwelling

(b) creating a public road or a public reserve

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

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b). 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.
Amusement machine centre	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of Development	Exceptions
Intensive animal keeping	
Land division	Except where the land division is for one or more of the following purposes: (a) accommodates an existing dwelling (b) to create a road reserve or public reserve (c) creates no additional allotments partly or wholly in the zone
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*
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Remote Areas Zone

Refer to the Map Reference Tables for LNWCA (Far North), LNWCA (Riverland), LNWCA (Whyalla) and LNWCA (Eyre) for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating the remote areas of the state suited to pastoral, conservation, mining and remote townships, settlements and Aboriginal lands, and accommodating defence related facilities.

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

3 Protection of the conservation value of the region with a variety of environments including arid and wetland environments, ranges and riverine environments.

4 Tourism development that reflects the 'outback' identity and experience in appropriate localities.

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

6 A zone accommodating petroleum and mining related settlements and infrastructure in areas that are not environmentally or culturally significant/sensitive, subject to hazards, or within close proximity to townships or settlements.

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

DESIRED CHARACTER

The zone encompasses significant parts of the remote areas of the State which include land rich in minerals, fossil fuels and underground water; extensive areas of cultural significance to people of Aboriginal and European heritage; and established pastoral and grazing activities. The area contains a number of remote settlements and townships and areas of recognised environmental importance including wetlands and regions of Lake Eyre.

Significant growth and development in the mining industry (including petroleum exploration) of South Australia is anticipated in this zone. The proposed extension of the Olympic Dam mine and other targeted mining activities represent the potential growth in this region. Consequently, it is desirable that the zone and policy intent for the remote Far North regions of the State guide the sustainable growth and development of mining related activities which will incorporate the development of new mining related settlements to assist this growth.

Mining settlements, in association with an approved mining lease, are anticipated in the zone. These settlements may include a range of uses, such as laundries, dining halls, recreation facilities, taverns, administrative buildings, storage areas, shops or cafes and various forms of workers' accommodation.

The Cooper Basin, Moomba is also situated within the Far North region of the zone. This region is of major economic importance to the South Australian economy in terms of petroleum exploration and production.

To the west of the state, the zone covers a substantial component of the Eyre Peninsula, and to the north-west, the Nullarbor Plain and the Gawler Ranges. These landscapes and ranges are attractive areas, heavily dependent upon wheat and wool production and, in the coastal areas, fishing and tourism industries. Located along the coastlines of the Eyre Peninsula are off-shore islands. These islands, together with their

inter-tidal zones and habitats, will be protected as they represent unique breeding grounds for fauna and flora.

Parts of the River Murray and its catchments are included in the zone. The riverland systems, habitats, resources and landscapes are of paramount significance to the state. Objectives aimed at preserving and improving water quality as well as protecting sensitive estuarine environments are vital. Equally, the tourist attractions and tourism industry for the Riverland region is significant and will continue to be supported and developed.

A portion of the Whyalla area within the upper Spencer Gulf is also covered by the Remote Areas Zone and comprises coastal areas, swamps and plains adjacent to the BHP Steelworks sites and industry lands. The unique combination of industrial land use in a sensitive environmental setting is considered important and future development of this area will aim to result in sustainable growth and preservation of coastal environments, swamps and waterways.

Defence and aerospace activities are making a resurgence in the region. An expansion is planned for the defence force training facilities at Cultana, which extends between Whyalla and Port Augusta in the Upper Spencer Gulf.

Australian Defence facilities at Woomera and Cultana will continue to be significant and essential sites for Defence and aerospace activities for the longer term. Covering extensive tracts of the region, both sites provide unique environments which provide for world-class training and experimental activities.

Throughout the zone, particularly the Far North region of the state, tourism accommodation and development are inherently part of the 'outback' identity and experience. Tourism routes, sites and localities will be preserved and enhanced to promote the tourism industry (i.e. recognition of outback areas and tracks such as the Strzelecki Track, Oodnadatta and sites within both the Gawler and Flinders ranges).

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- airfields
- heliports
- industry in association with mining
- prescribed mining activities (including petroleum exploration and production)
- Australian defence related activities
- pastoral, grazing and farming activities
- remote townships and settlements
- tourism development
- mining settlements in association with an approved mining lease.

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

3 The natural features and scenic beauty of the zone should be protected.

4 Tourist routes, sites and localities throughout the region should be protected and enhanced.

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

Form and Character

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

Andamooka Policy Area 1

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

OBJECTIVES

1 Small-scale settlement activities, consisting of services and facilities to meet the needs of the remote community and visitors.

2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Andamooka is an outback settlement comprising a mixture of predominantly single-storey, low density detached dwellings and small-scale retail, service and mining activities servicing local residents, business operators and a significant number of tourists.

Tourism is important to the economy of the town. Consequently, it is desirable to retain those elements of the town that give Andamooka its distinct character. The character of the town is derived from its opal mining heritage dating back to the 1920s with a number of historic buildings and sites, such as the opal mining 'dumps', the opal fields surrounding the town and 'dug out' style housing, reflecting the towns original settlement.

New development will be of a scale and form that protects and maintains the areas unique remote and rugged qualities with single-storey, low density detached dwellings being developed in the residential areas. Development will not compromise the viewscapes from the town centre and at the entrances to the town.

The town centre will continue to be the focus for small-scale commercial and civic activities, such as cafes, hotels, restaurants, offices, tourist facilities and shops, along the main street. Large-scale commercial development will be accommodated to the south-west of the town centre along the southern entrance road, while light industry will locate within the White Dam Road precinct.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- detached dwellings
- small-scale retail and service activities.

Form and Character

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

3 Dwellings and other forms of accommodation should be limited to a detached dwelling on an allotment of not less than 1200 square metres connected to:

(a) an approved Community Wastewater Management System; or

(b) an approved on-site waste control system.

4 All development should either be connected to the town's reticulated electrical power supply or have independent power generation (not including diesel or petrol driven generators) capable of supplying all the energy needs for the development and not detrimentally impact on the amenity of adjoining properties through noise or odour.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

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.

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.
All forms of accommodation within Andamooka Policy Area 1	Except a detached dwelling on an allotment of not less than 1200 square metres connected to: (a) an approved Community Wastewater Management System; or (b) an approved on-site waste control system.
	Except a detached dwelling on an allotment existing at, or granted Development Approval before 3 July 2008 and connected to: (a) an approved Community Wastewater Management System; or (b) an approved on-site waste control system.
Land Division within Andamooka Policy Area 1.	Except where it: (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.

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*.

Further, the following forms of development are designated:

Category 1	Category 2
Mining settlement(s) associated with an approved mining lease.	

River Murray Flood Zone

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

OBJECTIVES

1 Buildings and structures excluded from the zone where they are likely to impede or be damaged by floodwaters and/or fluctuating pool levels of the River Murray.

2 The conservation and improvement of water quality that sustains the natural environment and natural ecological processes associated with the River Murray.

3 Conservation of the natural features of the river environment.

4 Prevention of pollution of the River Murray waters.

5 Restricted development in recognition of the hazards associated with floods, by minimising new structures and changes to existing natural ground levels.

6 Land division that enables the security of tenure for existing dwellings.

7 The upgrading of existing dwellings to mitigate their negative impacts on the environment.

DESIRED CHARACTER

Development in the zone is supported where it allows for the accommodation of existing dwellings on individual allotments on privately owned or Crown Land. Such forms of development will meet various criteria, primarily those relating to waste and effluent disposal, so as to preserve the water quality and sensitive estuarine environments of the River Murray.

Further, sensitive land use and development is paramount in terms of preserving waterfront access, public roads, water quality and other environmental considerations.

Development, including the replacement of existing dwellings and the alteration of, or addition to, existing dwellings, will aim to preserve and improve the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- structures for the purpose of public recreation (eg landings and jetties)
- structures for the purposes of water extraction, wetland management and irrigation management (eg channels, pumping stands, flood gates).

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

3 Development should not cause, impede, or be subject to, damage by floodwaters and/or fluctuating pool levels of the River Murray.

4 Borrow pits used for the supply of road making materials should not be located in the zone.

5 Agricultural buildings should not be constructed unless they are ancillary to and in association with primary production uses.

6 Swamps should not be drained.

7 Forestry plantations in the zone should be established only on cleared land, and trees not native to the area should not be planted on waterfront land.

Form and Character

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

9 Development should:

(a) not adversely affect the stability or the natural features of the waterfront

(b) minimise and limit vehicular access to be associated with the site

(c) ensure the location of any vehicle access point to the waterfront is sited to avoid adverse environmental impacts

(d) provide the maximum possible waterfront reserve between buildings and the water

(e) provide and maintain public access routes to waterfront reserves.

10 Driveways, access tracks and parking areas should be designed and constructed with a minimum amount of excavation and a maximum fill of 100 millimetres above existing ground level.

11 Boat ramps, jetties and water pumps should:

(a) be limited in number

(b) not interfere with the natural environment or natural ecological processes of the site.

12 The replacement of an existing dwelling or the redevelopment of an existing dwelling should:

(a) not exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)

(b) not occur closer to the waterfront than 50 metres

(c) result in an elevated dwelling with, where possible, floor levels for living areas above the 1956 Flood level, up to a maximum height of 2.5 metres above existing ground level.

(d) not have associated electricity and telecommunications lines installed underground.

13 Dwelling additions and alterations that increase the living area to greater than 90 square metres should where possible result in elevated floor levels for these living areas above the 1956 Flood level, up to a maximum height of 2.5 metres above existing ground level.

14 The undercroft areas of elevated dwellings:

(a) when enclosed, should be enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood

(b) should not be used for living purposes

(c) may be used for a toilet, a shower or laundry facilities, to a combined maximum floor area of 10 square metres

(d) should not be enclosed if an existing ancillary storage building exists on the site.

15 A garage or a shed should be constructed only in association with an existing dwelling.

16 Agricultural buildings should be constructed on land only where the principal use of the land is for primary production.

17 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:

(a) one garage and one shed

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

18 Domestic storage facilities should be in the form of either (a) or (b):

(a) one garage or one shed

(b) an undercroft storage area of no more than 50 square metres beneath an elevated dwelling.

19 A garage or a shed ancillary to an existing dwelling should:

(a) not exceed 50 square metres in total floor area

(b) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow)

(c) incorporate a bund to prevent spills and leaks leaving the confines of the shed.

20 A rainwater tank and its associated stand should only be erected in association with an existing dwelling or outbuilding and should be sited to be unobtrusive when viewed from the River Murray and nearby public roads.

21 Fencing should be of an open design such as post and wire strand construction so as to not impede floodwaters or fluctuating pool levels.

Land Division

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

(a) creating an allotment to accommodate an existing dwelling

(b) creating a public road or a public reserve

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

23 Boundary realignments for residential purposes should result in:

(a) any new roads being located behind existing dwellings, rather than between existing dwellings and the public waterfront reserve

(b) the provision of a reserve of 50 metres in width above pool level along the water frontage or, where this is not practicable, the provision of a maximum possible width of reserve above pool level along the water frontage.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

No other forms of development are complying in the zone.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	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.
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Construction, conversion, alteration or addition to any building.	Except where the development is for the purpose of any of the following: (a) an existing lawfully erected dwelling where the requirements of the South Australian Health Commission and Local Government for wastewater and effluent disposal for permanent occupation of the dwelling are met or provided for in the development application (b) a garage or a shed, provided: (i) it is constructed in association with an existing, lawfully erected dwelling (ii) the number of ancillary buildings used for storage purposes on the site or allotment is not increased (iii) it is fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow) (c) a carport, a verandah, or a pergola which is to be constructed in association with an existing, lawfully erected dwelling (d) an agricultural building which is to be constructed on land where the principal use of the land is for primary production (e) a wastewater or effluent disposal system that meets the requirements of the South Australian Health Commission and Local Government for permanent occupation of a dwelling, connected to an existing, lawfully erected dwelling which has been authorised to be used for human habitation

Form of Development	Exceptions
	(f) a boat ramp
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where an existing dwelling is to be replaced and the replacement dwelling does not: (a) exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood) (b) occur closer to the waterfront than 50 metres (c) result in elevated living area floor levels that exceed 2.5 metres in height above existing ground level (d) result in more than one dwelling on an allotment.
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where the land division is for the purpose of any of the following: (a) creating an allotment to accommodate an existing dwelling (b) creating a public road or a public reserve (c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.
Motel	
Motor repair station	
Nursing home	
Office	
Outbuilding	Except where the outbuilding is ancillary to an existing dwelling, and in the case of elevated dwelling, no storage area is provided in the area underneath the dwelling.
Petrol filling station	
Place of worship	
Post office	
Pre-school	

Form of Development	Exceptions
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
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 1993*.

Further, the following forms of development are designated:

Category 1	Category 2
	Land division of an allotment containing more than one dwelling other than land division where there are no additional allotments created.

River Murray Fringe Zone

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

OBJECTIVES

1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.

2 Preservation and improvement of the water quality of the River Murray.

3 Retention of the rural character of the zone.

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

DESIRED CHARACTER

The zone incorporates the riverine environment and parts of the River Murray Valley. Development in the zone will allow for the preservation of the natural character and visual attractiveness of the River Murray and its waterways and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- farming
- recreation facilities.

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

3 New holiday houses in the zone should be:

(a) developed in compact groups and not in a linear form

(b) grouped in size determined by environmental considerations

(c) sited to minimise their adverse effect on the natural quality and character of the area.

Form and Character

4 Recreational facilities should:

(a) be consistent with the conservation of the area's natural quality and character

(b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.

5 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.

6 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.

7 Electricity and telecommunications lines should be installed underground.

8 Forestry plantations should only be established on existing cleared land.

9 Land should not be irrigated intensively if such a use would cause:

(a) a loss of natural vegetation or Aboriginal heritage sites

(b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.

10 Borrow pits used for the supply of road making materials should not be located in the zone.

Land Division

11 Land division should not occur unless it is for the alteration of the boundaries of an allotment, and results in allotments of at least 100 hectares in area.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

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.
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	

Form of Development	Exceptions
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Fuel depot	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where: (a) no additional allotments are created partly or wholly within the zone (b) all resulting allotments are greater than 100 hectares.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stock sales yard	

Form of Development	Exceptions
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 1993*.

Township Zone

Refer to the Map Reference Table for LNWCA (Far North) for a list of maps that relate to this zone.

OBJECTIVES

1 Services and facilities grouped together to meet the needs of the local community and the visiting public.

2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3 Conservation and enhancement of the scale, main road streetscape and scenic rural setting of the township.

4 A zone to accommodate retail, commercial and light industrial development, tourist services and accommodation and associated residential development.

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

DESIRED CHARACTER

A number of townships are located within the region, including Parachilna, Nepabunna, Maree, Lyndhurst, Copley and Leigh Creek.

Townships of varying sizes and character are located throughout the region and are valued for their visual characteristics as well as historical and cultural significance.

They represent an economic base for continuing services and infrastructure for residents and the visiting public to the more remote regions of the state.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facilities
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- educational establishment
- open space
- recreation area
- shops where the gross leasable area is less than 250 square metres
- small-scale commercial development
- small scale light and service industry development
- small-scale tourist development
- supported accommodation

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

3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.

4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.

5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

7 Development within the Leigh Creek township should conform with or complement the layout, design, siting and external appearance of existing development.

Innamincka Environs Policy Area 2

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

OBJECTIVES

1 Preservation and conservation of the Cooper Creek and sites of natural, historical, Aboriginal and scientific significance, together with the open and spacious character of the area surrounding Innamincka township.

2 Continued use of the area for the exploration and extraction of natural resources, pastoral and tourist related activities in accordance with the requirements of the Innamincka Regional Reserve Management Plan.

3 Facilitation of small-scale and low-intensity tourism activities and facilities that minimise their impact on the natural environment, provide interpretative information on sites of natural or historical significance, and manage human activity.

4 Infrastructure required for the Innamincka township is established and maintained in an effective, economic and sustainable manner that minimises its impact on the natural environment.

5 Continued and improved vehicle access provided across the Cooper Creek in an effective and economic manner that does not impede peak flows and minimises environmental impact.

6 Continued and improved air access to the township.

7 Development that enhances the entrance to Innamincka and reinforces the historic and 'outback' character of the township.

8 Improved telecommunications for the township and the surrounding region.

9 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The area surrounding Innamincka is not only of importance in terms of providing an attractive and unique setting for the township, but is of environmental, historical and Aboriginal significance. Some of this area also forms part of the pastoral lease over which S Kidman & Co conducts grazing activities from the Innamincka Station, located on the northern side of the Cooper Creek.

Important environmental features will be protected, including the Cooper Creek and its tributaries that extend to the Coongie Lakes system and form a part of the UNESCO Ramsar Convention Wetland of International Importance as reflected in the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The natural setting of the Cooper Creek is of high amenity value to the residents of Innamincka and tourists alike. The Cooper Creek is also the primary source of drinkable water for the township.

Both the township of Innamincka and its surrounding area are located within the Innamincka Regional Reserve, established in 1988. The reserve seeks to conserve wildlife, natural and historic features, while allowing for the extraction of natural resources, pastoral and town related activities. The Innamincka Regional Reserve Management Plan articulates how the South Australian National Parks and Wildlife Service intends to conserve the natural values of the area and provides guidelines for the multiple use and management of the reserve.

Development will be limited to that which is associated with the extraction of natural resources, pastoral activities and conservation and land management functions associated with the Innamincka Regional Reserve. Required infrastructure, such as the water supply for the township and improved access across

the Cooper Creek, will be located in the policy area. Low impact facilities associated with the camping ground on the 'Town Common' are also considered appropriate, as are structures associated with the protection and interpretation of sites of natural or historical significance.

It is not intended that this Policy Area be used to facilitate an expansion of the existing township. Remaining sites will be used within the town boundaries for new development in order to maintain the open, spacious character of the locality. Entrance to the township from the south should continue to be characterised by the uninterrupted gibber tableland leading down to the settlement, with the Cooper Creek in the background. Development in the area above the town on the gibber tableland should be limited to that which is required to service the existing airstrip.

Development of the area surrounding Innamincka should preserve the open and spacious 'outback' setting of the township, and be limited to that which is required for low intensity tourism activities and facilities; access across the Cooper Creek; water supply, landfill and effluent treatment facilities; and air access.

All development will be established and managed to conserve the natural environment of the Cooper Creek and not inhibit the continued use of the area for the exploration and extraction of natural resources or pastoral activities conducted in accordance with the Innamincka Regional Reserve Management Plan.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Development should maintain an open, spacious character and be generally limited to that which is associated with low intensity tourism activities and the provision of access and infrastructure to the township of Innamincka.

3 Development should not inhibit the continued use of the area for the exploration and extraction of natural resources, pastoral and tourist activities in accordance with the Innamincka Regional Reserve Management Plan.

4 No commercial or industrial development should be undertaken.

Conservation

5 Development should not compromise the function of the Cooper Creek and surrounding wetlands as a habitat of international importance for migratory water birds by negative impacts on water quality, flow regime or habitat.

6 Development should avoid the clearance of native vegetation, both during development and as a consequence of development, and include additional plantings with species endemic to the locality to assist in the revegetation of areas that are, where possible, irrigated by wastewater disposal systems.

Heritage

7 Development should not impair the character or nature of buildings or sites of architectural, historical or scientific interest, sites of natural beauty, or items of heritage significance, nor interfere with or damage any site or object of Aboriginal heritage value, including those sites identified in *Table LNWCA/3 - State heritage places*.

8 Development adjacent to the boundary of the State Heritage Area should respect the heritage value, integrity and character of that area by being compatible in terms of its design, siting, boundary set-backs, scale, built form and roof shape, bulk, height, materials and external finishes, as indicated in *Table LNWCA/1 - Design Guidelines for Buildings adjacent to the former Australian Inland Mission (AIM) Elizabeth Symon Nursing Home* and *Table LNWCA/2 - Design Guidelines for the Modification of Transportable Buildings*.

Tourism Development

9 Tourism development should occur in a manner that minimises human impact on the natural environment and be limited to the following:

(a) the provision of low-scale tourist facilities, such as toilets and BBQ areas, in the camping ground adjacent to the Cooper Creek to the south of the township, known as the 'Town Common' shown on *Concept Plan Map LNWCA(FN)/2 - Innamincka Town Common*.

(b) facilities to assist in the interpretation and appreciation of sites of natural or historical significance located along the Cooper Creek.

Appearance of Land and Buildings

10 Development, other than in association with the operation of the airstrip and the provision of water supply, should not occur on the gibber tableland to the east of the township.

Access

11 Development associated with the improvement of and maintenance to the causeway across the Cooper Creek should not impede flows and should minimise environmental impact.

12 Development should ensure the continued and safe operation of the town airstrip so as to maximise access to Innamincka and ensure that development does not hinder the establishment of any potential airstrip sites.

Flooding

13 Effluent lagoons and landfill facilities should be located in a manner that minimises all of the following:

(a) the adverse impacts on the township in terms of odour and risk to public health

(b) the potential for pollution of the Cooper Creek.

Innamincka Township Policy Area 3

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

OBJECTIVES

1 Innamincka township developed in a compact and orderly form with provision for business, residential, tourist services and accommodation, recreational and community facilities, catering for the town's population as well as visitors to the area.

2 Preservation, conservaton and enhancement of Innamincka's historic and 'outback' character.

3 Minimisation of water consumption and reduced reliance on the town's water supply system through the adoption of water re-use, conservation, collection and retention measures.

4 Site development and management practices that:

(a) minimise erosion and the creation of dust

(b) rehabilitate sites affected by erosion.

5 Minimisation of the potential for inundation of development from floodwaters of the Cooper Creek.

6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Innaminka is a small township located on the southern bank of the Cooper Creek, approximately 880 kilometres north of Adelaide. The town is of considerable historical significance and is located within a State Heritage Area.

Located on an important trading route for Aboriginal people who crossed Australia from north to south, the Cooper Creek provided a semi-permanent water supply that supported them in times of drought. The area surrounding Innamincka contains many sites that provide evidence of such habitation and are of great significance to Aboriginal people.

The Cooper Creek also provided the backdrop to the early exploration of central and northern Australia by European explorers including Sturt, Burke & Wills and Howitt and McKinlay. These explorers, together with Stuart, Gregory, William Landsborough and Buchanan founded the necessary geographical knowledge that led to pastoral activities in the Lake Eyre Basin.

Pastoral activity is expected to continue with extensive pastoral leases extending into Queensland. Innamincka Station, located on the northern bank of the Cooper Creek, is linked to the township of Innamincka via a causeway. The station, while not reliant on the township, shares some facilities in a spirit of cooperation and mutual benefit.

The Cooper Basin has proven to be a valuable source of oil and gas and is one of the state's major sources of energy. Extensive exploration has occurred here and this is likely to intensify with the re-issuing of petroleum exploration licences to new entrants in the industry. This increase in activity presents both an opportunity and threat to the future development of Innamincka.

Innamincka sits within the Innamincka Regional Reserve, which was established to conserve the natural environment of the Cooper Creek and Coongie Lakes wetland system. A portion of this area is also listed as a UNESCO Ramsar Convention Wetland of International Importance. The Management Plan adopted for the Innamincka Regional Reserve does, however, acknowledge and provide for the continued use of existing activities.

Innamincka is the quintessential 'outback' town and enjoys a strategic position within the region, having a strong affinity to other regional centres within Queensland such as Birdsville and Thargomindah. Innamincka is a 'service town', providing goods and services to travellers and tourists.

More recently, tourism activity has increased, associated with journeys into and over the Coongie Lakes system and the Lake Eyre Basin. Innamincka is now visited by up to 40 000 visitors during the tourist season which extends between April and October. Innamincka and the Regional Reserve are also popular destinations for recreational 4WD users. Tourism presents a significant opportunity to expand and diversify the economic base of the town.

The surveyed township of Innamincka was laid out in accordance with the standard Government Plan of the time: a rectilinear grid of streets arranged in a north-south orientation, surrounded by parklands. Land tenure within the town boundaries is a mosaic of freehold title and Crown Land, over which a number of leaseholds and licences have been granted.

Town activity is concentrated in the south west quarter, where there exist a number of key features including the restored Australian Inland Mission Nursing Home, the Innamincka Hotel and the Innamincka Trading Post. Land in the front of these uses, which is partly held in freehold title, is used as an informal 'town square' and car park by visitors and service vehicles.

Future development within Innamincka will seek to ensure that the highly valued historic and 'outback' character of the township is conserved and enhanced, by respecting the existing pattern of development and appearance of buildings such as the AIM Nursing Home, while acknowledging the continued role of the township in the provision of goods and services to visitors and travellers. Development will also respect and recognise the fact that Innamincka is located in a region of major economic importance to the state in terms of petroleum production and is surrounded by extensive pastoral activity and a natural environment of national and international significance.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Commercial development should be located primarily in the south-western corner of the township and be limited to the provision of goods and services to serve the local community and tourists to the region.

Conservation

3 Development should conserve and enhance the natural character and environment of the Innamincka Regional Reserve.

4 Development should not compromise the function of the Cooper Creek and surrounding wetlands as a habitat of international importance for water birds, by negative impacts on water quality, flow regime or habitat.

5 Development should:

(a) minimise the need for earthworks and the disfigurement of natural landforms

(b) not result in, or increase the risk of, soil erosion from wind, water or stormwater runoff, particularly to the east of the 'Erosion Control Line' shown on *Concept Plan Map LNWCA(FN)/1 - Innamincka Township and Environs*.

6 Development should avoid the clearance of native vegetation, both during development and as a consequence of development, and include additional plantings with species endemic to the locality to assist in the revegetation of areas that are, where possible, irrigated by wastewater disposal systems in accordance with the requirements of the Department of Human Services.

Heritage

7 Development should not impair the character or nature of buildings or sites of architectural, historic or scientific interest; sites of natural beauty; or items of heritage significance; nor interfere with or damage any site or object of Aboriginal heritage value, including those sites identified *in* *Table LNWCA/3 - State heritage places*.

8 Development adjacent to the former Australian Inland Mission Nursing Home, should respect the heritage value, integrity and character of that State Heritage Place and be compatible in terms of its design, siting, boundary setbacks, scale, built form and roof shape, bulk, height, materials and external finishes, as indicated in *Table LNWCA/1 - Design Guidelines for Buildings adjacent to the former Australian Inland Mission (AIM) Elizabeth Symon Nursing Home*.

Tourism Development

9 Development involving tourist, recreation and related facilities should enhance the appeal of Innamincka as a tourist destination through the provision of any of the following:

(a) tourist accommodation

(b) landscaping and restoration of historic buildings and sites

(c) infrastructure and interpretative signs to improve understanding of the region and sites within the town

(d) ablution facilities.

Appearance of Land and Buildings

10 Development should be compatible with the character of existing buildings in the town and exhibit a standard of design and external appearance that takes into account the scale, mass and siting of buildings, their materials, texture and colour and elements of building details.

11 Development should not exceed two storeys.

12 Transportable or relocatable buildings should be sited unobtrusively so as not to detract from the desired future character of the town and should take on the appearance of a permanent building through the use of pitched roofs, verandas, and timber or masonry cladding as indicated in *Table LNWCA/2 - Design Guidelines for the Modification of Transportable Buildings*.

Energy and Water

13 Development should be self-sufficient in terms of electrical power generation through the use of micro-generation or co-generation in the form of solar and wind energy where possible, and be capable of being efficiently connected to a common power generation scheme should it become available.

14 Development should not be undertaken unless wastewater can be collected, treated and disposed of without risk to health or impairment to the environment via a waste control system approved by the Department of Human Services and may include one of the following:

(a) a septic tank system that is connected to the town's common effluent drain via a pipe of suitable strength and diameter contained within an appropriate easement or public road reserve

(b) an aerobic waste disposal system that is capable of processing liquid waste to a state where it can be used for the on-site irrigation of landscaping that does not result in a risk to public health.

15 Development should be designed to minimise the consumption of water from the town's existing water supply system through the adoption of one or more of the following:

(a) the appropriate installation and maintenance of rainwater tanks having a capacity not less than 10 000 litres, and reticulation systems that ensure rainwater is used to its optimum capacity

(b) the installation of water conservation devices such as dual flush cisterns, low volume toilets, flow control valves and spring loaded taps

(c) the use of water harvesting schemes for gardens and lawns.

Access and Parking

16 As indicated in *Concept Plan Map LNWCA(FN)/1 - Innamincka Township and Environs*:

(a) the open area to the front of the Hotel and Trading Post should be maintained so as to provide for vehicle parking and manoeuvring

(b) development should facilitate the use of land to the south of South Terrace for longer term parking of tourist and road transport vehicles.

17 Public roads and driveways should be constructed within surveyed road reserves and be constructed and maintained so as to minimise the potential for erosion and the generation of dust by vehicles.

Parklands

18 Development should maintain the open character of the parklands surrounding the surveyed township of Innamincka and be limited to that which is required for community purposes.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

In addition (except within Innamincka Environs Policy Area 2 and Innamincka Township Policy Area 3), the following forms of development are designated as complying:

Form of Development	Compliance Criteria / Conditions
Detached dwelling	Provided it is sited at least 8 metres from the boundary of any road.
Outbuilding	Provided it has a total floor area that does not exceed 30 square metres and is sited at least 8 metres from the boundary of any road.
Recreational area	Nil.
Swimming pool	Nil.
Tank	Provided it has a capacity of not more than 60 000 litres.
Freestanding windmill, aerial and antenna	Provided they are not more than 20 metres in height.
Windmill, aerial and antenna attached to a building	Provided they are not more than 10 metres above the top-most portion of the building.

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.
Crematorium	
Dairy	
Depot (for the storage of earth moving equipment) within the Innamincka Environs Policy Area 2	
Dwelling within the Innamincka Environs Policy Area 2	
Fuel depot	

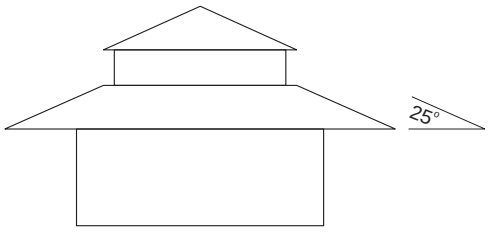
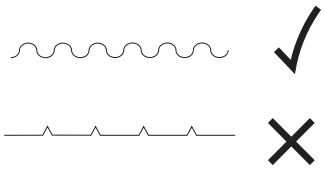
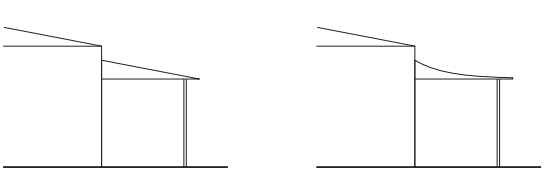
Form of Development	Exceptions
General industry within the Innamincka Environs Policy Area 2 and within the Innamincka Township Policy Area 3	Except the expansion of an exiting general industry within Innamincka Township Policy Area 3
Horse keeping	
Horticulture	
Intensive animal keeping	
Junk yard within the Innamincka Environs Policy Area 2 and the Innamincka Township Policy Area 3	
Major public service depot within the Innamincka Environs Policy Area 2 and the Innamincka Township Policy Area 3	
Petroleum related settlements within the Innamincka Environs Policy Area 2 and the Innamincka Township Policy Area 3	
Prescribed mining operations within the Innamincka Environs Policy Area 2 and the Innamincka Township Policy Area 3	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Transmitting station within the Innamincka Township Policy Area 3	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993.*

Table Section

Table LNWCA/1 - Design Guidelines for Buildings adjacent to the former Australian Inland Mission (AIM) Elizabeth Symon Nursing Home

Component / Aspect / Issue	Guidelines for Development
Siting	The siting of new buildings should provide adequate separation in order to maintain the open setting of the former AIM Elizabeth Symon Nursing Home.
Building height	Buildings should be of single storey construction in order to maintain the visual prominence of the former AIM Elizabeth Symon Nursing Home.
Roof form	Roof forms of new buildings should not copy but reflect a similar roof form and pitch to the AIM Nursing Home building, ie  Roofs should have a pitch of at least 25 degrees, with preference given to simple hipped rather than gable ends.
Roof material	Corrugated iron should be used in preference to more contemporary profiles such as 'clip lock', ie  A galvanised finish is preferable to zincalume. If a pre-finished roofing material such as 'colorbond' is to be used, the colour should be of a light natural colour.
Verandahs	Simple, non-decorative pitched verandahs should be used in order to reduce the scale and mass of new buildings. 
Walls	External walls should be constructed using materials such as timber, weatherboard, rendered fibre cement sheeting, masonry or corrugated iron sheeting.
Paint schemes	A palette of natural colours should be utilised, avoiding strong use of red, green and blue, with preference given to lighter tones.

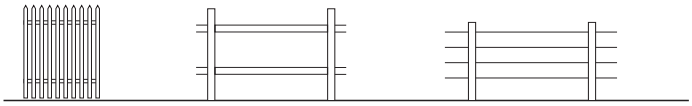
Component / Aspect / Issue	Guidelines for Development
Fences	Fences should be of an open or 'see-through' style, so as not to restrict lines of sight, such as a simple picket, post and rail, or post and wire fence. 

Table LNWCA/2 - Design Guidelines for the Modification of Transportable Buildings

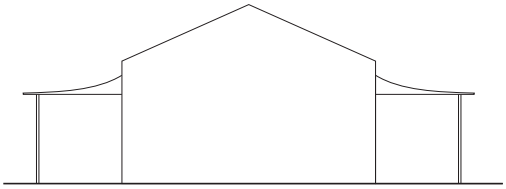
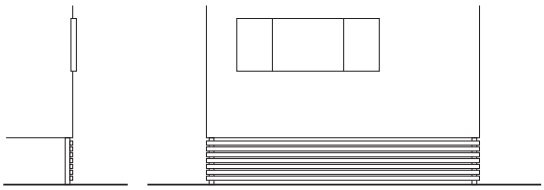
Component / Aspect / Issue	Guidelines for Development
Roof form and verandas	The addition of a simple pitched roof over the main structure together with the use of verandas surrounding the building. 
Wall and roof cladding	External walls should be clad with materials such as timber weather boards, rendered fibre cement sheeting or corrugated iron.
Paint schemes	A palette of natural colours should be utilised, avoiding excessive use of reds, greens and blues, with preference given to lighter tones.
Under floor area	The under floor area should be enclosed using timber battens or a similar material. 
Landscaping	Landscaping should be planted and maintained surrounding the building in order to reduce the visual prominence of the structure when viewed from the surrounding locality

Table LNWCA/3 - State heritage places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 criteria	Heritage Branch ID
Lot 174 Government Road ANDAMOOKA	Dick Clark's Residence including semi-dugout living room, two detached sleep-outs and workroom, together with dry-stone walling and connecting paths	A174	T833801	CT 5483/513	b	13075
ANDAMOOKA	Andamooka Historic Precinct (Historical Museum Reserve), including Frank Albertoni's house, Bob Cutzow's Dugout, Tom Brady's Dugout, Mrs Perry's Kitchen and Andy Absalom's House	A582	T833801	CR 5753/255		12663
ANNA CREEK STATION VIA PORT AUGUSTA	Former Strangways Springs Telegraph Station (Ruin)	S1177	H833000	CR 5435/452		10320
near BORDER CLIFFS VIA RENMARK	Border Cairn (Todd's Obelisk), Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone], Lake Littra	S17	H835900	CR 5394/393	a g	13831
Wentworth-Cooltong, Renmark Road, near BORDER CLIFFS VIA RENMARK	Littra House (former Scab or Sheep Inspector's House; possibly former Customs House) and Graveyard, Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone]	S17	H835900	CR 5394/393		12791
Old Coach Road to Wentworth near BORDER CLIFFS VIA RENMARK	Suicide Bridge (previously Lunatic Bridge) [Timber Trestle] & former NSW-SA Telegraph Line Posts, Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone]	S17	H835900	CR 5394/393	a b	13345
CORDILLO DOWNS VIA LEIGH CREEK	Homestead & Woolshed, Cordillo Downs Station	B851	H830800	CL 1601/59		10315
ERNABELLA	Former Hospital, Church and Manse of former Ernabella Mission	S1297	H830300	CT 4183/627	a f g	18723
FOWLERS BAY VIA CEDUNA	Whale Bone Area and the Point Fowler Structure, Fowlers Bay Conservation Reserve (designated places of archaeological significance)	A101	D35535	CR 5772/806	b	16226
Off Strzelecki Track Via INNAMINCKA VIA LEIGH CREEK	Horse Capstan, Pump & Well, Old Mulga Bore, Merty Merty Station	A2026	D35687	CL 1326/50		13976

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 criteria	Heritage Branch ID
Off Strzelecki Track INNAMINCKA VIA LEIGH CREEK	Tree, possibly marking the burial site of Charles Gray, member of Burke & Wills' 1861 expedition', Lake Massacre	A101 A100	D63648 D63648	CL 1625/52 CR 5943/501		12754
off Strzelecki Track via INNAMINCKA VIA LEIGH CREEK	Well and Whim, Coochilara Waterhole, Merty Merty Station	A2026	D35687	CL 1326/50		12753
West Terrace INNAMINCKA VIA LEIGH CREEK	Regional Reserve Headquarters (former Australian Inland Mission [AIM] Elizabeth Symon Nursing Home), Innamincka Regional Reserve	A45-47	T831601	CT 5747/254		12759
Cordillo Road, via INNAMINCKA VIA LEIGH CREEK	Cadelga Homestead (Ruin)	B851	H830800	CL 1601/59		12757
via IRON KNOB	Coralbignie (Houlderoo) Rocks (designated place of geological significance)	B821	H835100	CL 1298/25	c	17062
Whyalla Road KIMBA	Refuge Rockholes Historic Reserve (Secret Rocks)	S3 S6	H560700 H560700	CL 1368/48 CR 5768/701		14251
Off Strzelecki Track LYNDHURST	Tinga Tingana Homestead (Ruin)	B1205	H833200	CL 1356/29		12756
Via LYNDHURST	Blanchewater Homestead (Ruin)	A24	D42203	CL 1598/37		13762
MANNAHILL	'Antro' Woolshed & Shearers Kitchen, Bimbowrie Station	B1114	H835400	CL 1281/24		10311
Barrier Highway MANNAHILL	Mannahill Railway Station Building, Water Tank, Goods Platform and Crane	S1590	H835400	CT 5991/307		14612
Off Birdsville Track, Via MARREE	Mulka Store (sometime Scobie Homestead) Ruins	S266	H832300	CL 1323/20		12758
Near MARREE	Curdimurka (formerly Stuart Creek) Railway Siding Complex, including station, fettlers' quarters and water treatment plant, water tank and Stuart Creek Bridge [Metal Girder]			CR 5450/295		12666
Killalpaninna, Via MARREE	Killalpaninna Mission site (Lutheran)	A105	D35806	CL 1340/29		12618
Approximately 90 km north of Marree MARREE	Lake Palankarinna Fossil Reserve	S362	H832300	CR 5758/134		14392
Via MARREE	Lakes Kanunka, Pitikanta and	A104	D35807	CL 1323/20	c	14418

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 criteria	Heritage Branch ID
	Ngapakaldi (Lake Ngapakaldi partly located within Lake Eyre National Park) Tertiary Vertebrate Fossil Sites (designated place of palaeontological significance)	B422 S1468	H832300 H833000	CR 5771/691 CR 5772/920		
near MARREE	Late Pleistocene Vertebrate Fossils Site (Lake Callabonna Fossil Reserve) (designated place of palaeontological significance)	S1002	H833200	CR 5759/715	c	14268
Off Eyre Highway NULLARBOR PLAIN	Koonalda Cave, Nullarbor National Park	B1228	H834100	CR 5773/873		14250
NULLARBOR PLAIN	Koonalda Homestead Complex (including homestead, petrol outlet and generator room, outbuilding, shearers' hut, shearing shed, yards and sheep dip), Nullarbor National Park	B1228	H834100	CR 5773/873	a b d	14248
OLARY	Mount Victoria Well & Whim Historic Site, including boiler, tank, trough and wind pump, Plumbago Station	B1109	H835400	CL 1281/25		12601
near OODNADATTA	Edward Creek Railway Siding Complex including Railway Station,Two Fettlers Cottages, Stationmaster's House Ruins, Water Tank, Water Softener, Engine Shed Foundations and Coal Stage Foundations	A2021	D34373	CL 1323/34	a c	19148
Via OODNADATTA	The Peake Ruins (Dwelling, Telegraph Office, Cemetery, Mine Site & Lime Kilns Site)	A2020	D34373	CL 1332/1		13624
Old Ghan Railway Route, near OODNADATTA	Abminga Railway Siding Complex, including Railway Station,Two Fettlers Cottages, Coal Bin, Water Tank, Pump Shed and Shearlegs, Trolley Shed and Storage Platform Foundations	B1264	H830400	CL 1628/20	a c	19146
via OODNADATTA	Dalhousie Homestead Ruins, Witjira National Park	S1495	H830500	CR 5914/935	a	13626
Via OODNADATTA	Algebuckina Railway Bridge over the Neales River [Metal Truss]			CR 5450/295		11528
OODNADATTA	Museum (former Oodnadatta Railway Complex, including Station/Residence, Goods Shed and Crane)	A1	F17270	CT 5477/121		11527
OOLDEA VIA PORT AUGUSTA	Daisy Bates' Campsite	Q19	D31180	CT 4393/157	b f g	14265
OOLDEA VIA PORT AUGUSTA	Ooldea Soak and former United Aborigines Mission Site (designated place of archaeological significance)	Q19	D31180	CT 4393/157	b f g	14446

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 criteria	Heritage Branch ID
Via PORT AUGUSTA	Lake Acraman Impact Structure	B1126 B813 B1089 B1166 B616 S1535	H835100 H834500 H834400 H835100 H834500 H834500	CL 1289/14 CL 1298/26 CL 1310/48 CL 1311/33 CL 1287/25 CR 5770/723		14454
80 kms west of Marree STUARTS CREEK VIA MARREE	Tertiary Silcrete Flora, Stuarts Creek	A33	D54705	CL 1378/16		14419
STUARTS CREEK VIA MARREE	Former Mount Hamilton Station Site (Ruins) (designated place of archaeological significance)	A33	D54705	CL 1378/16	a c	16265
WAUKARINGA VIA YUNTA	Former Alma & Victoria Gold Mine, Waukaringa	S1012	H835300	CR 5308/929		10316
Oodnadatta Track WILLIAM CREEK VIA PORT AUGUSTA	William Creek Hotel	A16	D32887	CT 5868/792	a	13129
near WILLIAM CREEK VIA PORT AUGUSTA	Coward Springs Railway Site, including the railway station master's house, the engine driver's cabin, the original bore, rainwater tanks, date palms and tamarisk trees	A1 A2	D54997 D54997	CL 1638/9 CT 5845/452	a	16266
Curnamona Station, Via YUNTA	Original Curnamona Station Homestead	A403	D42207	CL 1301/7		10310

Note: this table was last updated on 26 February 2008 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

LNWCA (Eyre) Spatial Extent Maps

LNWCA (Far North) Spatial Extent Maps

LNWCA(Far North) Concept Plan Maps

LNWCA (Riverland) Spatial Extent Maps

LNWCA (Whyalla) Spatial Extent Maps

LNWCA(Whyalla) Structure Plans

LNWCA (Eyre)
Spatial Extent Maps

Map Reference Tables LNWCA (Eyre)

Index Maps

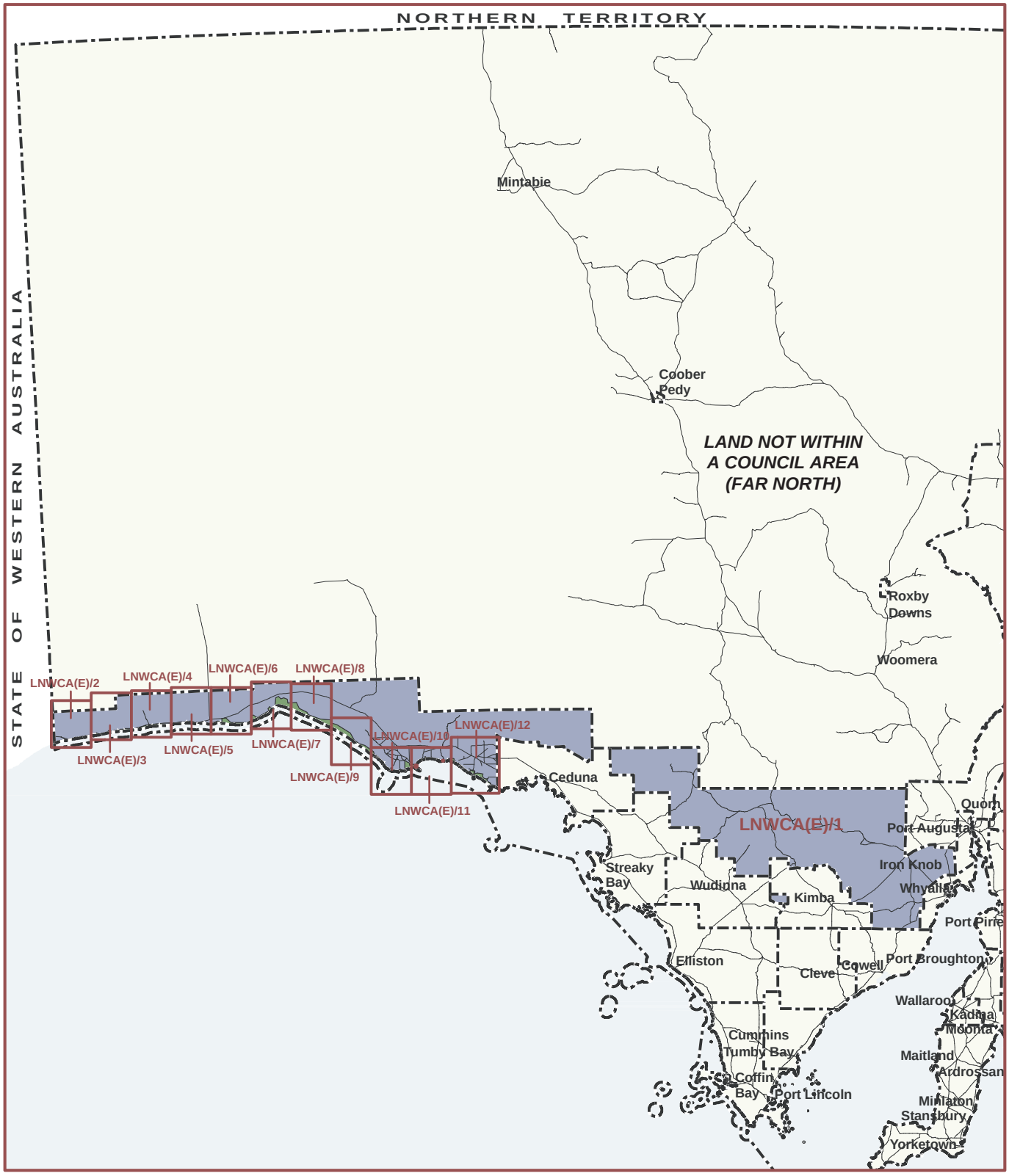
Map Reference
LNWCA(E) Index Map

Zone Maps

Zone Name	Map Numbers
Coastal Conservation	LNWCA(E)/2, LNWCA(E)/3, LNWCA(E)/4, LNWCA(E)/5, LNWCA(E)/6, LNWCA(E)/7, LNWCA(E)/8, LNWCA(E)/9, LNWCA(E)/10, LNWCA(E)/11, LNWCA(E)/12, LNWCA(E)/13, LNWCA(E)/14
Coastal Settlement	LNWCA(E)/13, LNWCA(E)/14
Remote Areas	LNWCA(E)/1, LNWCA(E)/2, LNWCA(E)/3, LNWCA(E)/4, LNWCA(E)/5, LNWCA(E)/6, LNWCA(E)/7, LNWCA(E)/8, LNWCA(E)/9, LNWCA(E)/10, LNWCA(E)/11, LNWCA(E)/12, LNWCA(E)/14

Overlay Maps

Issue	Map Numbers
Location	LNWCA(E)/1, LNWCA(E)/2, LNWCA(E)/3 , LNWCA(E)/4, LNWCA(E)/5, LNWCA(E)/6 , LNWCA(E)/7, LNWCA(E)/8, LNWCA(E)/9, LNWCA(E)/10, LNWCA(E)/11, LNWCA(E)/12, LNWCA(E)/13, LNWCA(E)/14
Transport	LNWCA(E)/1, LNWCA(E)/2, LNWCA(E)/3 , LNWCA(E)/4, LNWCA(E)/5, LNWCA(E)/6 , LNWCA(E)/7, LNWCA(E)/8, LNWCA(E)/9, LNWCA(E)/12
Hazards	LNWCA(E)/1, LNWCA(E)/11, LNWCA(E)/12
Heritage	LNWCA(E)/1, LNWCA(E)/4, LNWCA(E)/11
Aboriginal Lands and Natural Resources	LNWCA(E)/1, LNWCA(E)/6 , LNWCA(E)/7, LNWCA(E)/8, LNWCA(E)/9, LNWCA(E)/10, LNWCA(E)/13



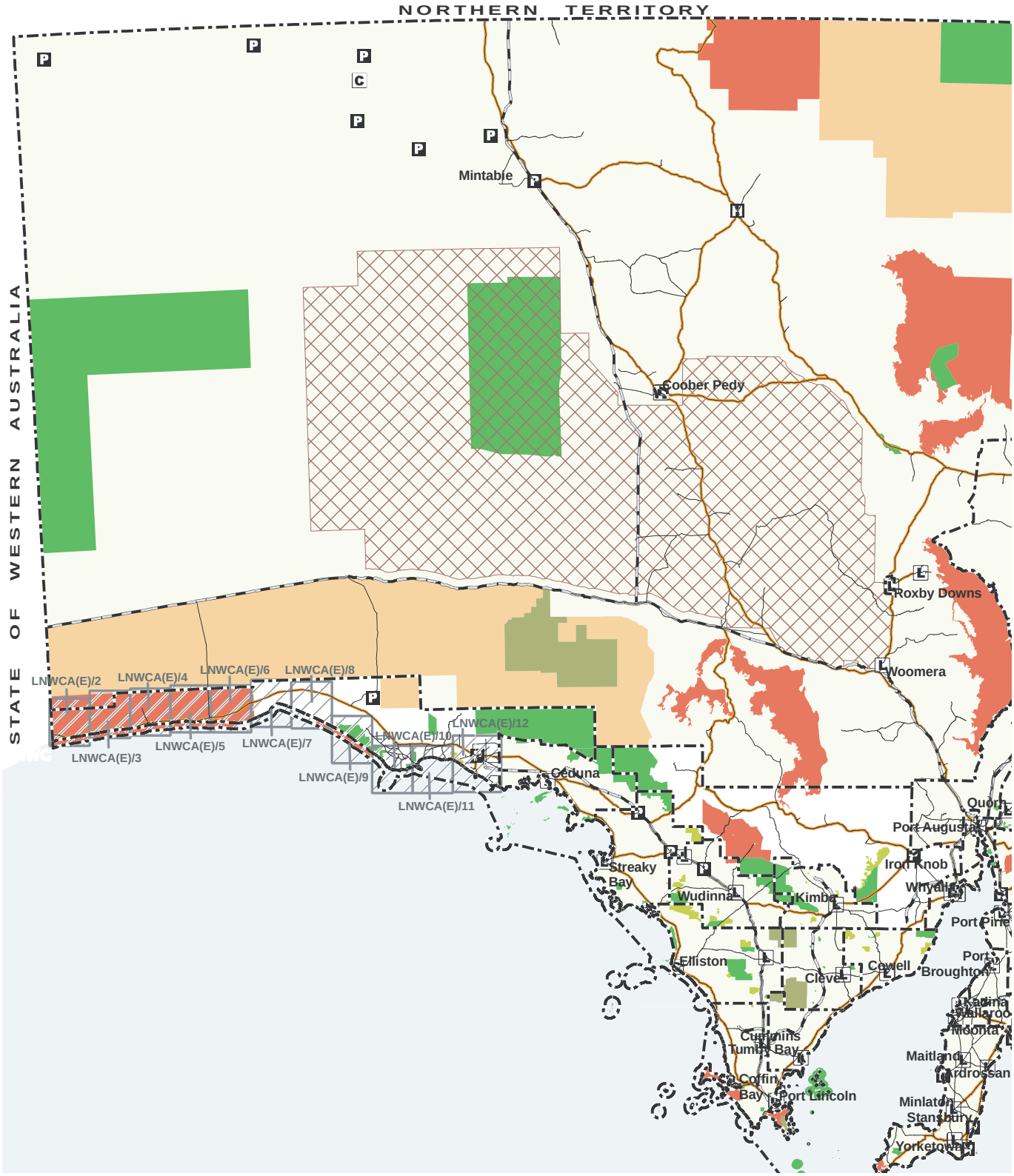
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LNWCA_E/1 to Map LNWCA_E/14 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

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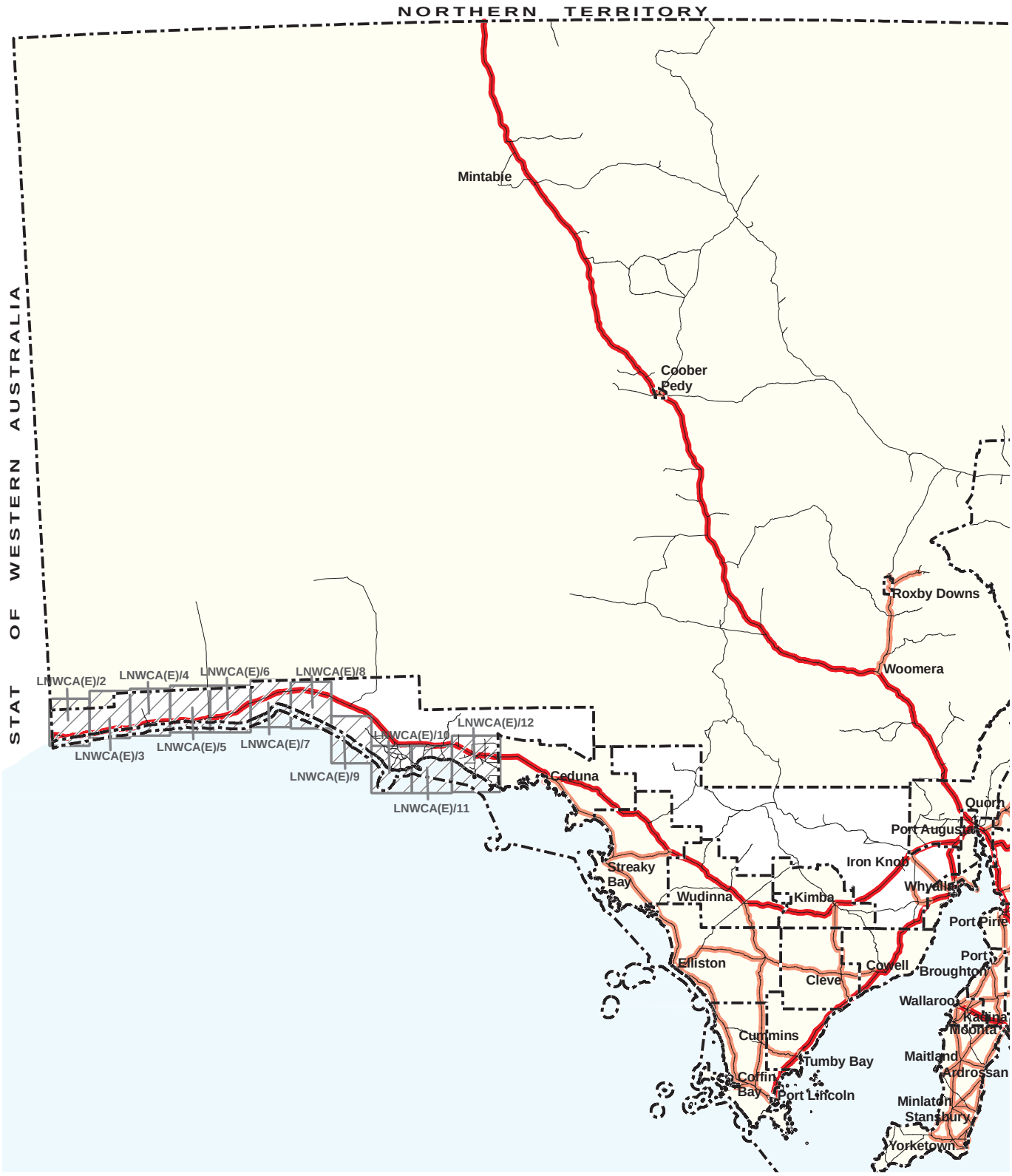
LNWCA(E) Index Map

LAND NOT WITHIN A COUNCIL AREA (EYRE)



Location Map LNWCA(E)/1

LAND NOT WITHIN A COUNCIL AREA (EYRE)



Overlay Map LNWCA(E)/1

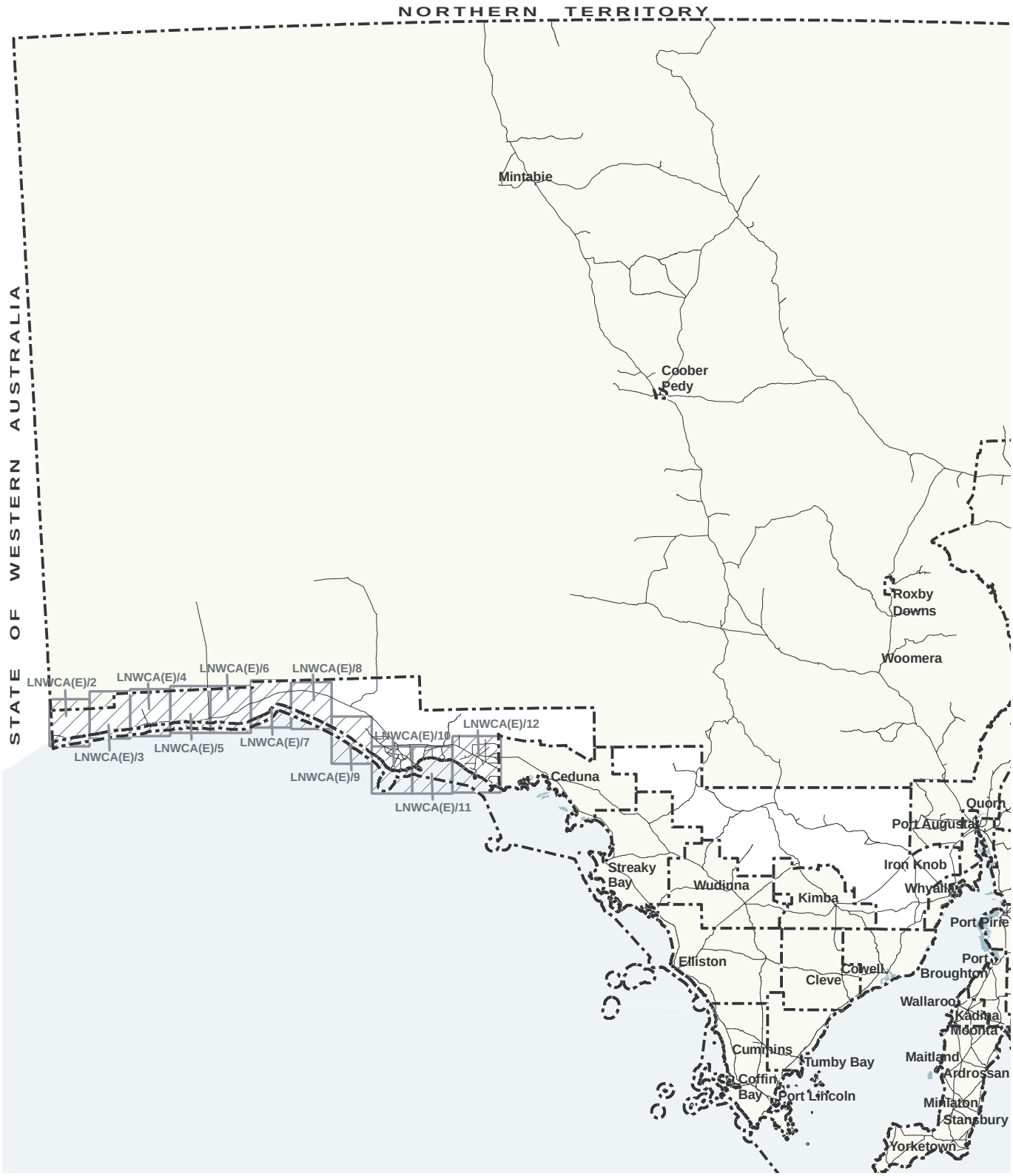
TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary



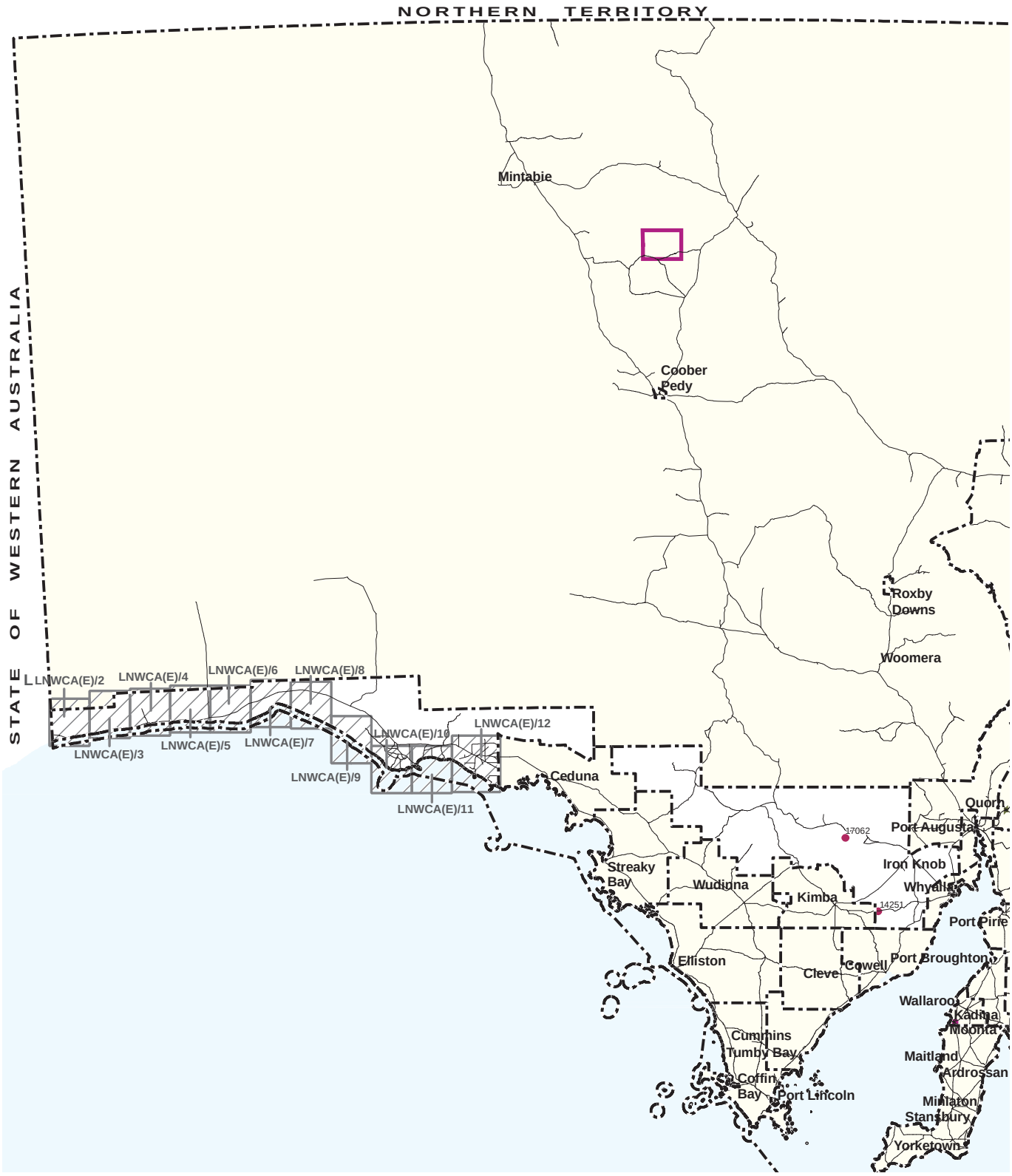
Overlay Map LNWCA(E)/1

HAZARDS

Coastal Acid Sulfate Soils

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



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

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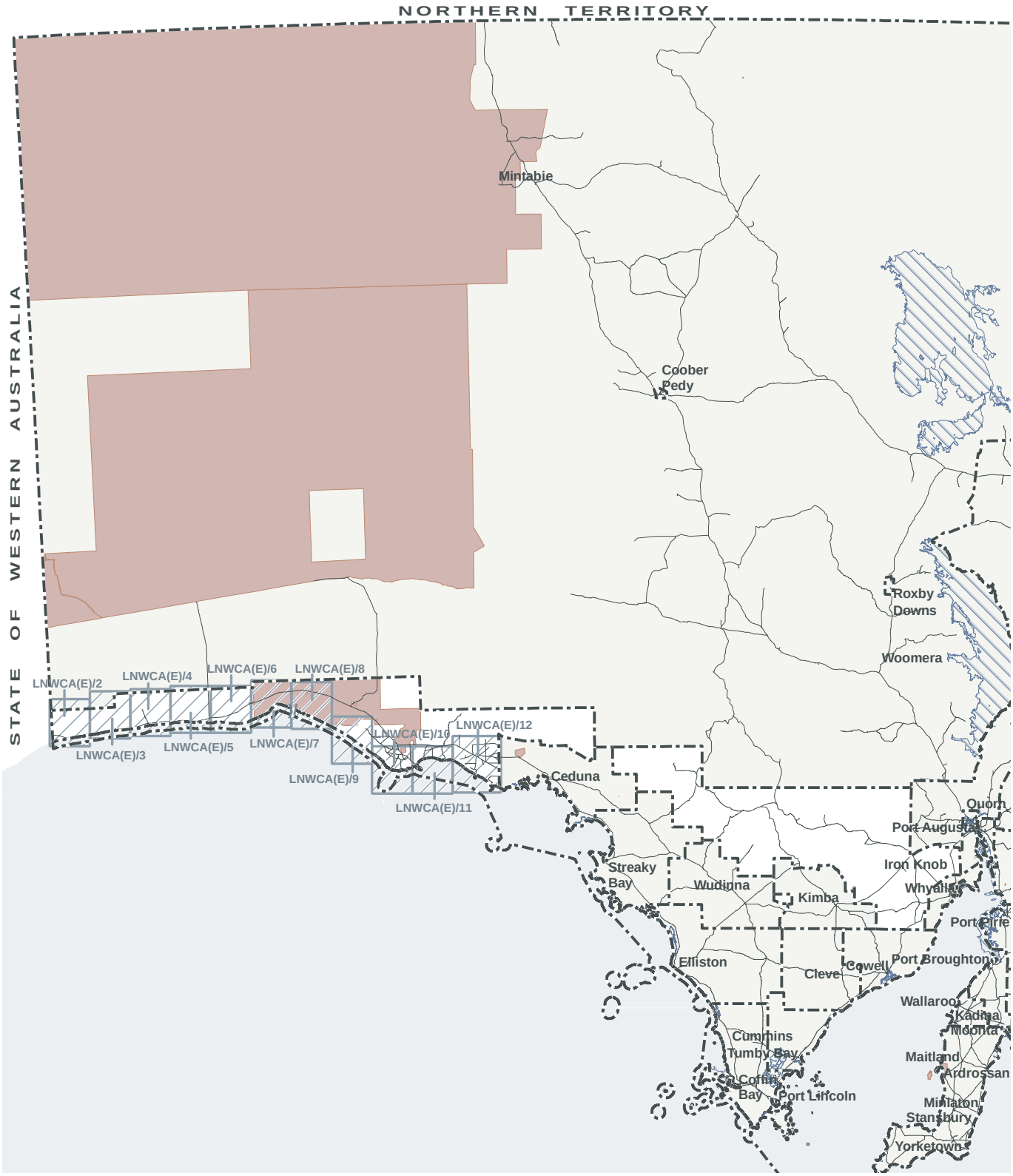
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State heritage place
State Heritage Area
Historic (Conservation) Policy Area
Development Plan Boundary

Overlay Map LNWCA(E)/1

HERITAGE

LAND NOT WITHIN A COUNCIL AREA (EYRE)

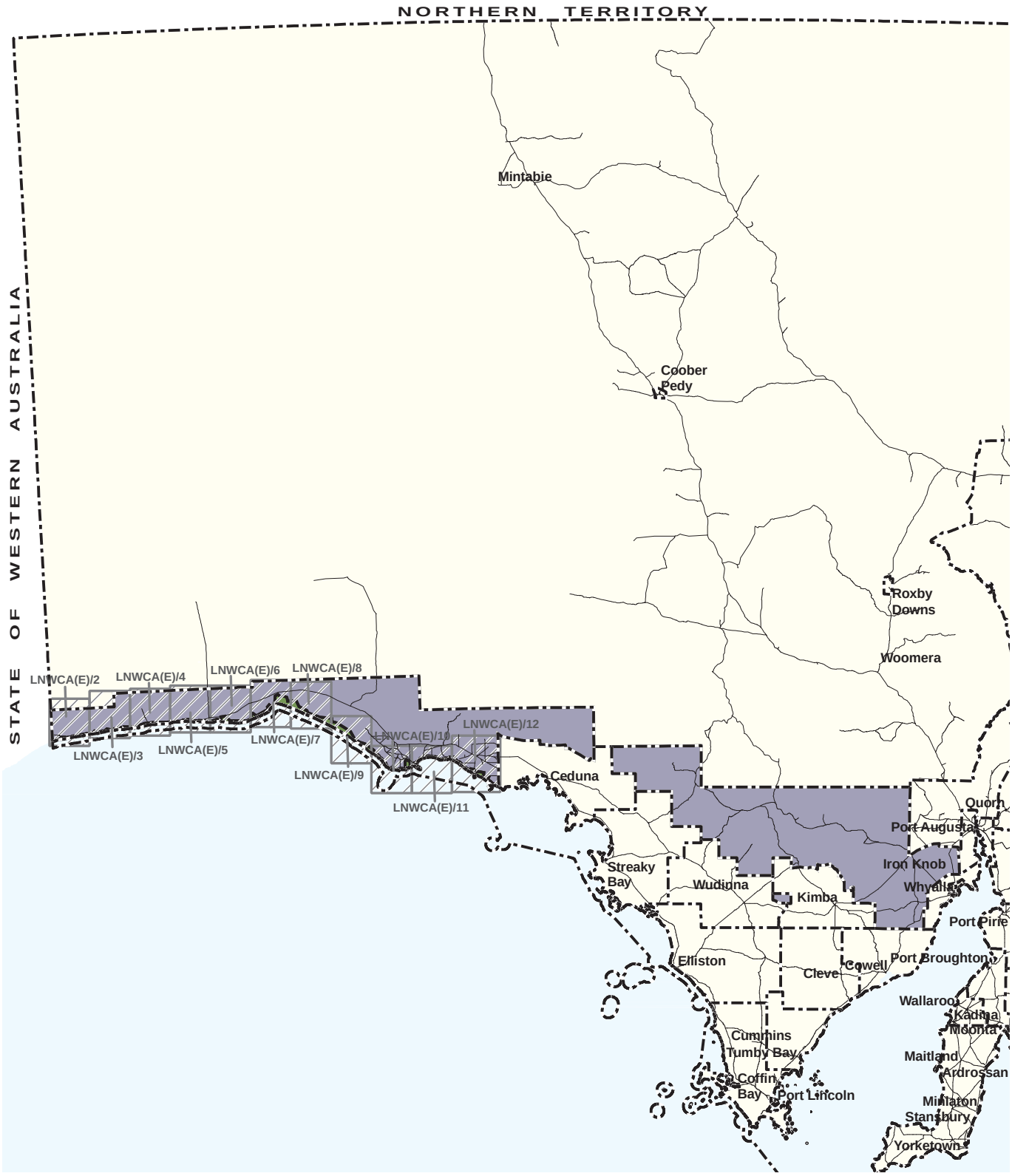


Overlay Map LNWCA(E)/1

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary



Zone Map LNWCA(E)/1

Zones

RA Remote Areas

Zone Boundary

Development Plan Boundary

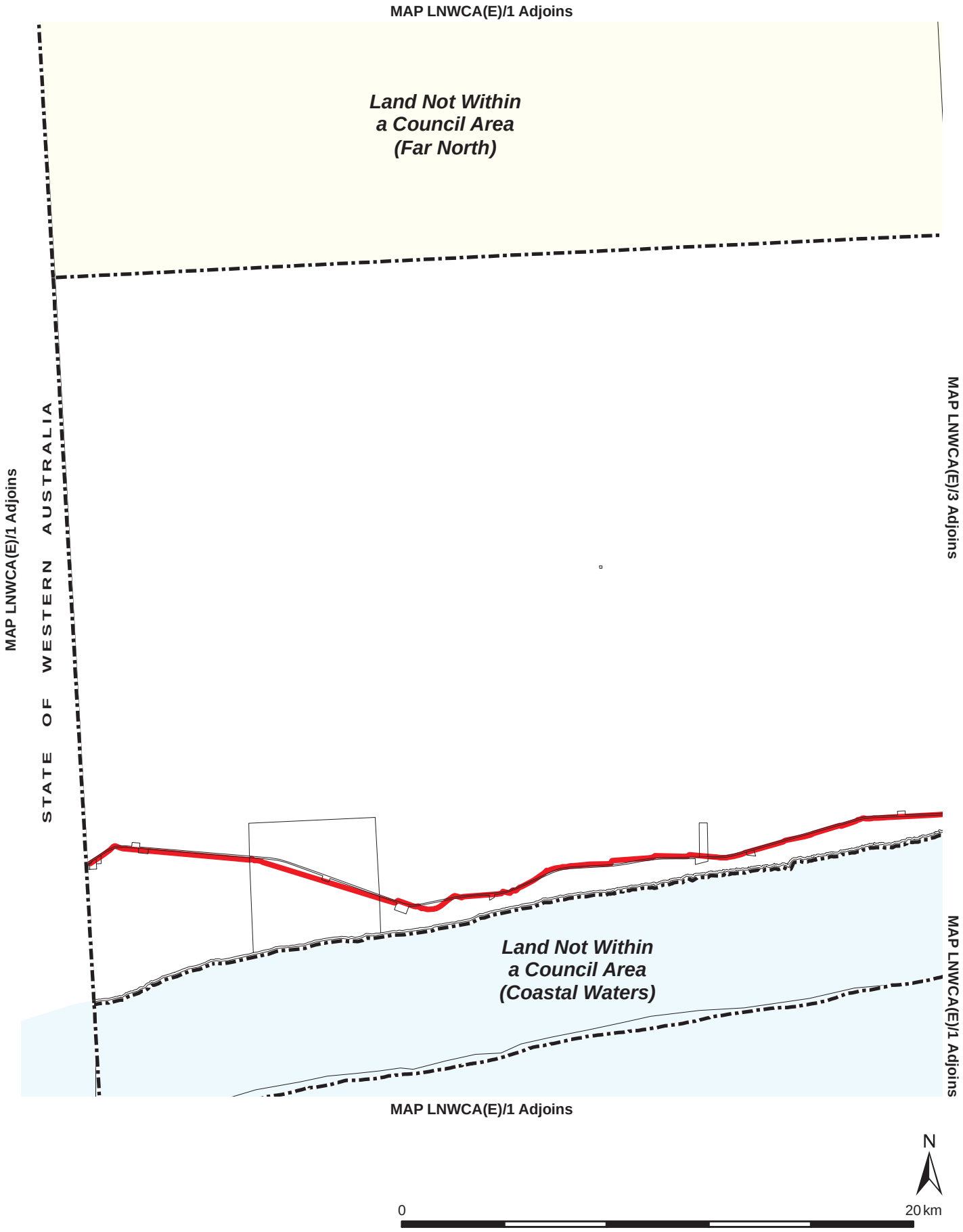
LAND NOT WITHIN A COUNCIL AREA (EYRE)



Location Map LNWCA(E)/2

Tourist Routes
National Park
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



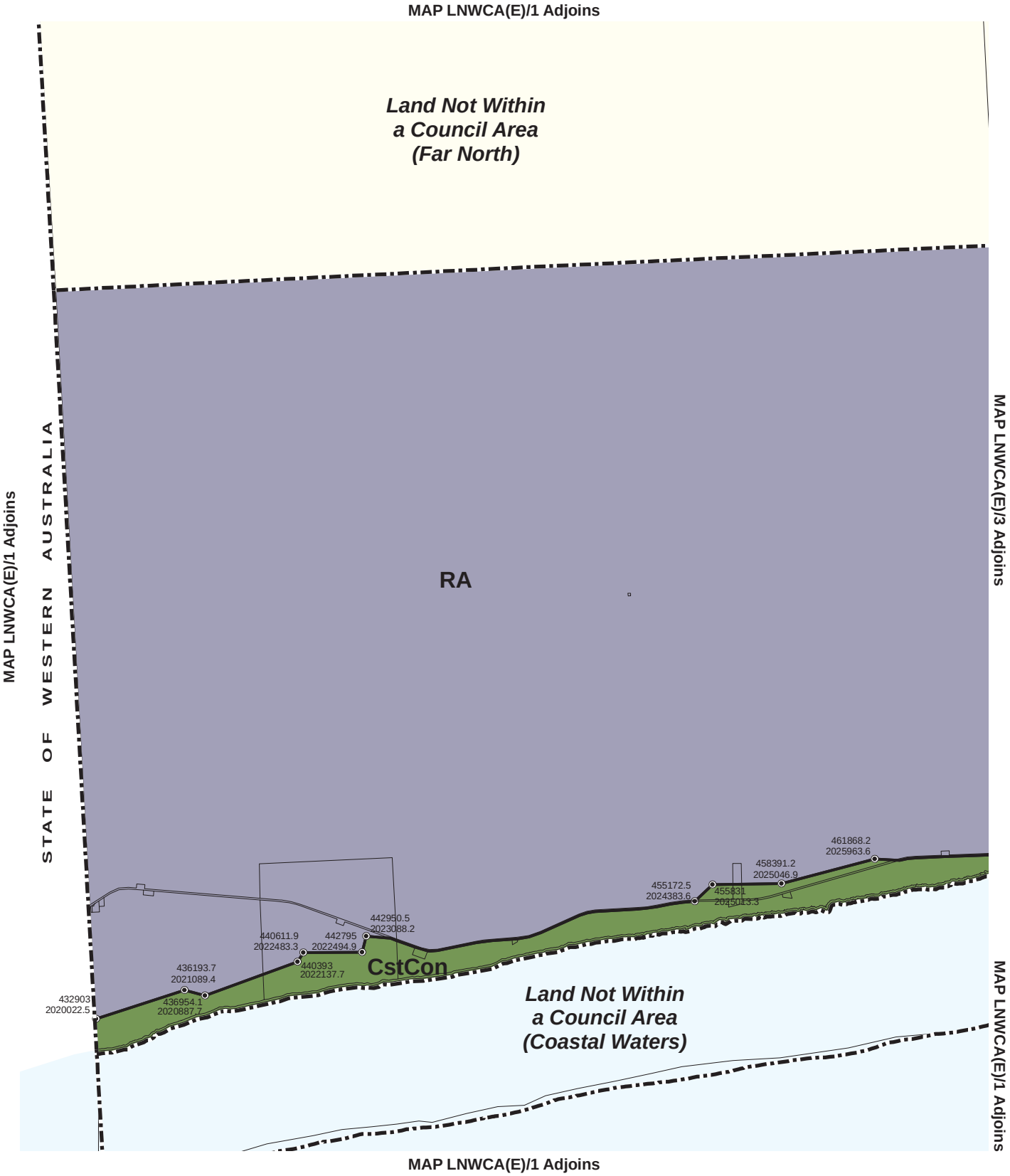
Overlay Map LNWCA(E)/2

TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



Lamberts Conformal Conic Projection, GDA94

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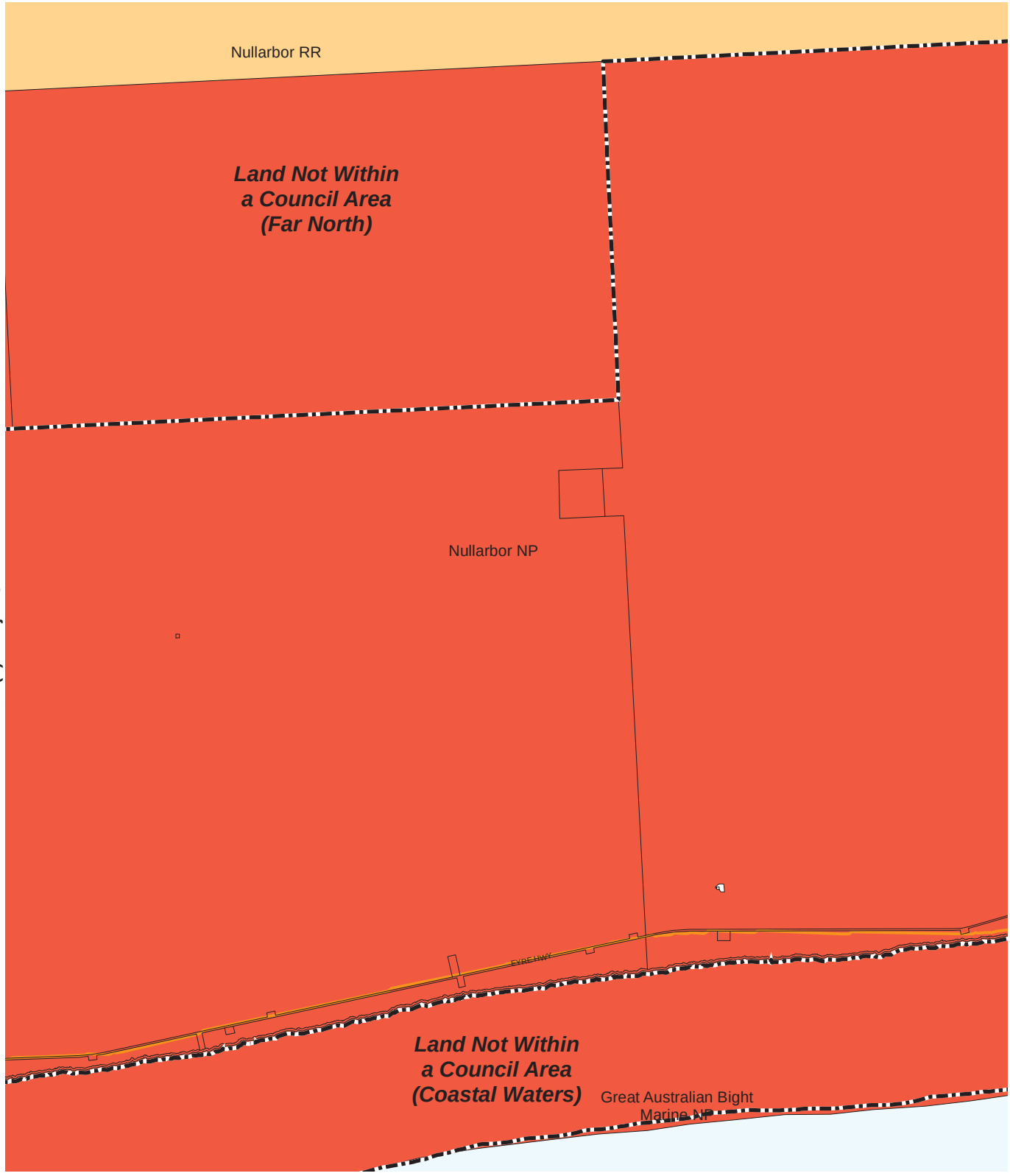
Zone Map LNWCA(E)/2

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/2 Adjoins

MAP LNWCA(E)/4 Adjoins

MAP LNWCA(E)/1 Adjoins

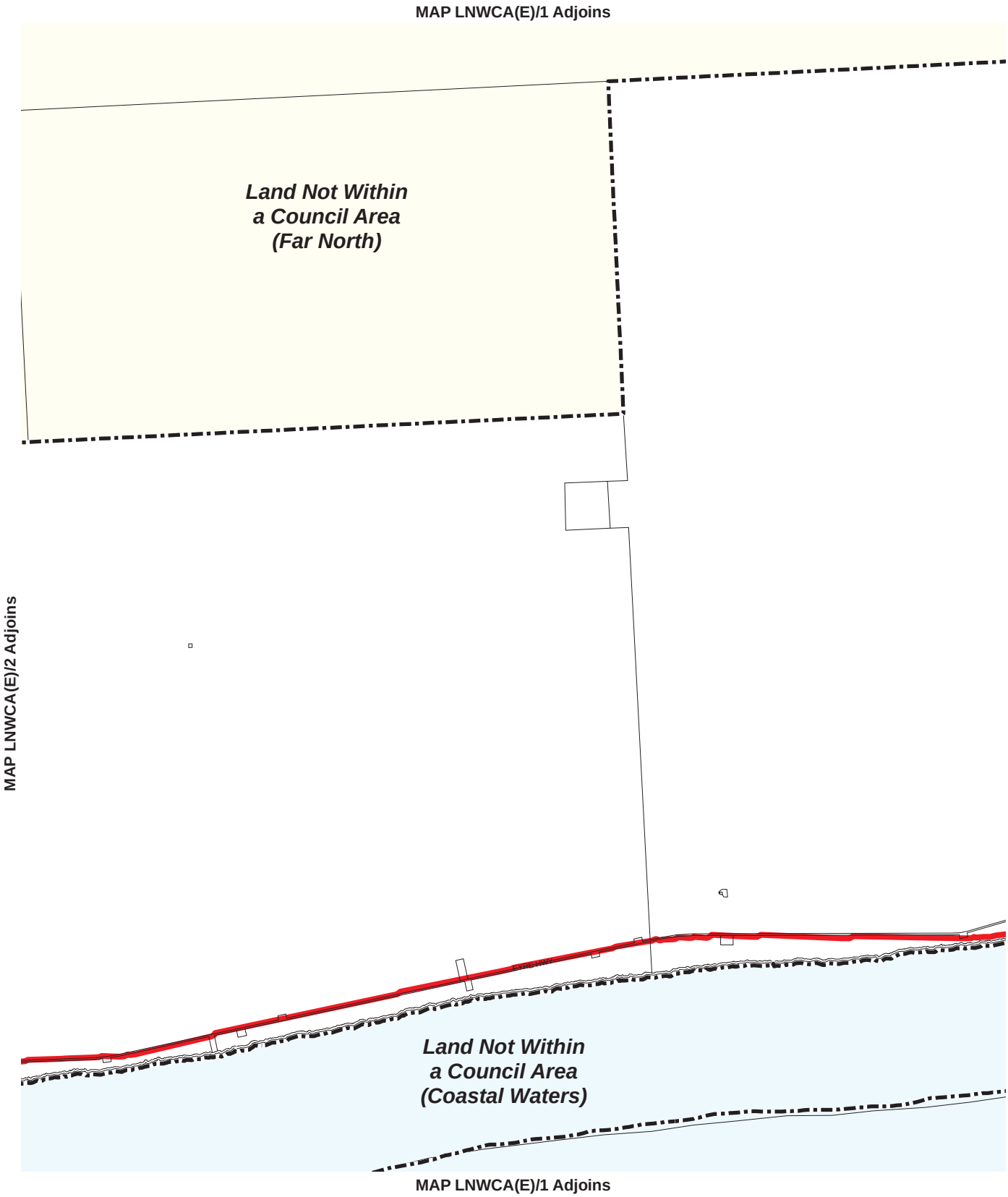
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Location Map LNWCA(E)/3

Tourist Routes
National Park
Regional Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



Overlay Map LNWCA(E)/3

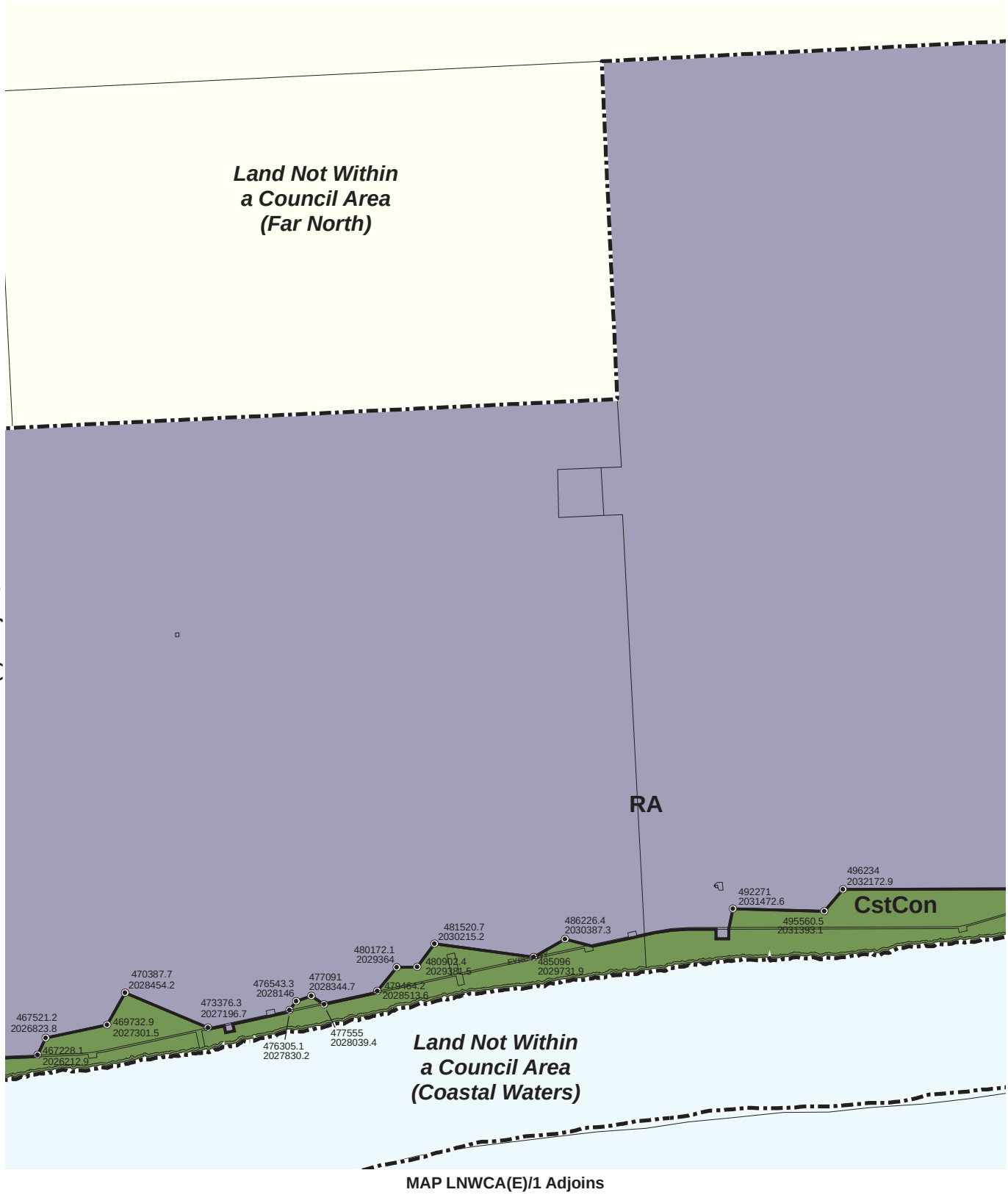
TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Primary Arterial Roads

Development Plan Boundary

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 20 km

Zone Map LNWCA(E)/3

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/3 Adjoins

MAP LNWCA(E)/5 Adjoins

MAP LNWCA(E)/1 Adjoins

N

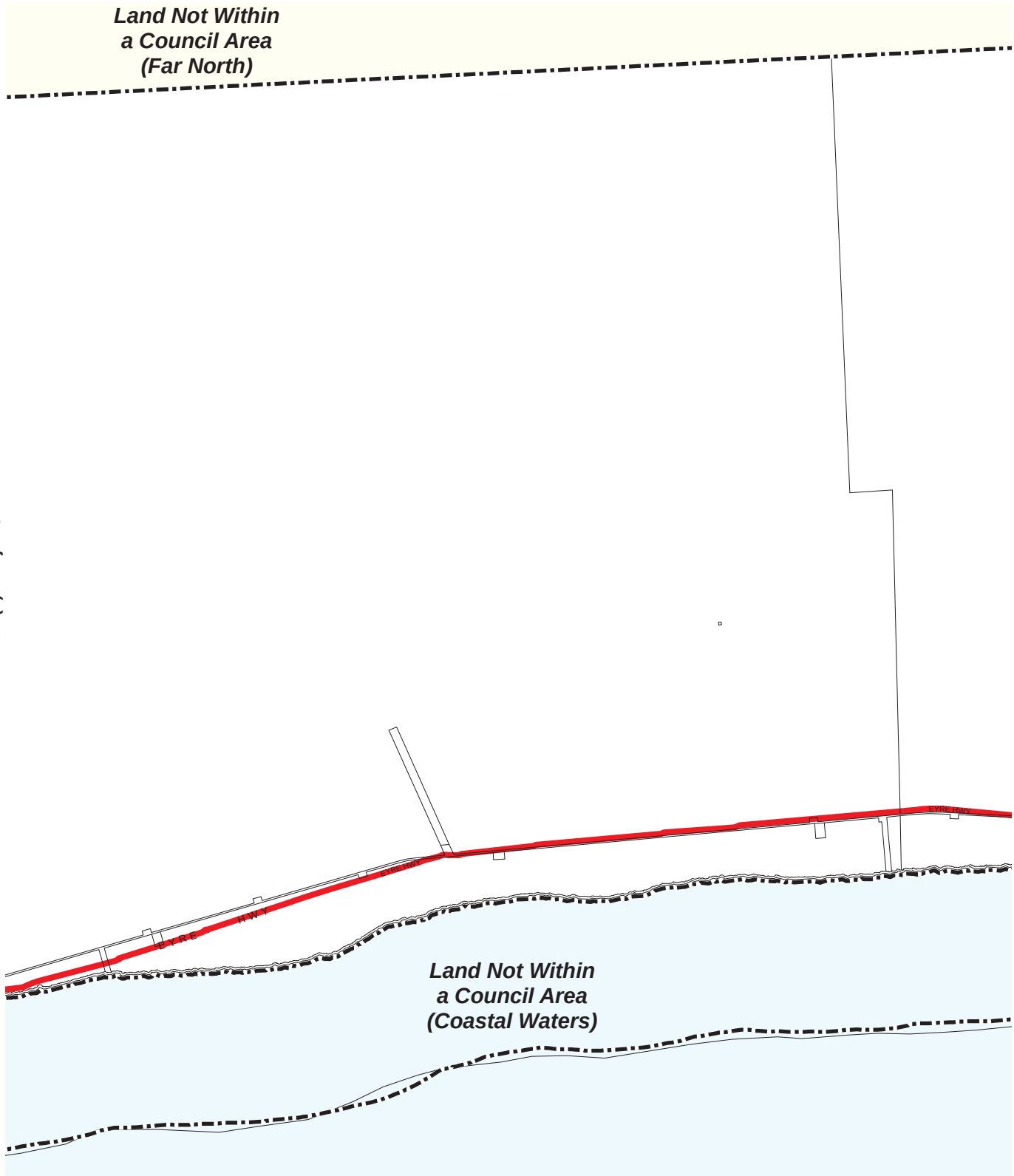
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Location Map LNWCA(E)/4

Tourist Routes
National Park
Regional Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/1 Adjoins

N

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Overlay Map LNWCA(E)/4

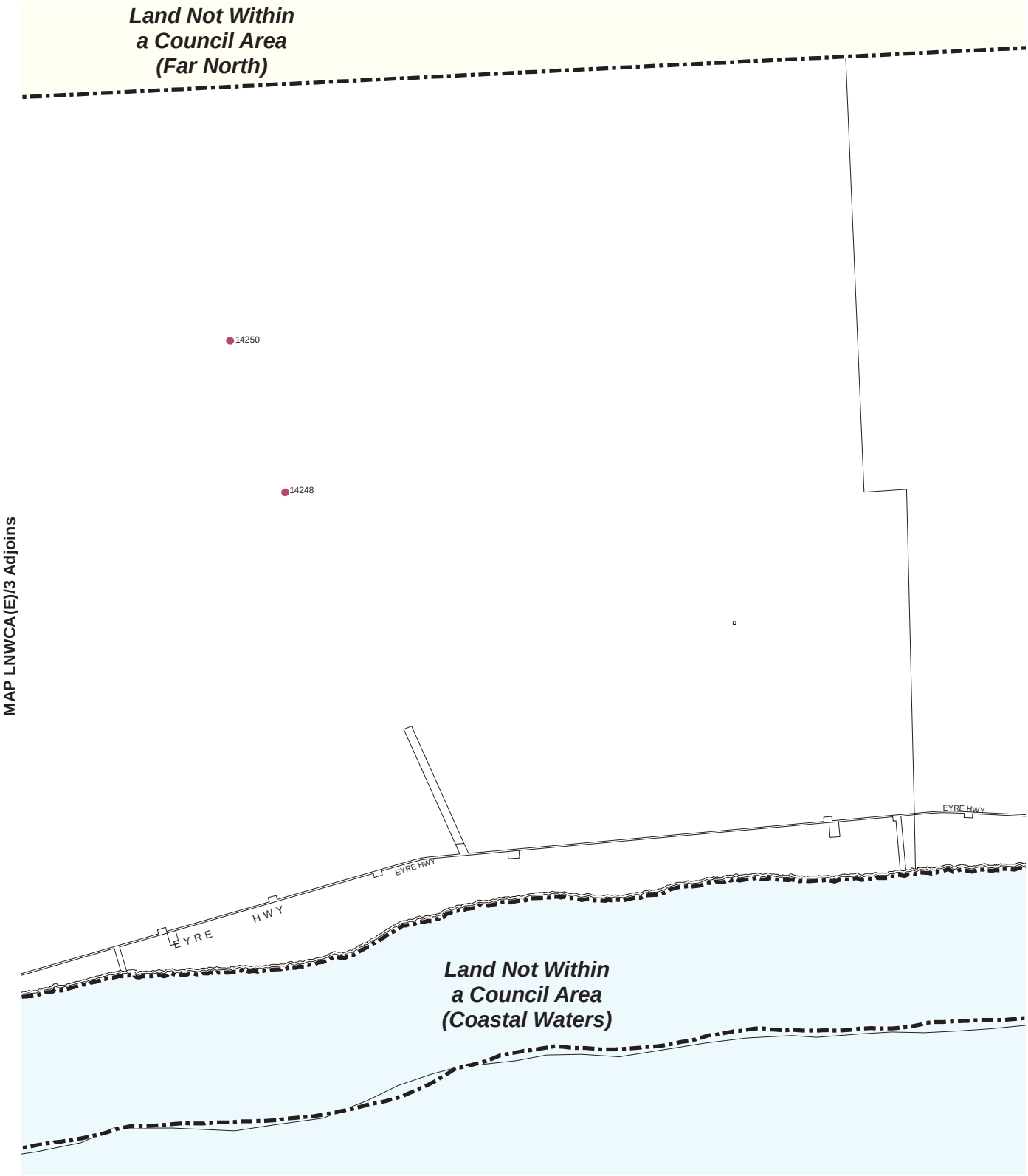
TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/3 Adjoins

MAP LNWCA(E)/5 Adjoins

MAP LNWCA(E)/1 Adjoins

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

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Overlay Map LNWCA(E)/4

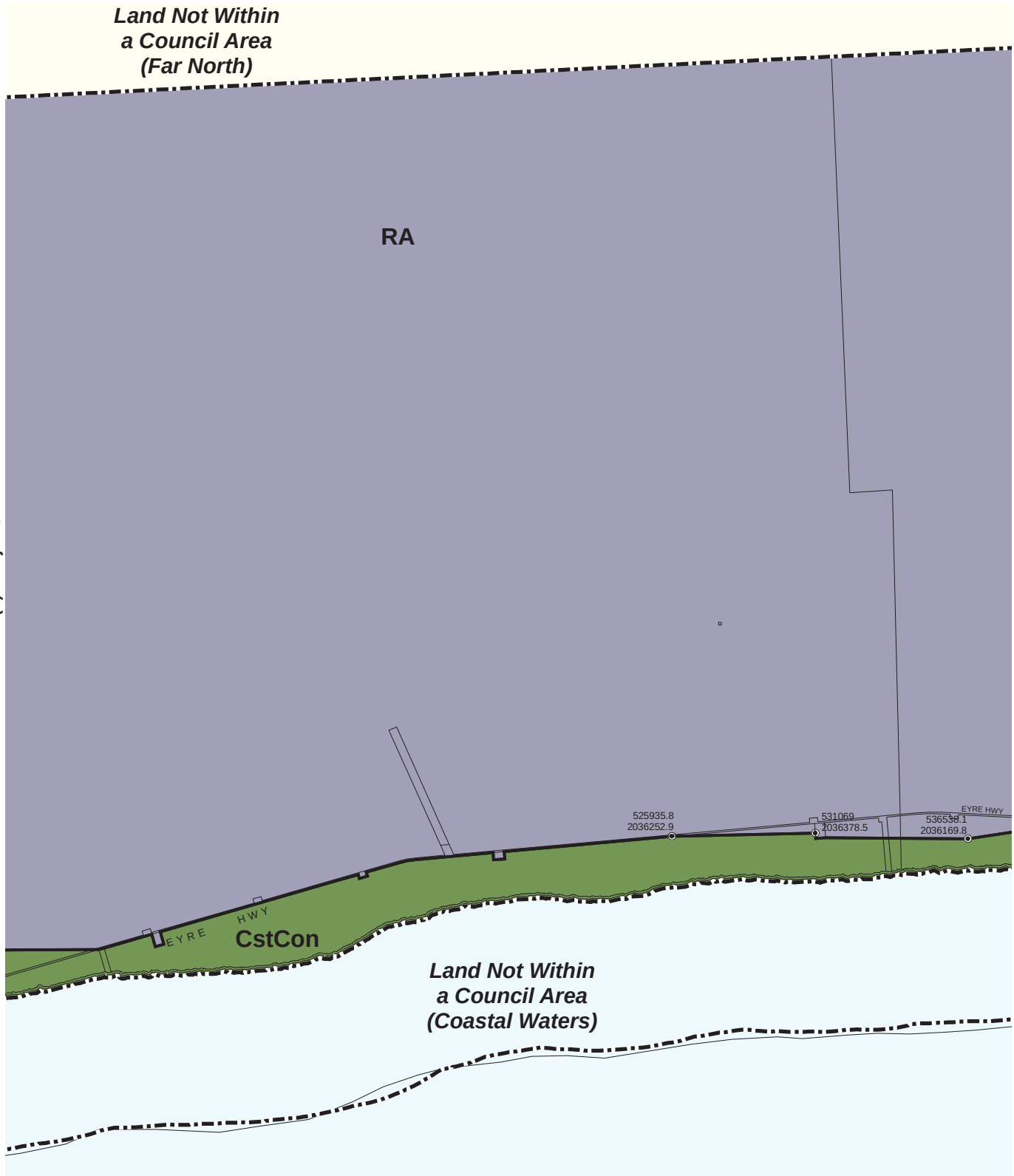
HERITAGE

LAND NOT WITHIN A COUNCIL AREA (EYRE)

State heritage place

Development Plan Boundary

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

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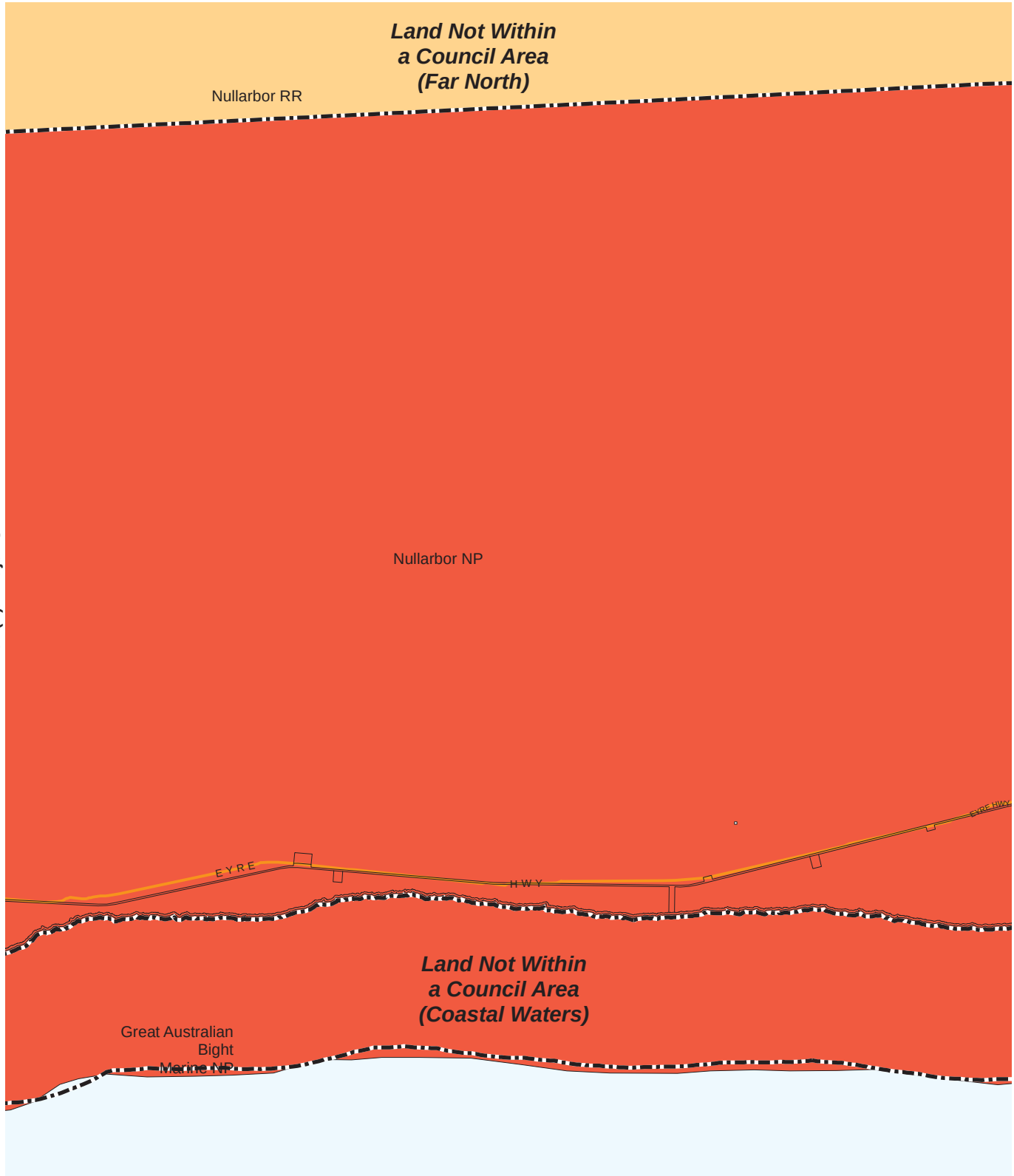
Zone Map LNWCA(E)/4

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/4 Adjoins

MAP LNWCA(E)/6 Adjoins

MAP LNWCA(E)/1 Adjoins

N

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Location Map LNWCA(E)/5

Tourist Routes
National Park
Regional Reserve
Development Plan Boundary

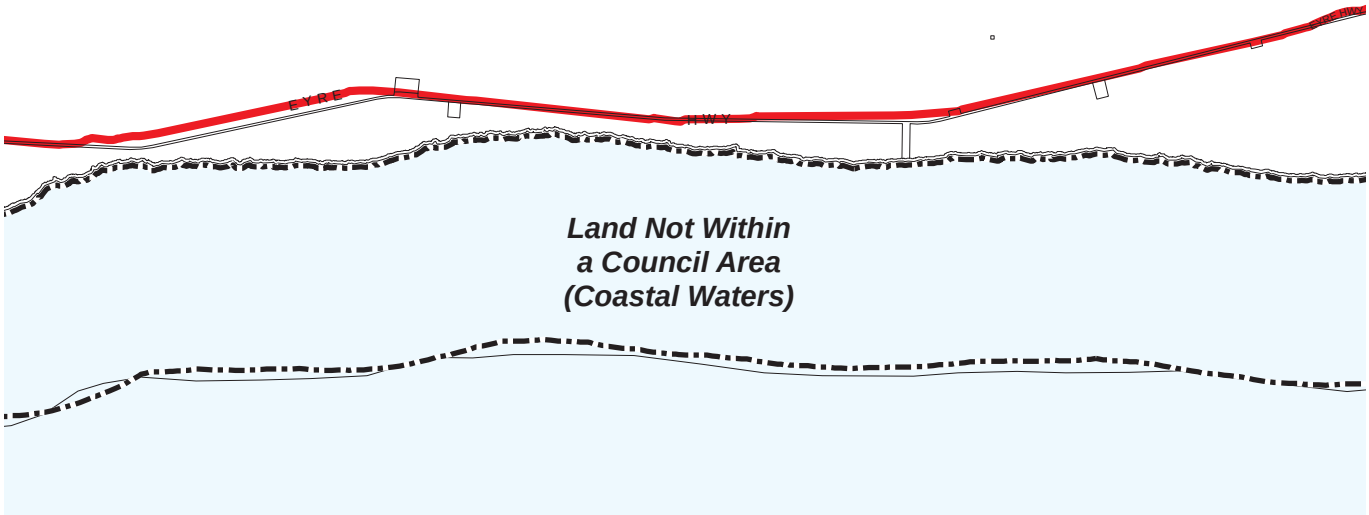
LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins

Land Not Within a Council Area (Far North)

MAP LNWCA(E)/4 Adjoins

MAP LNWCA(E)/6 Adjoins



MAP LNWCA(E)/1 Adjoins

N

0 20 km

Overlay Map LNWCA(E)/5

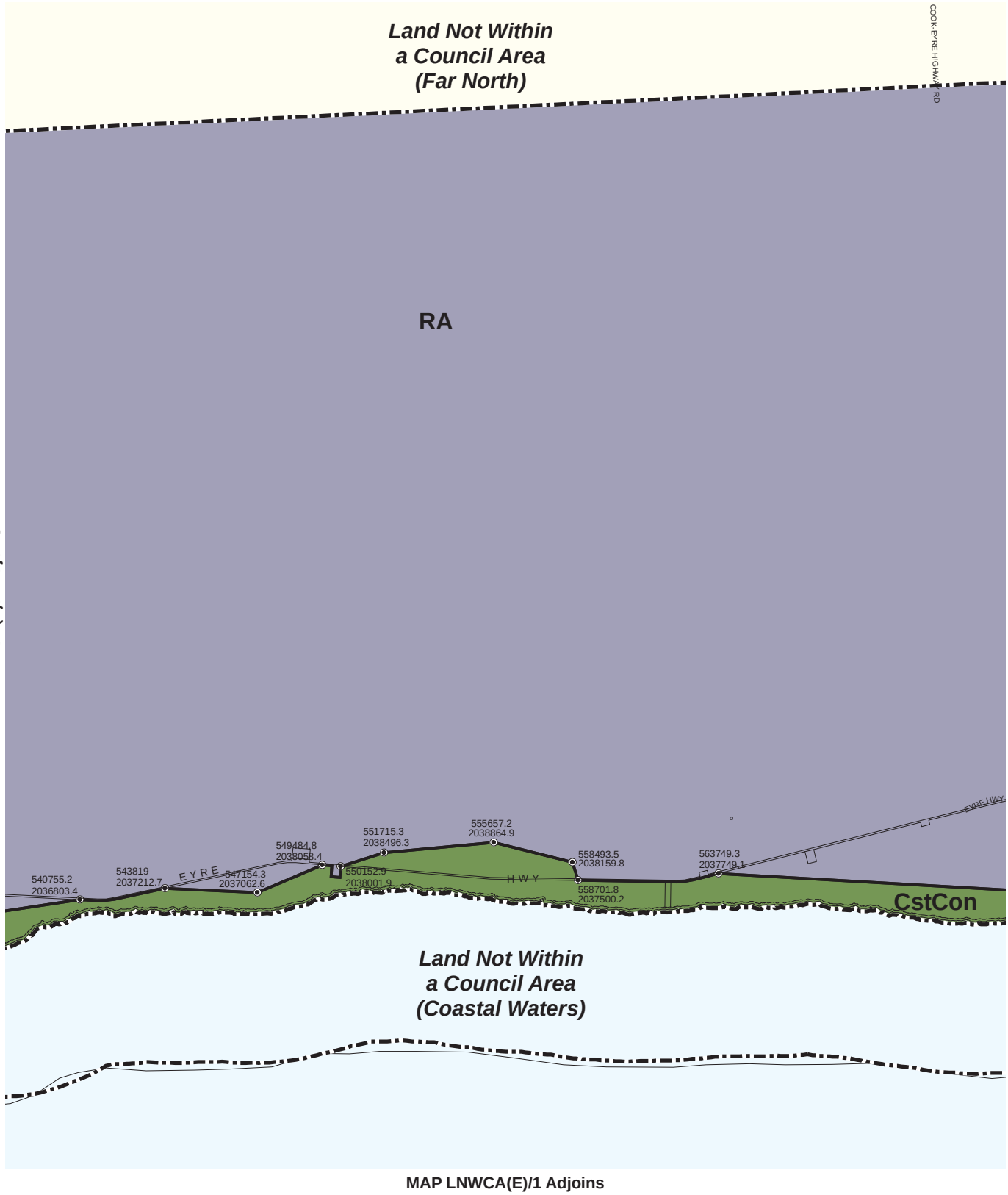
TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 20 km

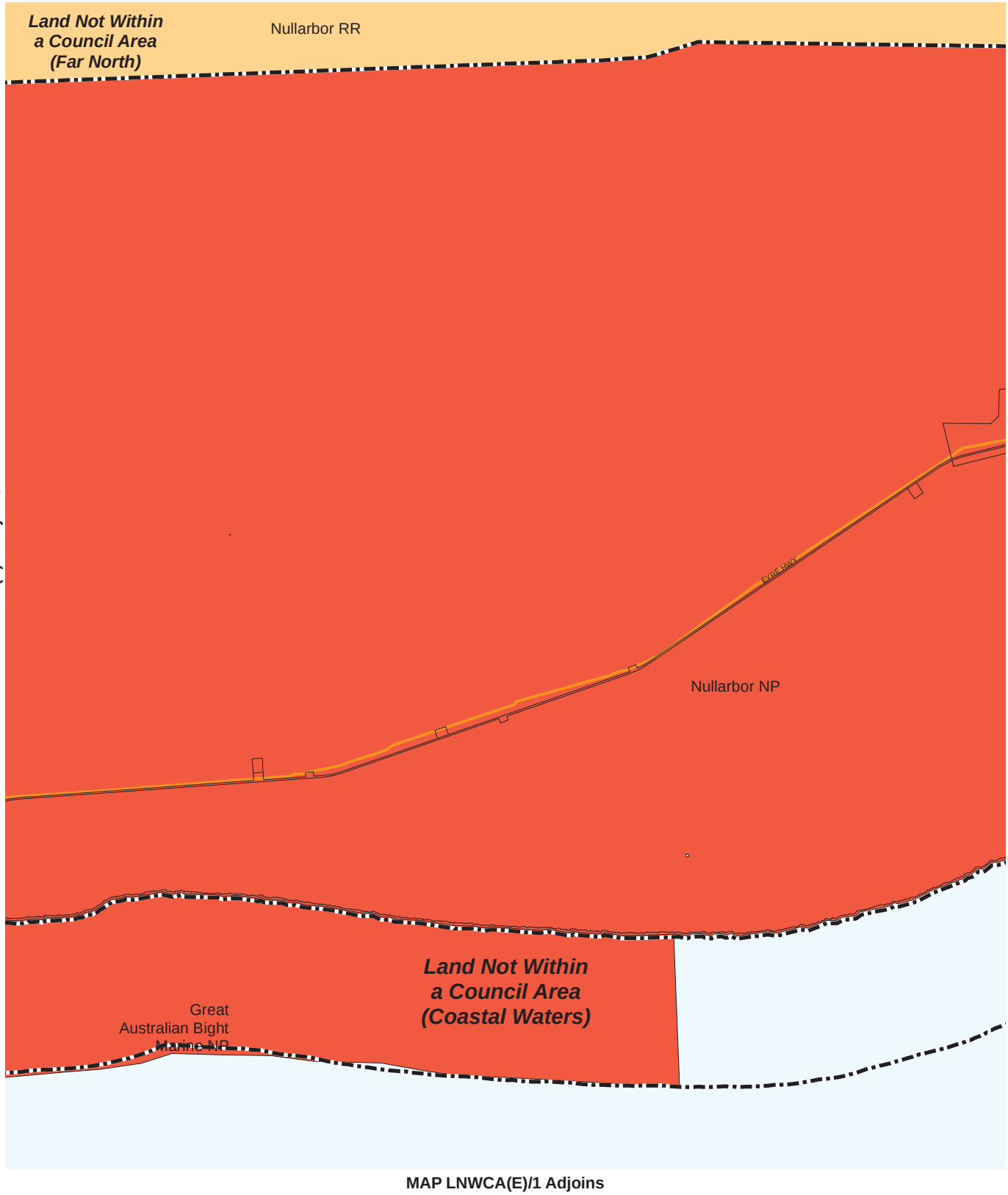
Zone Map LNWCA(E)/5

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



N

0 20 km

Location Map LNWCA(E)/6

Tourist Routes
National Park
Regional Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins

Land Not Within a Council Area (Far North)

MAP LNWCA(E)/5 Adjoins

MAP LNWCA(E)/7 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP LNWCA(E)/1 Adjoins

MAP LNWCA(E)/1 Adjoins

N

0 20 km

Overlay Map LNWCA(E)/6

TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins

Land Not Within a Council Area (Far North)

MAP LNWCA(E)/5 Adjoins

Yalata Aboriginal Reserve

MAP LNWCA(E)/7 Adjoins

EYRE HWY

Land Not Within a Council Area (Coastal Waters)

MAP LNWCA(E)/1 Adjoins

MAP LNWCA(E)/1 Adjoins

N

0 20 km

Overlay Map LNWCA(E)/6

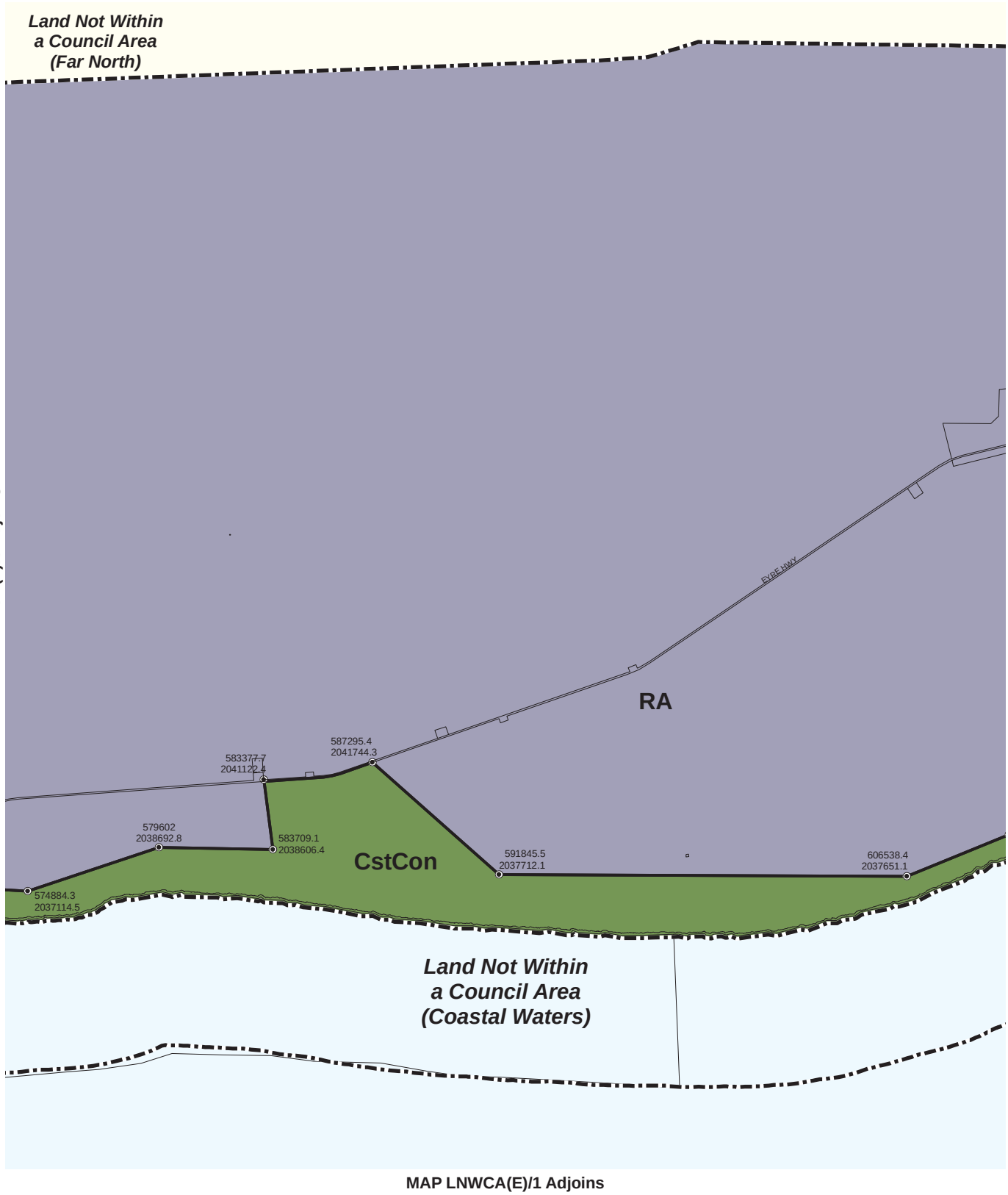
ABORIGINAL LANDS AND NATURAL RESOURCES

Aboriginal Lands

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

0 20 km

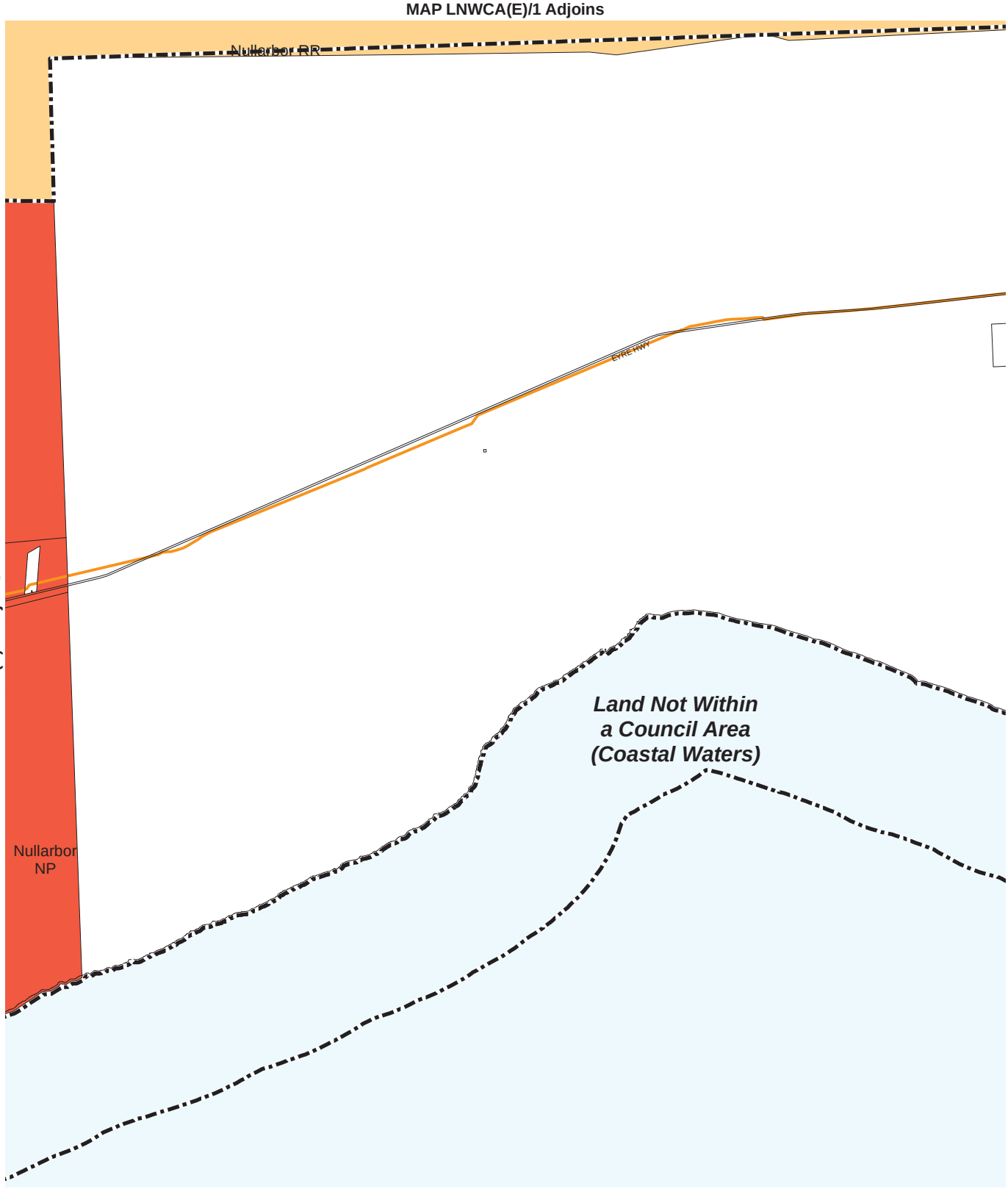
Zone Map LNWCA(E)/6

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/6 Adjoins

MAP LNWCA(E)/8 Adjoins

MAP LNWCA(E)/1 Adjoins

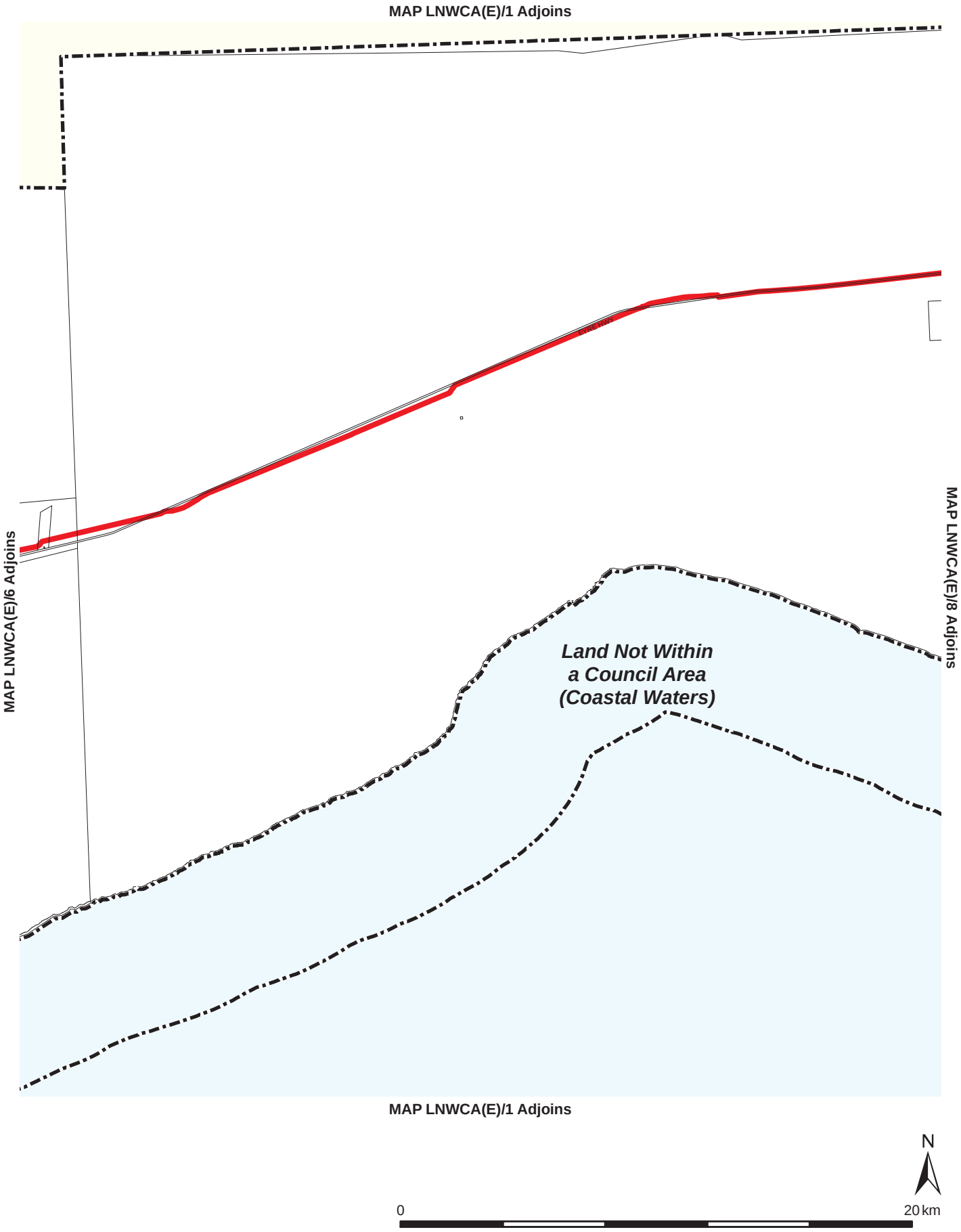
N

0 20 km

Location Map LNWCA(E)/7

Tourist Routes
National Park
Regional Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



Overlay Map LNWCA(E)/7

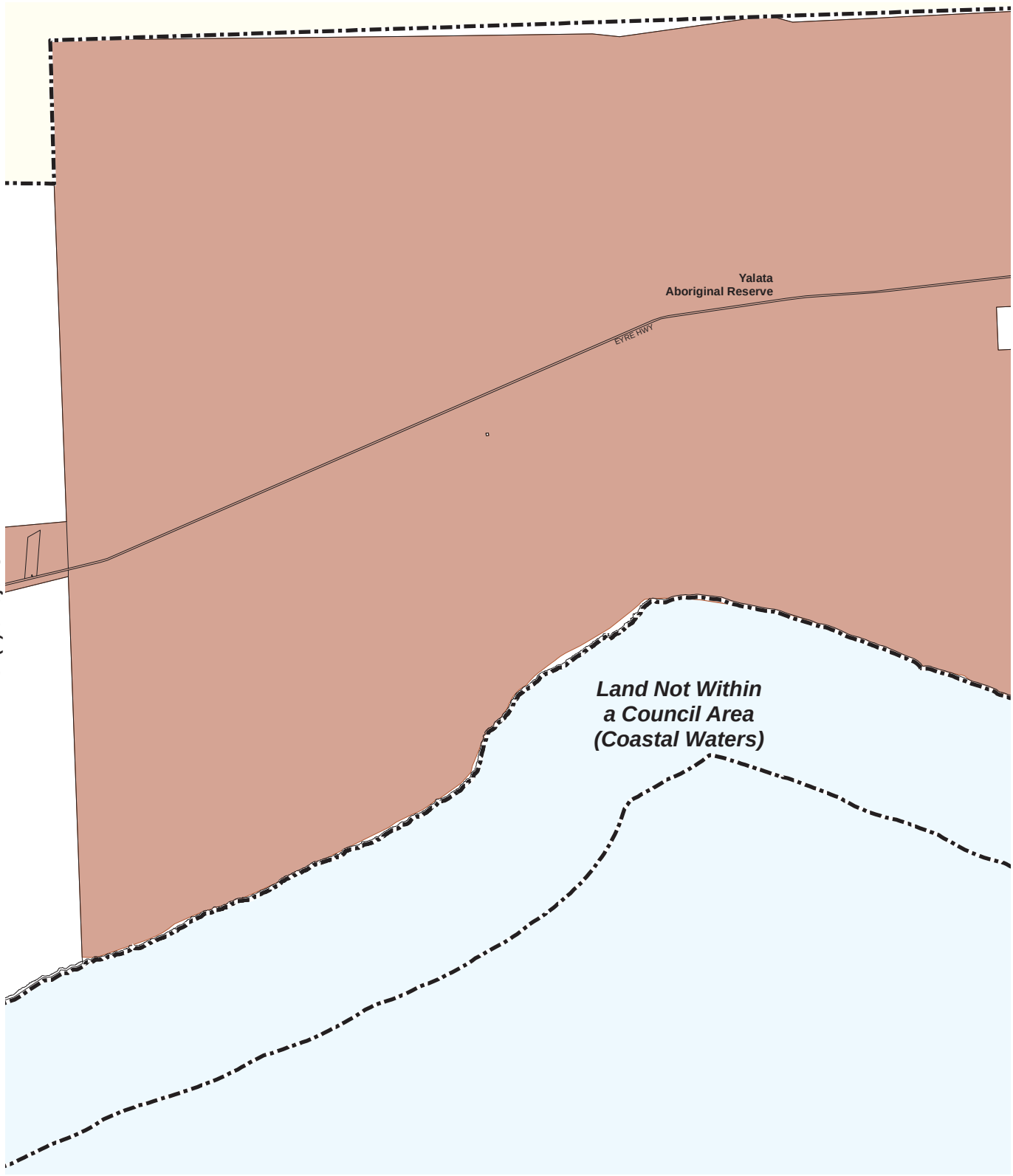
TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/6 Adjoins

MAP LNWCA(E)/8 Adjoins

MAP LNWCA(E)/1 Adjoins

N

0 20 km

Overlay Map LNWCA(E)/7

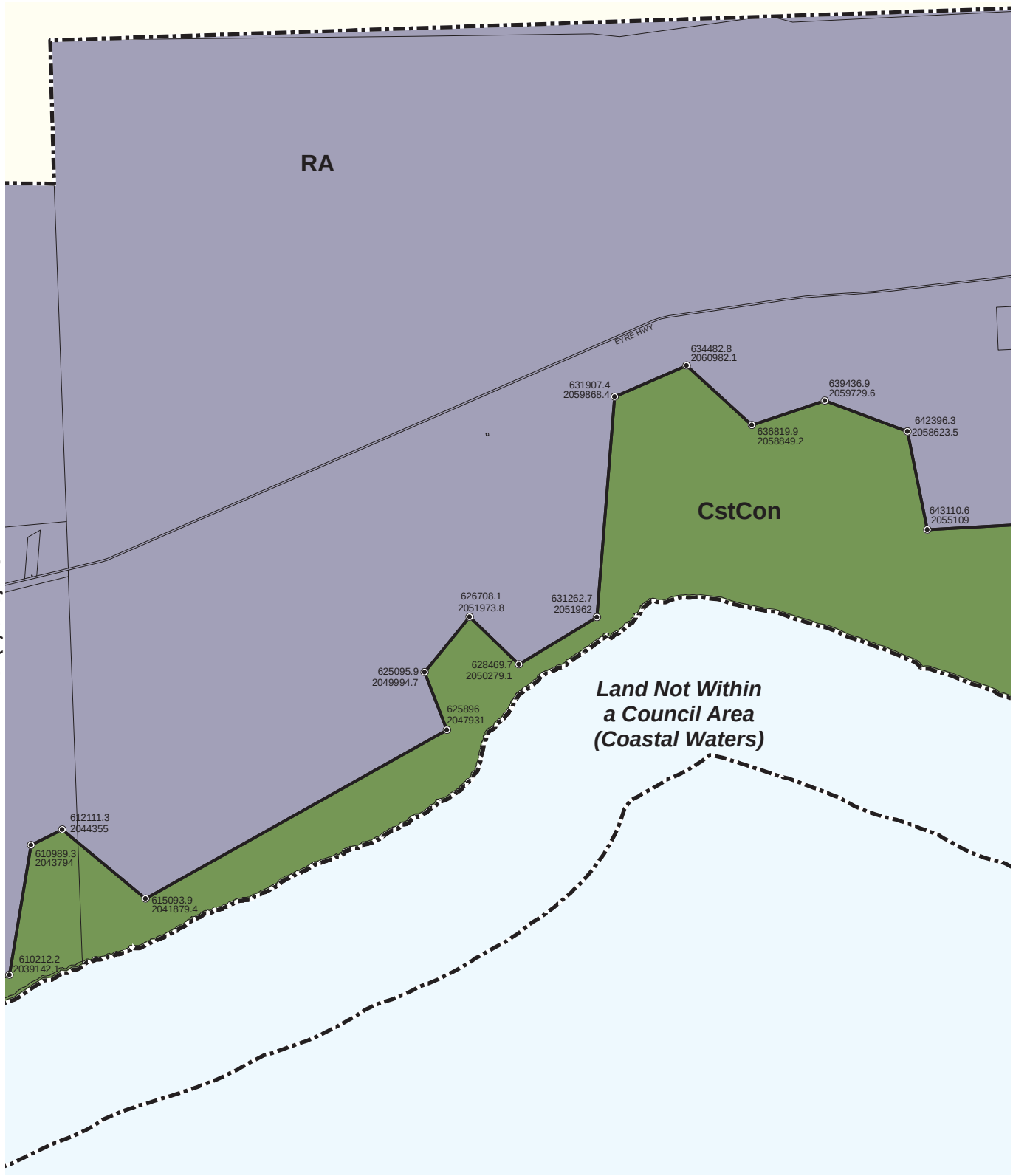
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Aboriginal Lands

Development Plan Boundary

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/6 Adjoins

MAP LNWCA(E)/8 Adjoins

MAP LNWCA(E)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 20 km

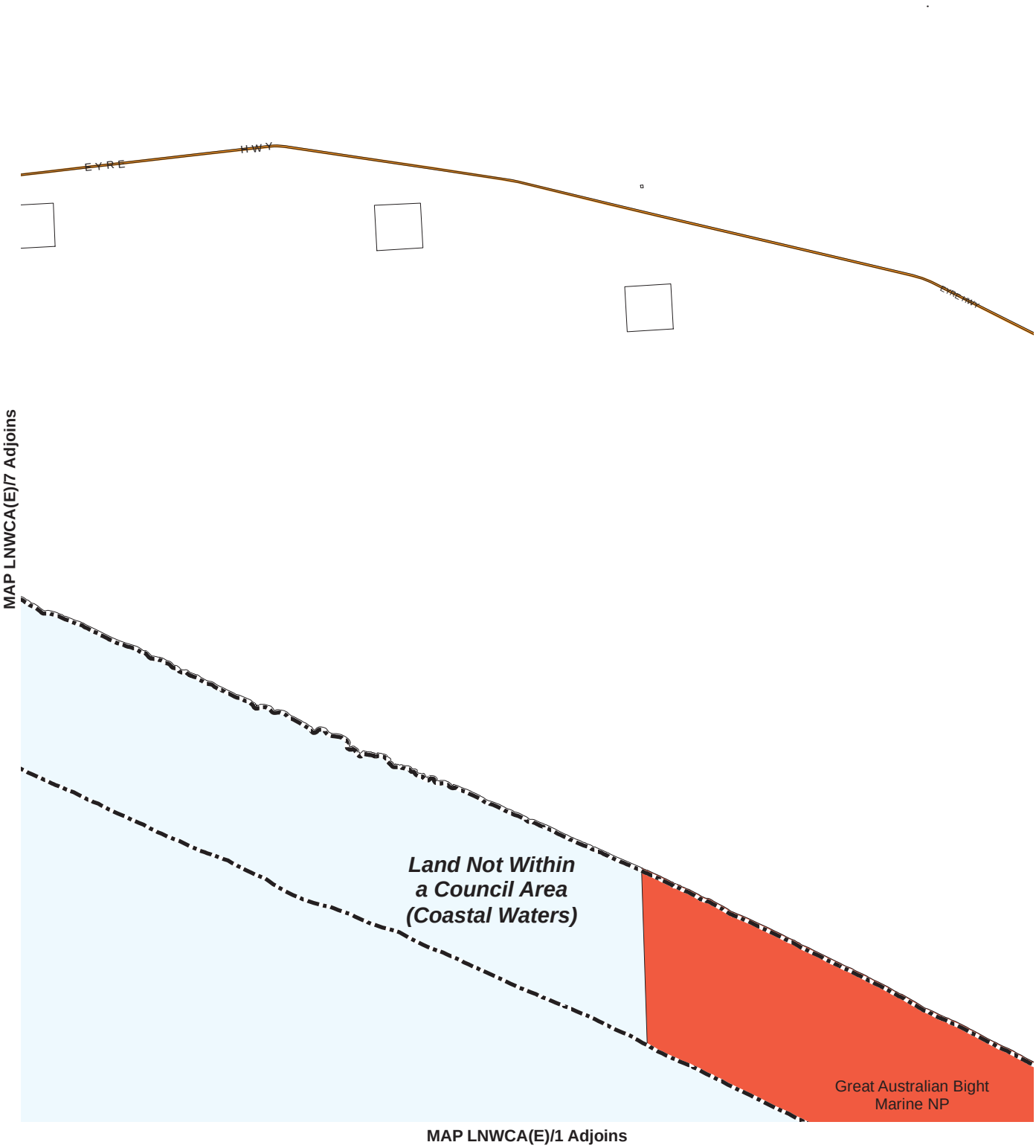
Zone Map LNWCA(E)/7

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins

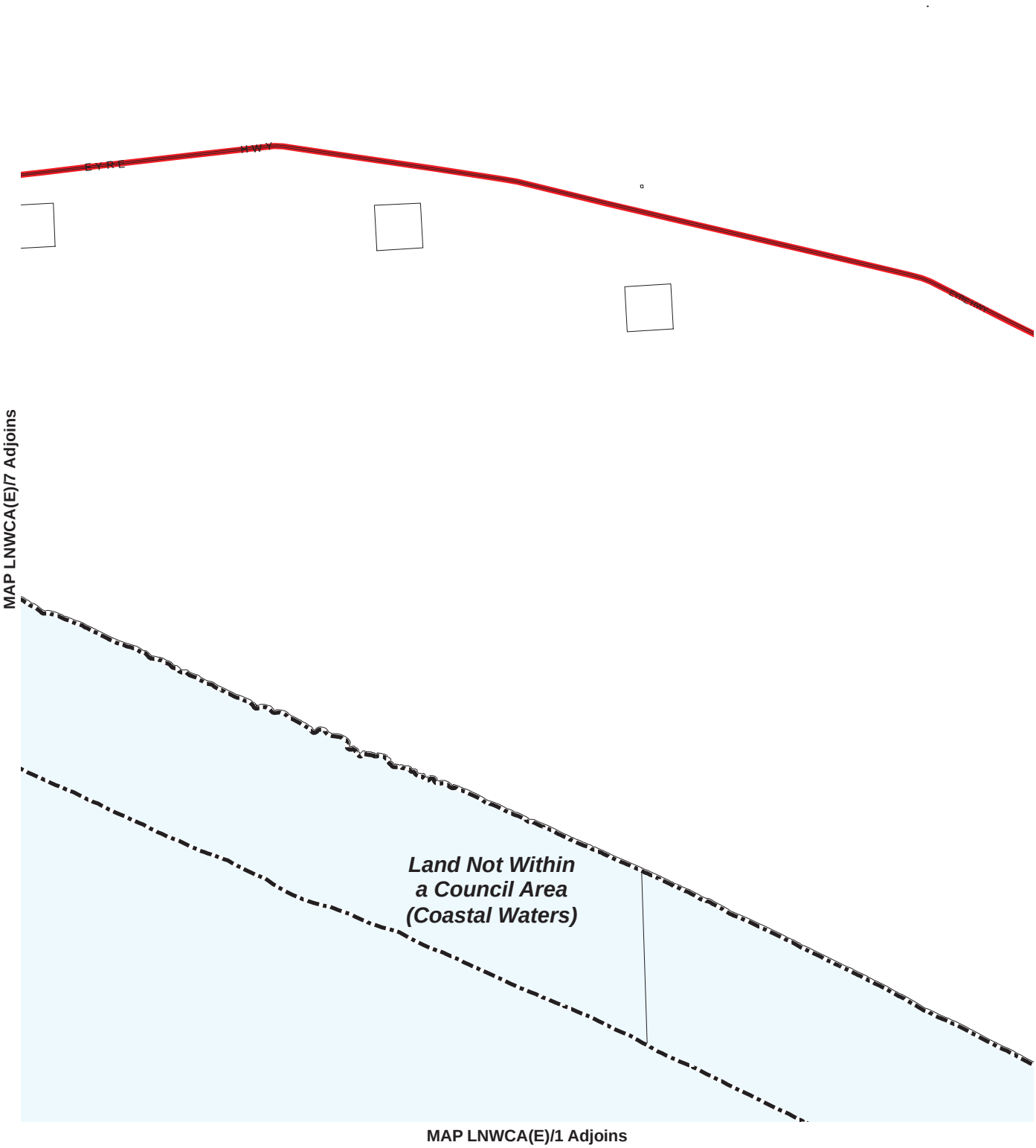


Location Map LNWCA(E)/8

Tourist Routes
National Park
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



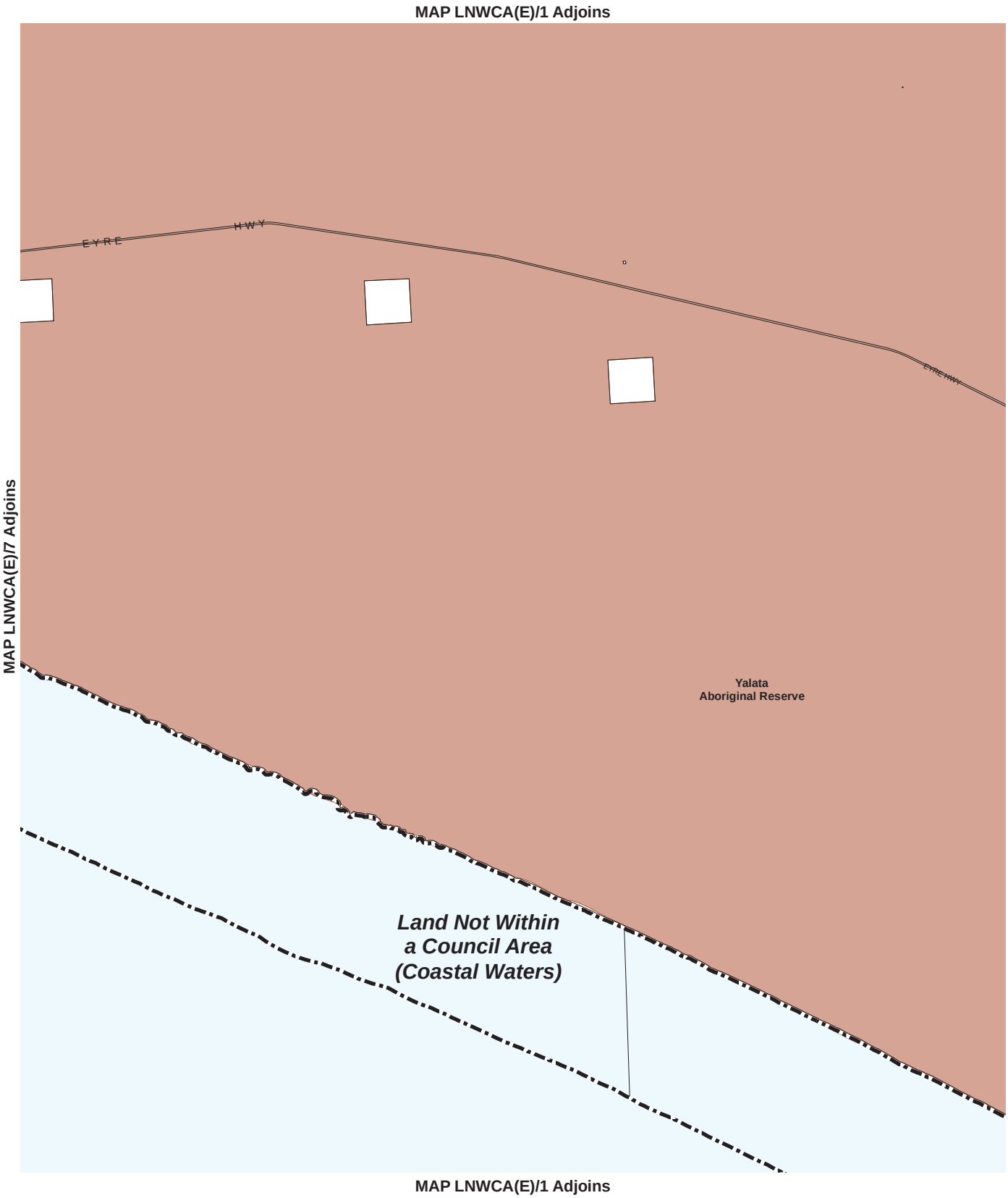
Overlay Map LNWCA(E)/8

TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



N

0 20 km

Overlay Map LNWCA(E)/8

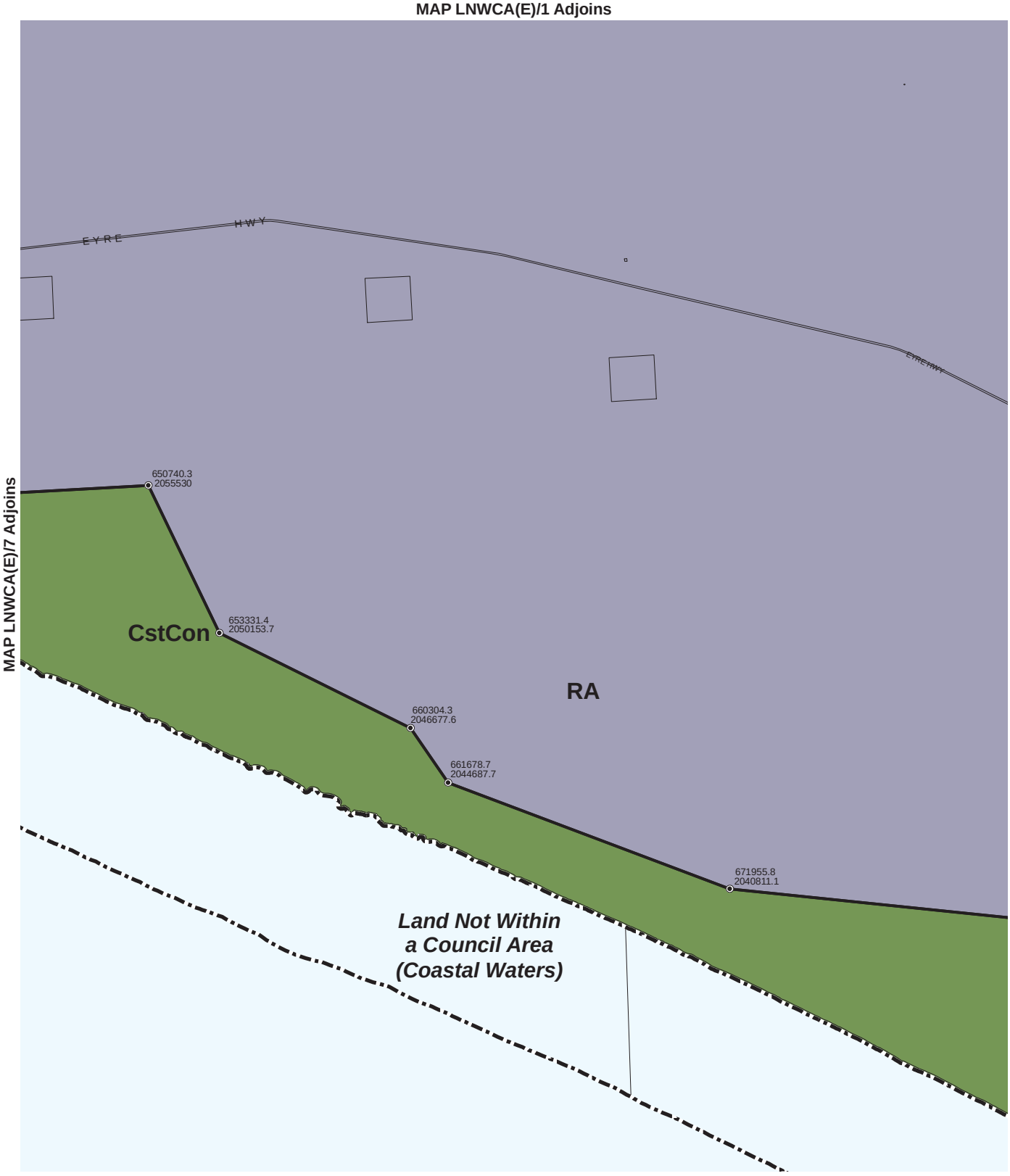
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Aboriginal Lands

Development Plan Boundary

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/7 Adjoins

MAP LNWCA(E)/1 Adjoins

MAP LNWCA(E)/9 Adjoins

MAP LNWCA(E)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

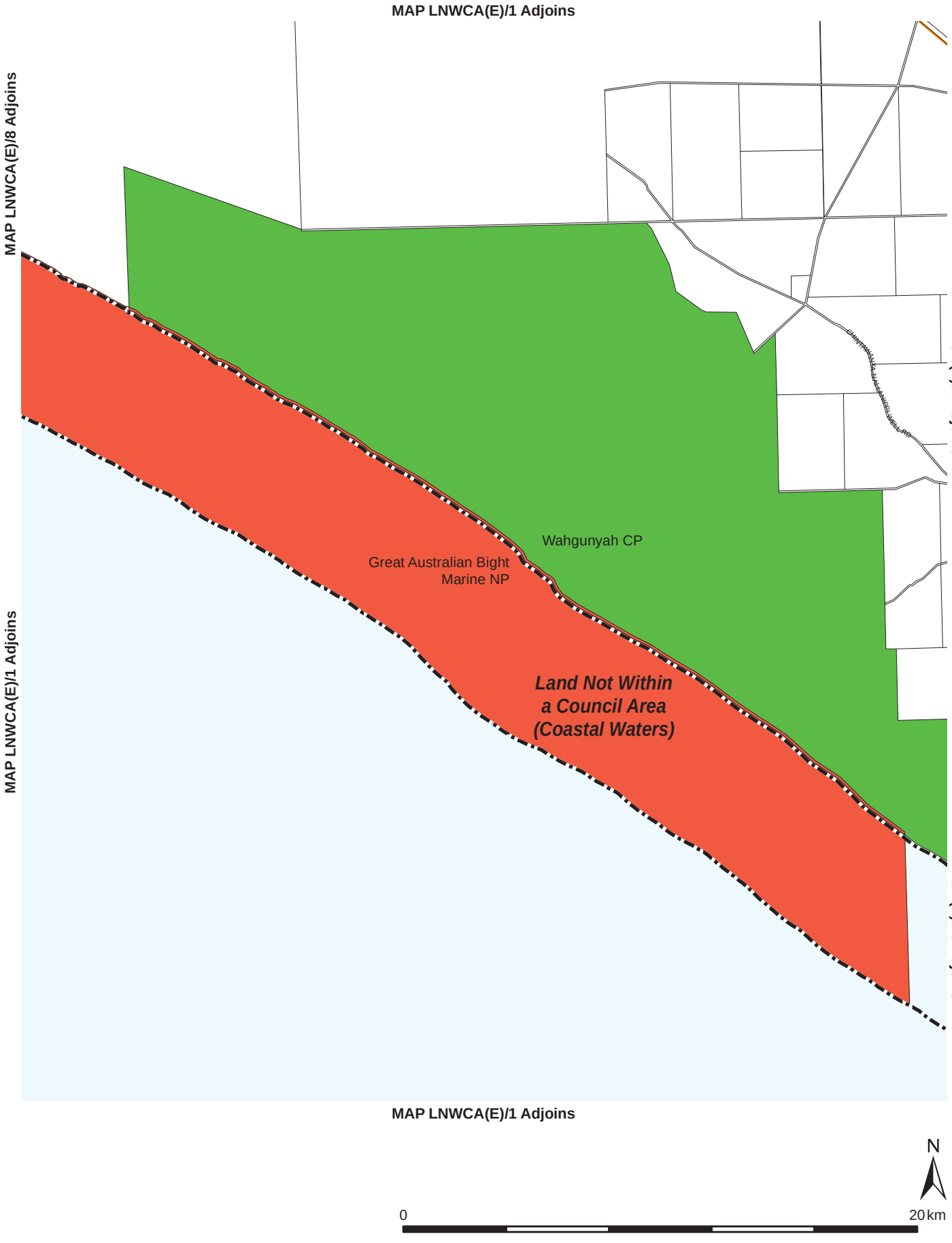
0 20 km

Zone Map LNWCA(E)/8

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

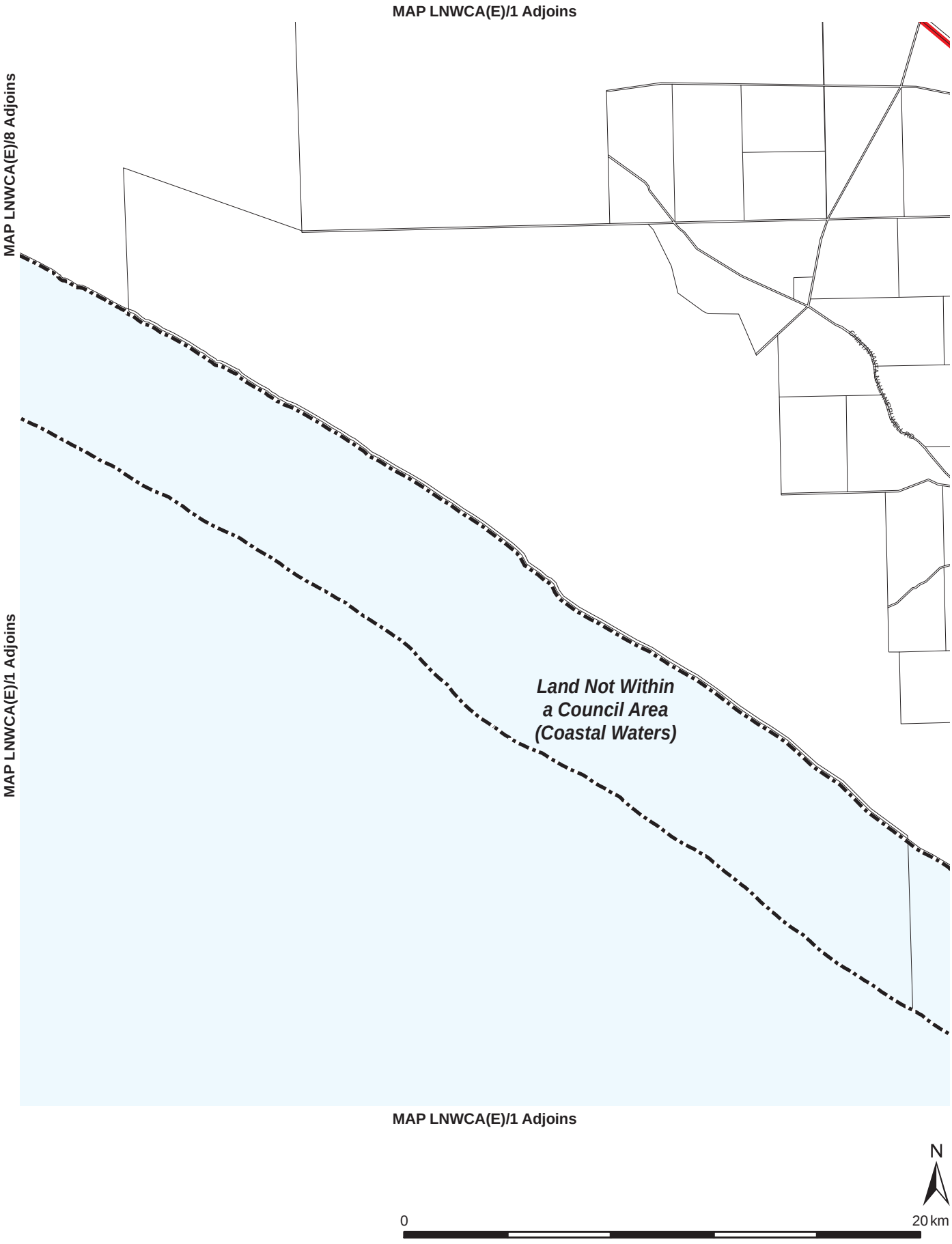
LAND NOT WITHIN A COUNCIL AREA (EYRE)



Location Map LNWCA(E)/9

Tourist Routes
National Park
Conservation Park
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



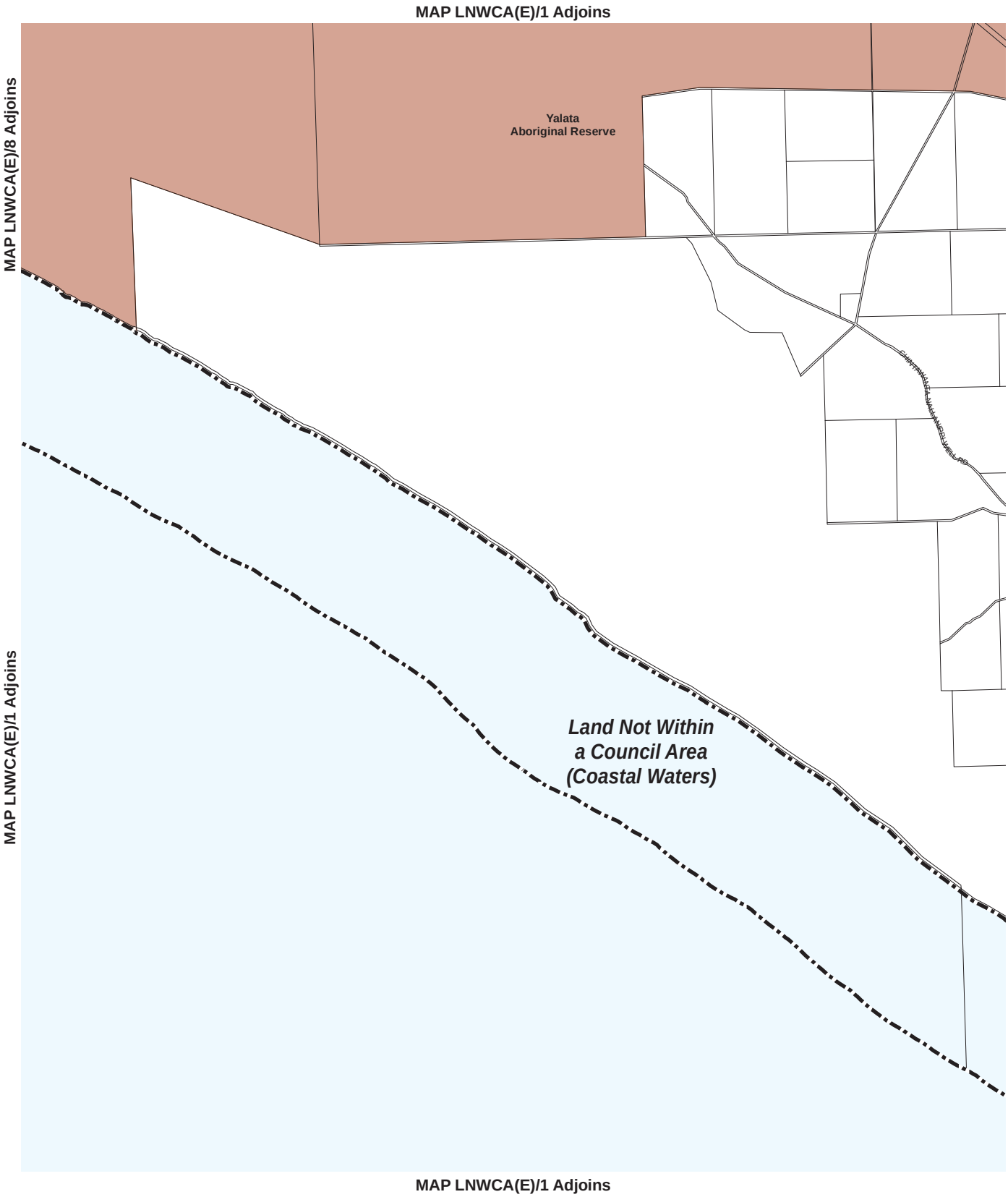
Overlay Map LNWCA(E)/9

TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



N

0 20 km

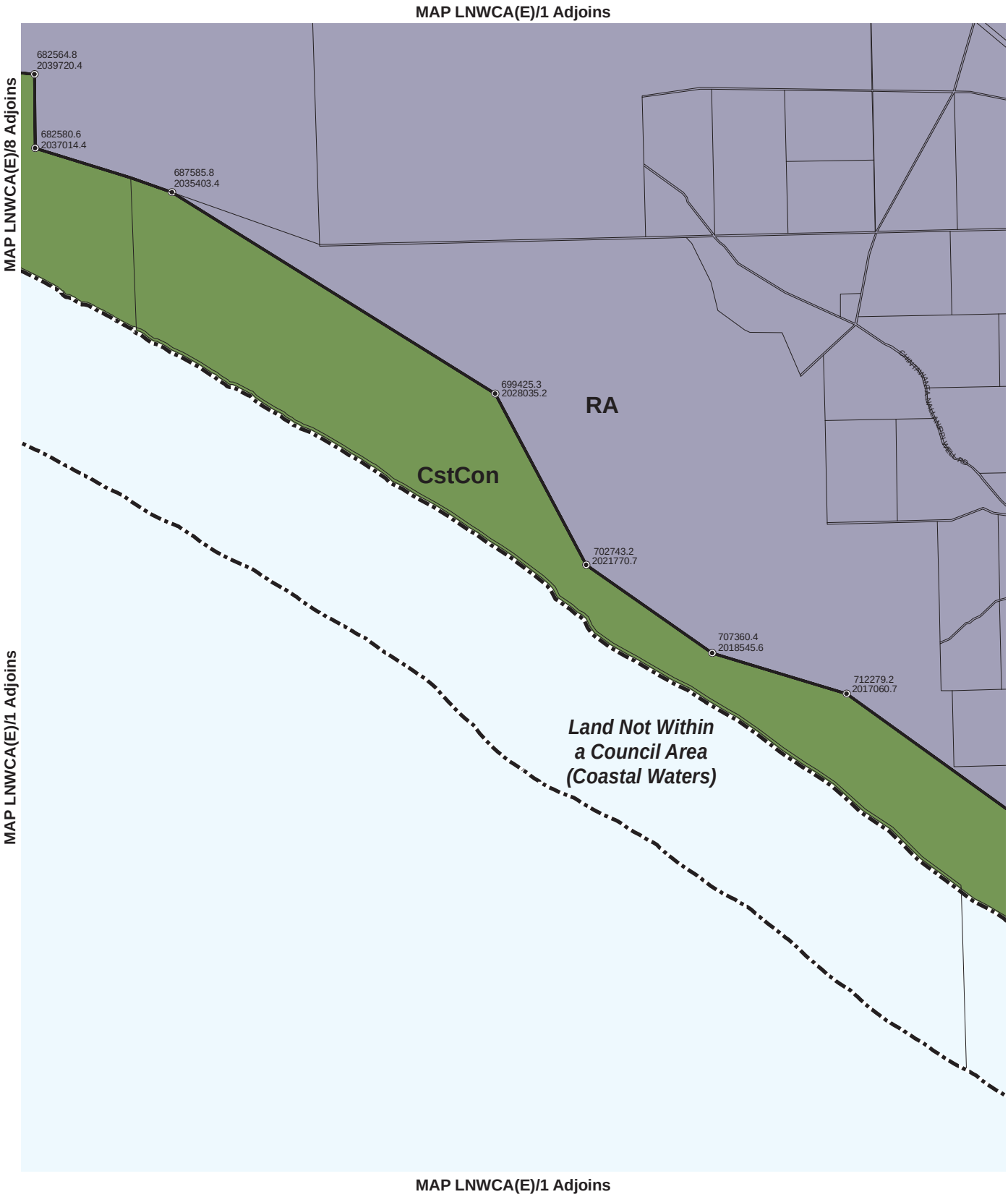
Overlay Map LNWCA(E)/9

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Aboriginal Lands

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

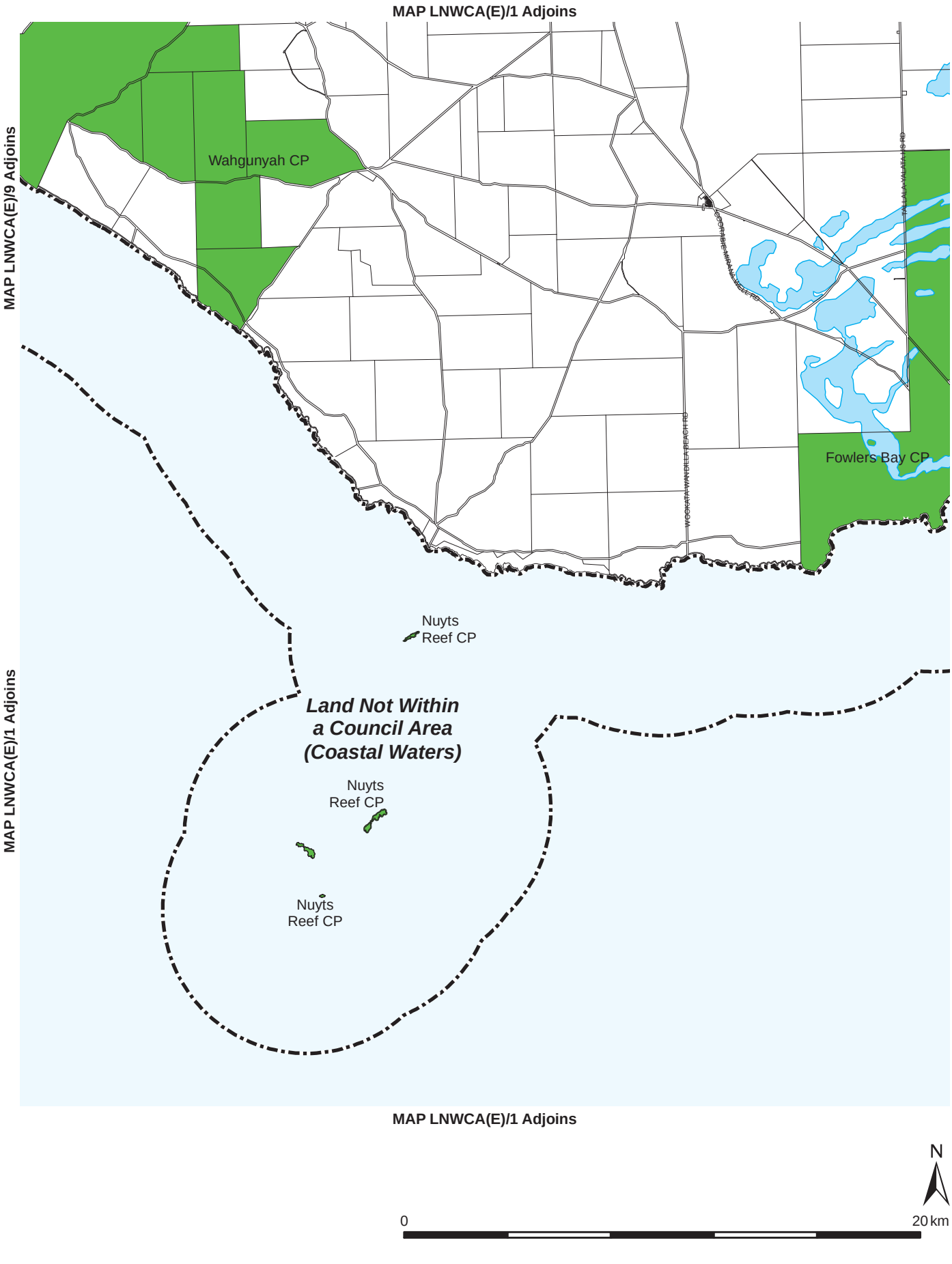
0 20 km

Zone Map LNWCA(E)/9

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

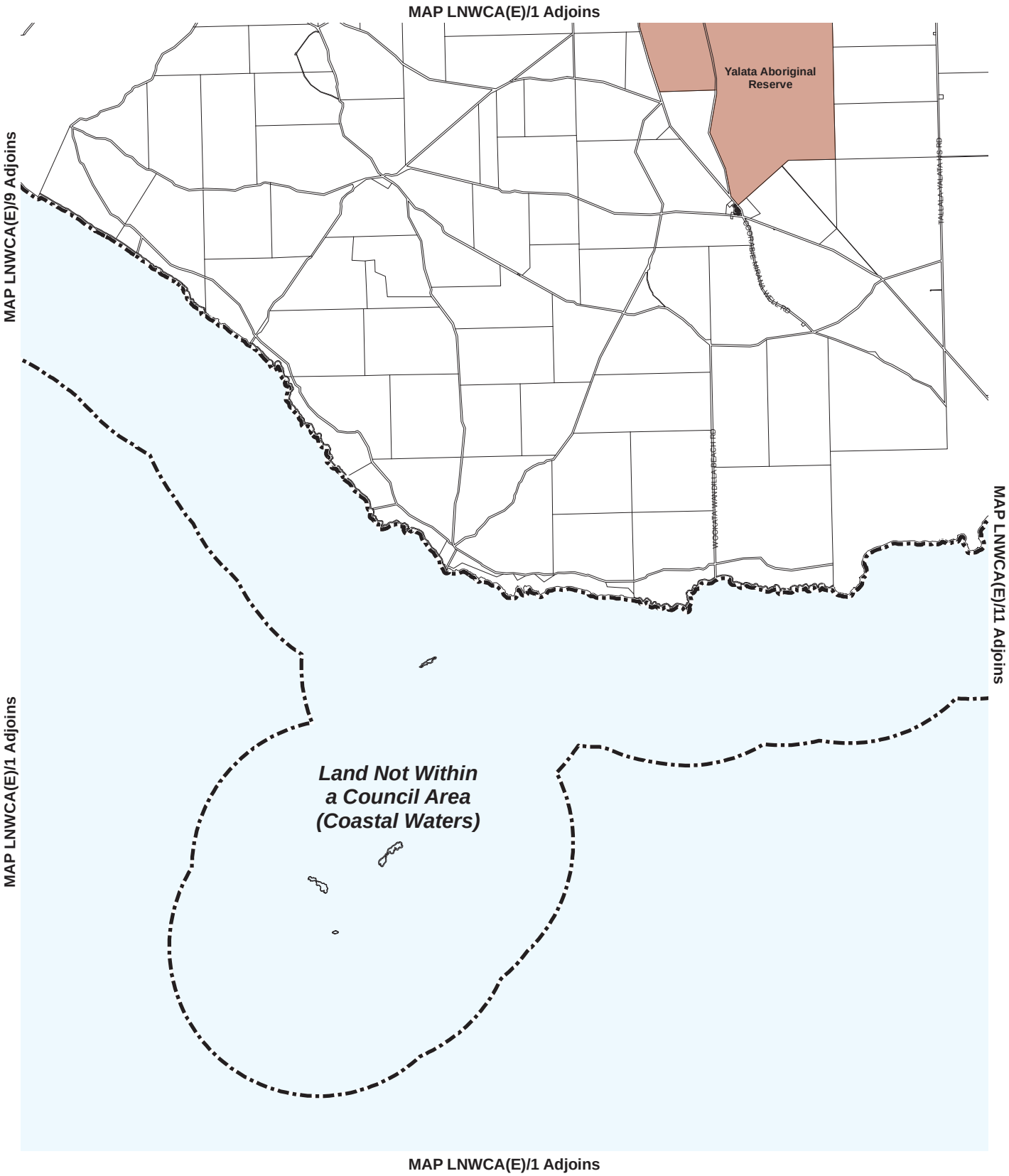
LAND NOT WITHIN A COUNCIL AREA (EYRE)



Location Map LNWCA(E)/10

Waterbodies
Conservation Park
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



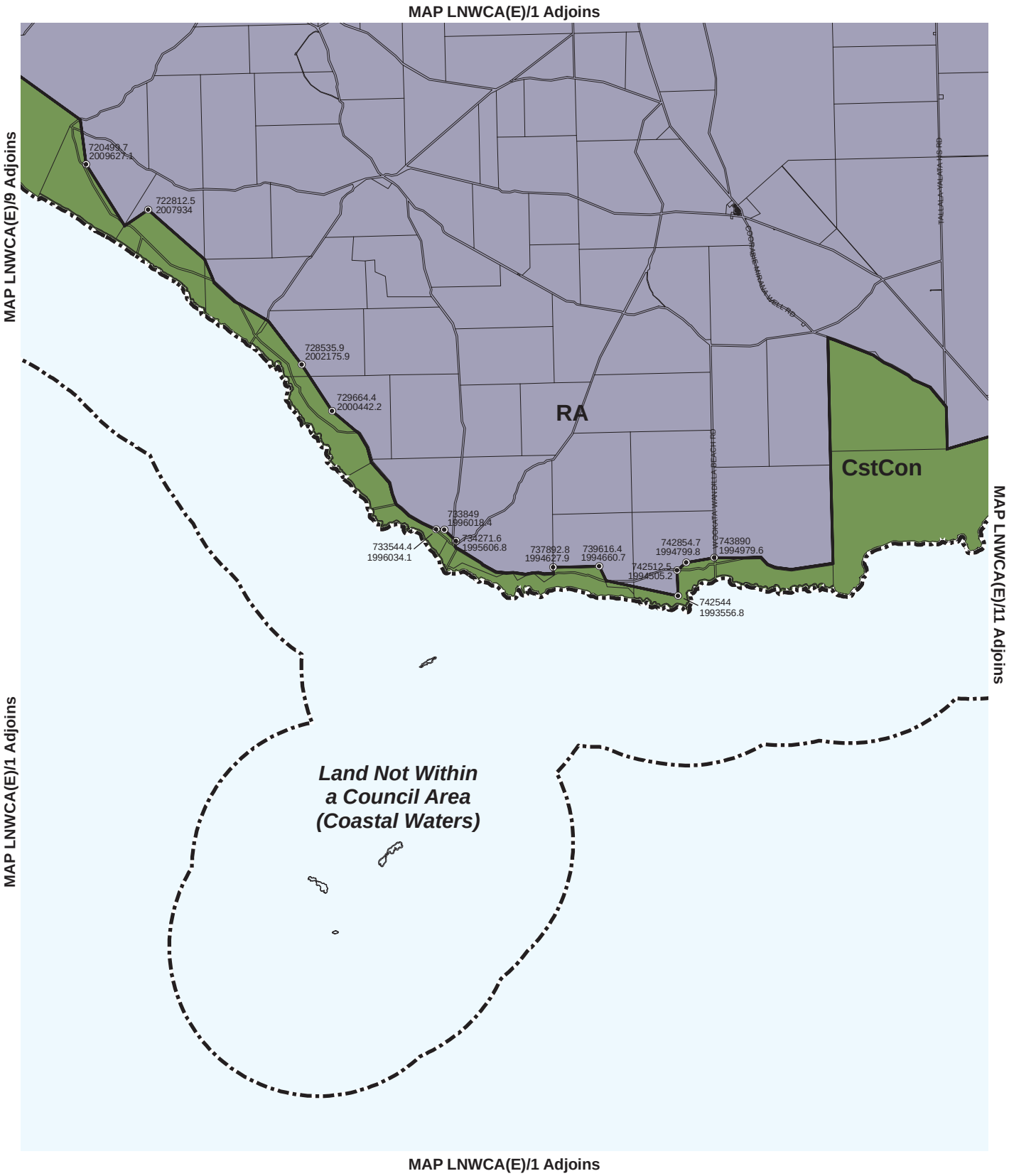
Overlay Map LNWCA(E)/10

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Aboriginal Lands

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

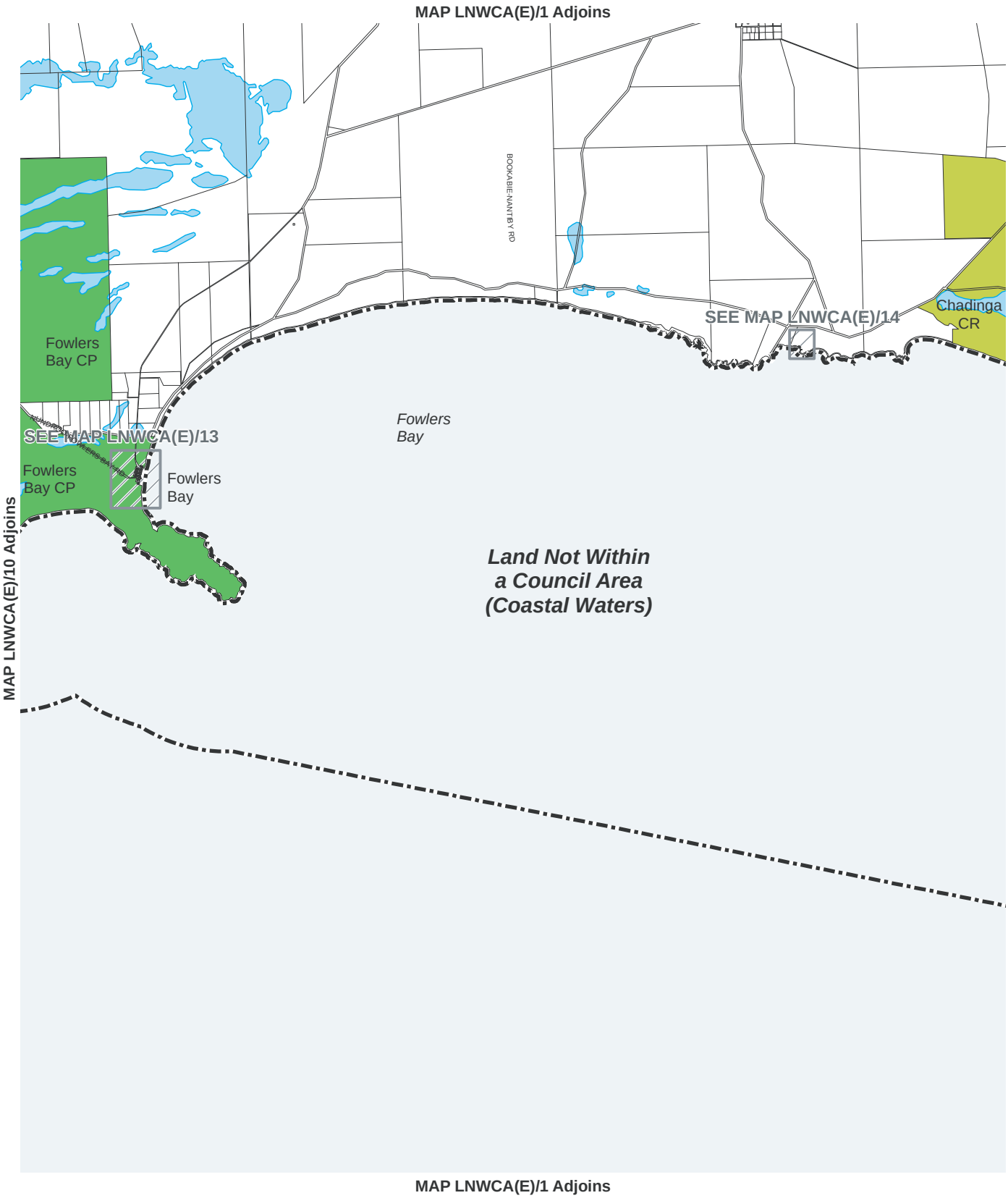
0 20 km

Zone Map LNWCA(E)/10

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



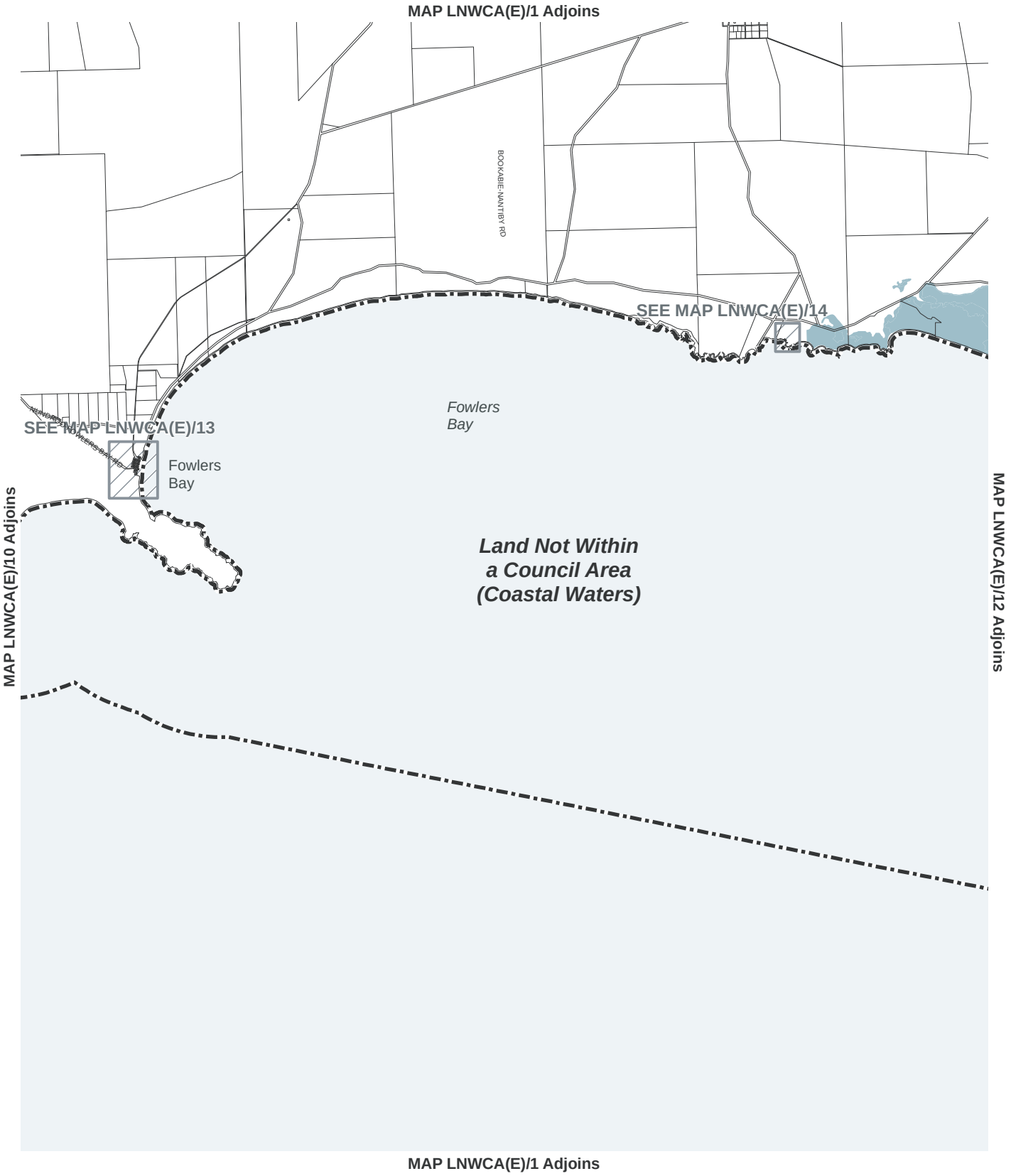
N

0 20 km

Location Map LNWCA(E)/11

Waterbodies
Conservation Park
Conservation Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



N

0 20 km

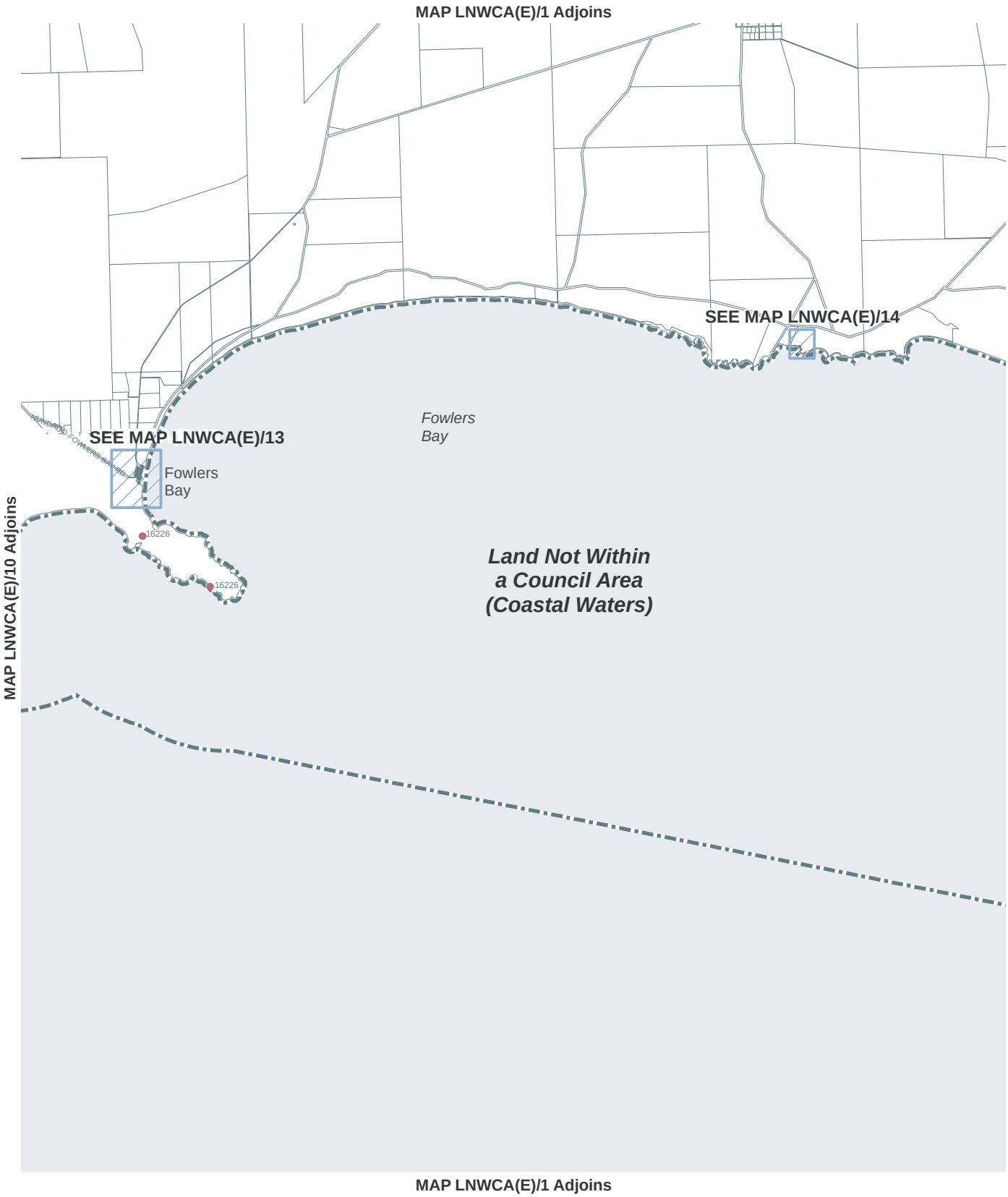
Overlay Map LNWCA(E)/11

HAZARDS

Coastal Acid Sulfate Soils

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



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

N

0 20 km

Overlay Map LNWCA(E)/11

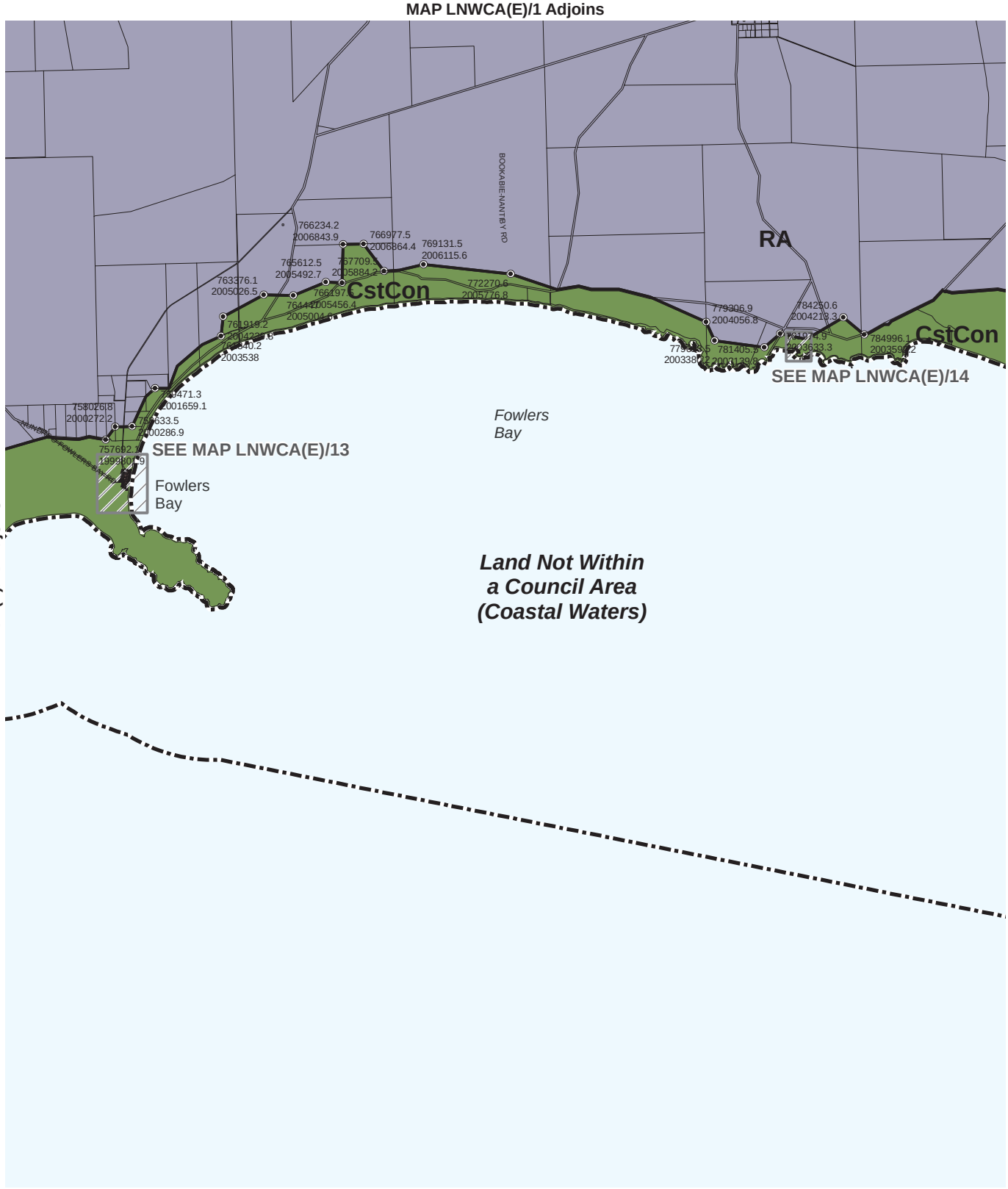
HERITAGE

State heritage place

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/1 Adjoins



MAP LNWCA(E)/10 Adjoins

MAP LNWCA(E)/12 Adjoins

MAP LNWCA(E)/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 20 km

Zone Map LNWCA(E)/11

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

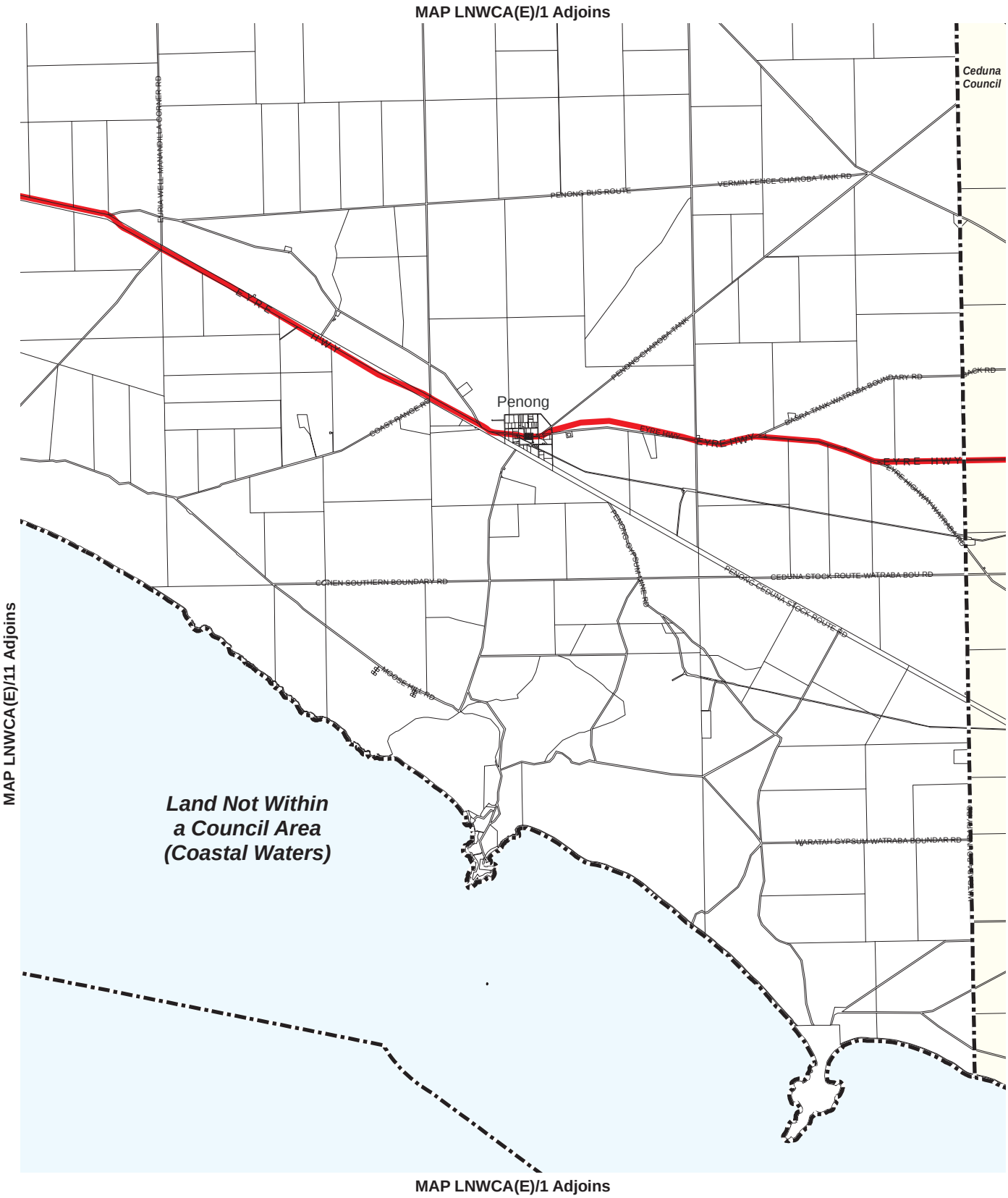
LAND NOT WITHIN A COUNCIL AREA (EYRE)



P Police Station
Railways
Tourist Routes
Waterbodies
Conservation Park
Conservation Reserve
Development Plan Boundary

Location Map LNWCA(E)/12

LAND NOT WITHIN A COUNCIL AREA (EYRE)



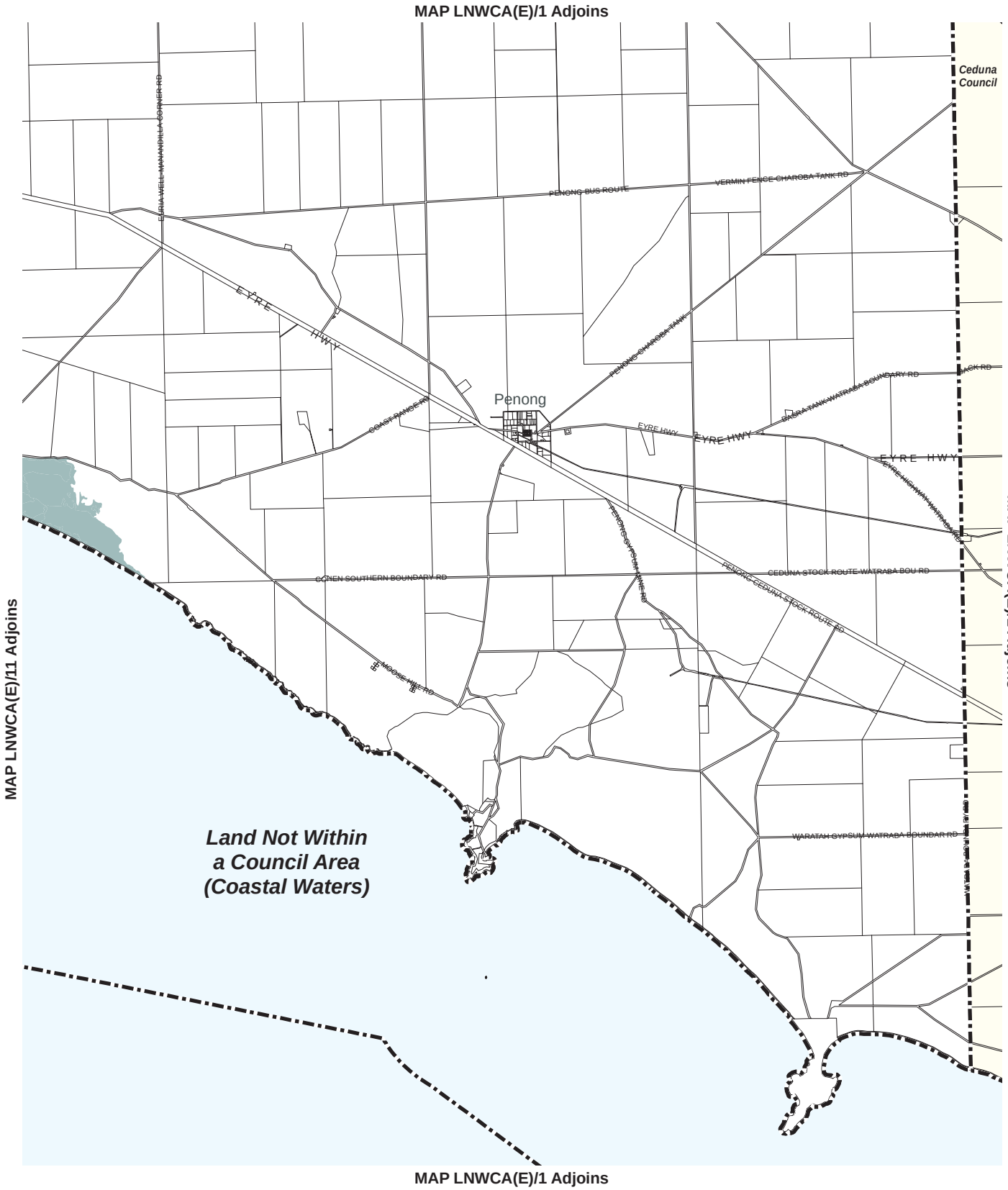
Overlay Map LNWCA(E)/12

TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



Overlay Map LNWCA(E)/12

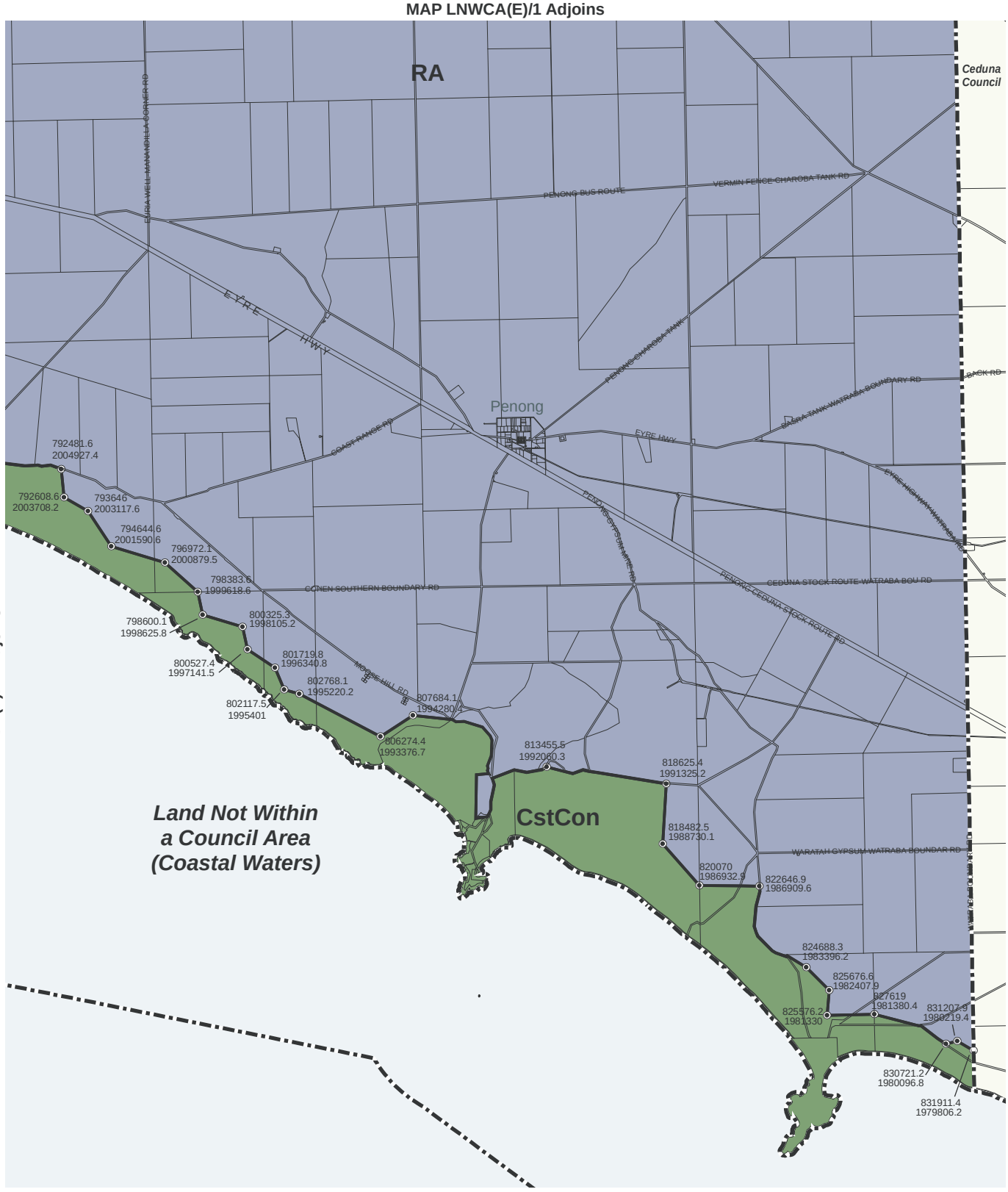
HAZARDS

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Coastal Acid Sulfate Soils

Development Plan Boundary

MAP LNWCA(E)/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

0 20 km

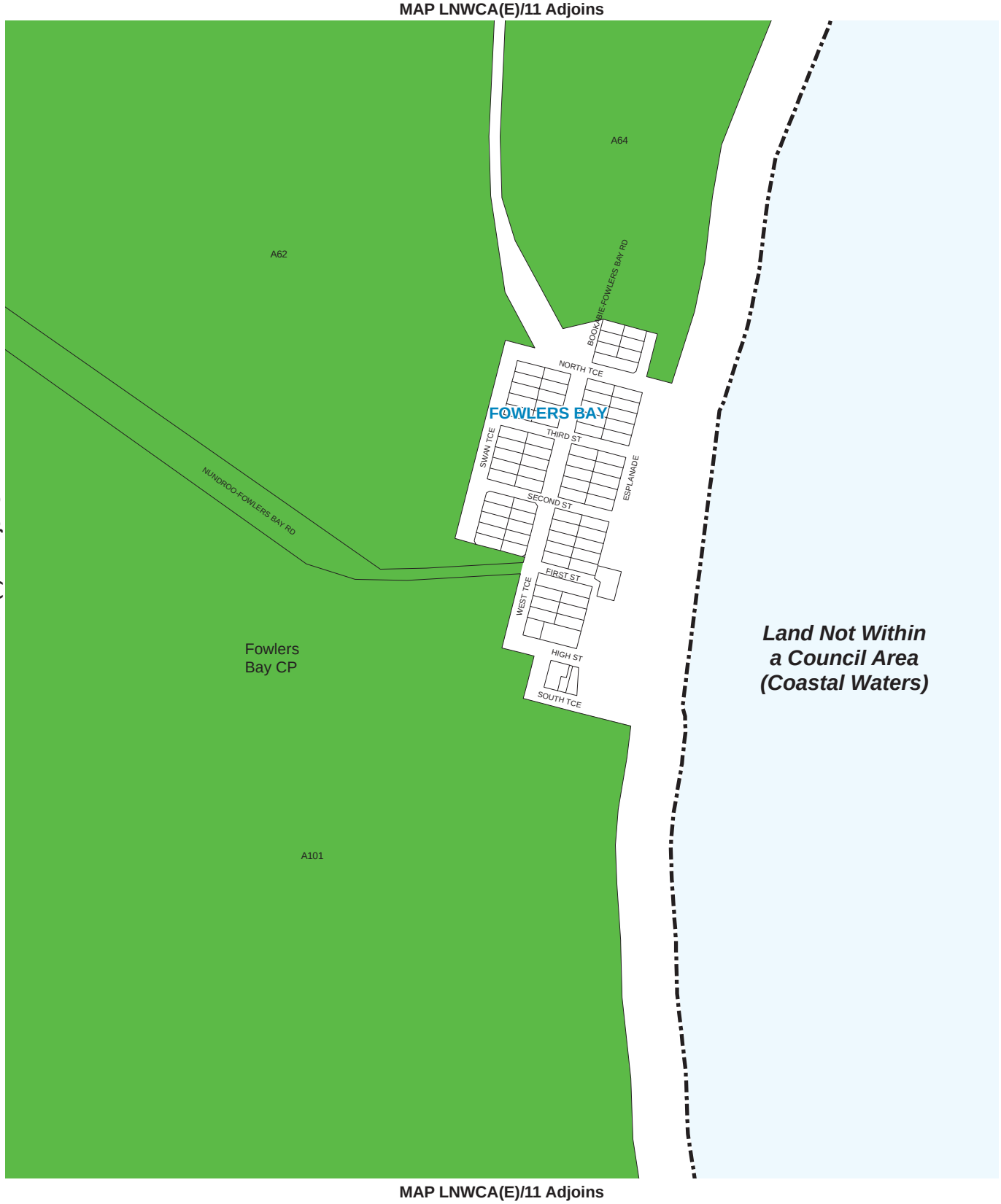
Zone Map LNWCA(E)/12

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/11 Adjoins



MAP LNWCA(E)/11 Adjoins

MAP LNWCA(E)/11 Adjoins

MAP LNWCA(E)/11 Adjoins

N

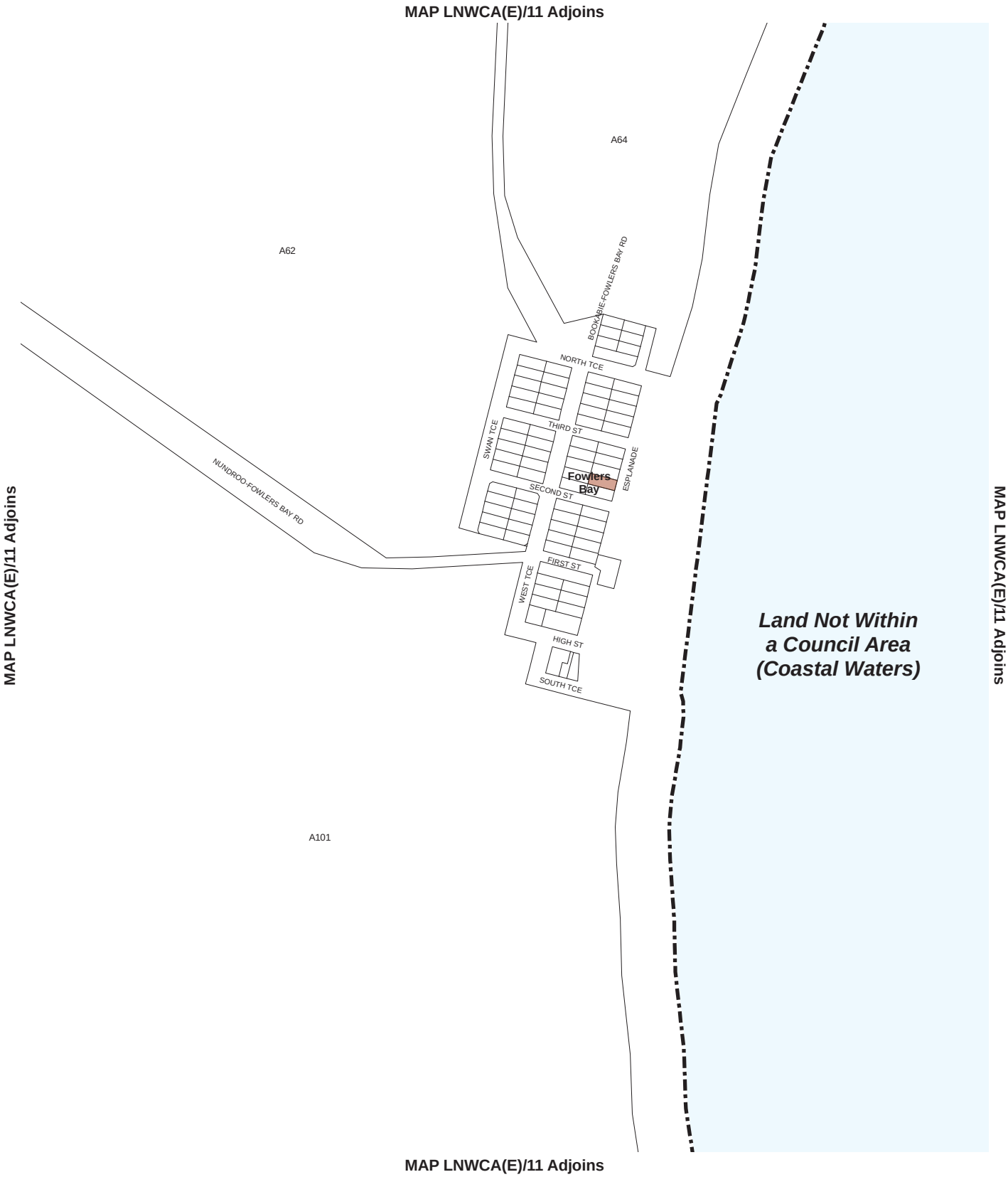
0 500 m

Location Map LNWCA(E)/13

Conservation Park

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)



N

0 500 m

Overlay Map LNWCA(E)/13

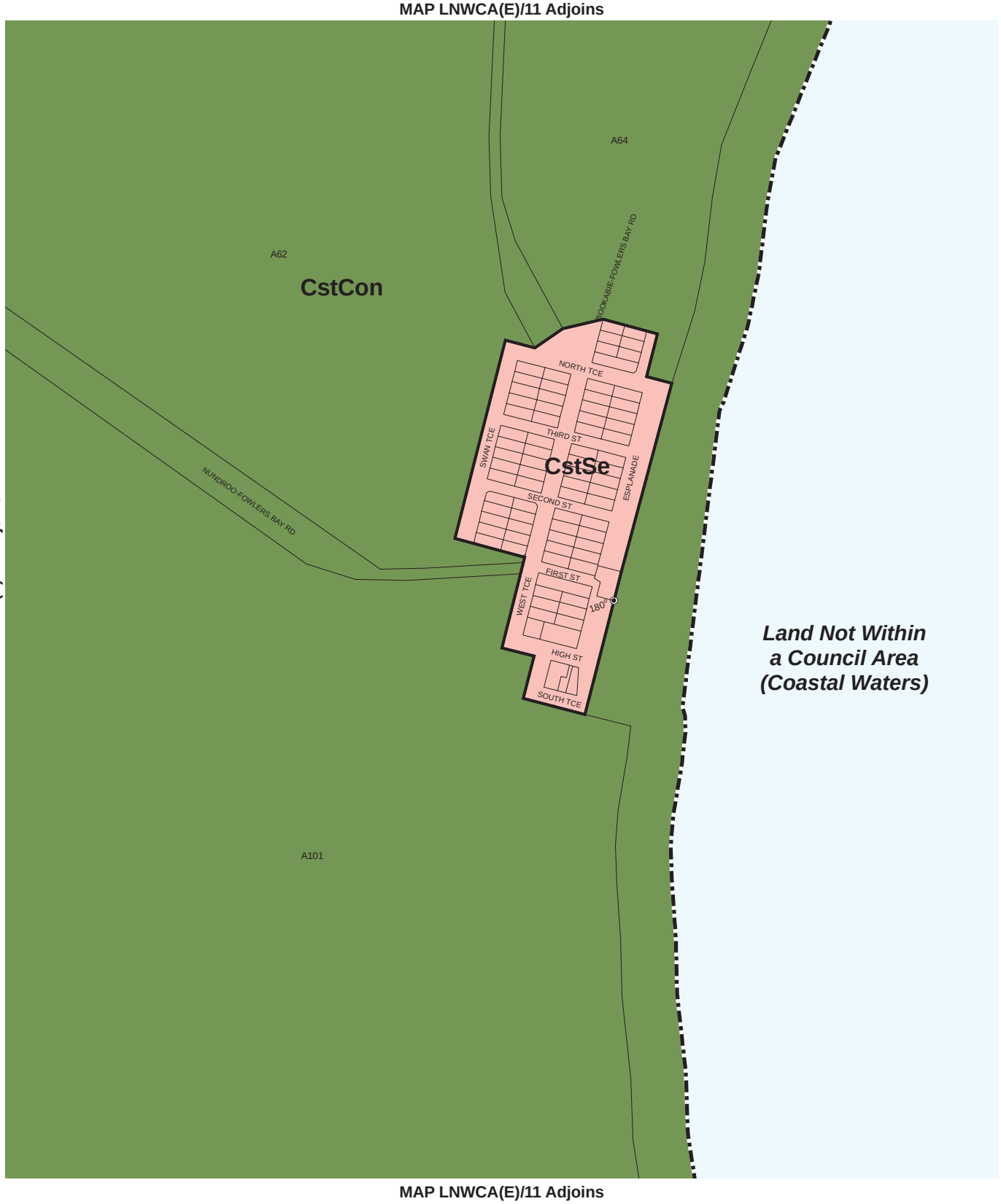
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (EYRE)

Aboriginal Lands

Development Plan Boundary

MAP LNWCA(E)/11 Adjoins



MAP LNWCA(E)/11 Adjoins

MAP LNWCA(E)/11 Adjoins

MAP LNWCA(E)/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zone Map LNWCA(E)/13

Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/11 Adjoins

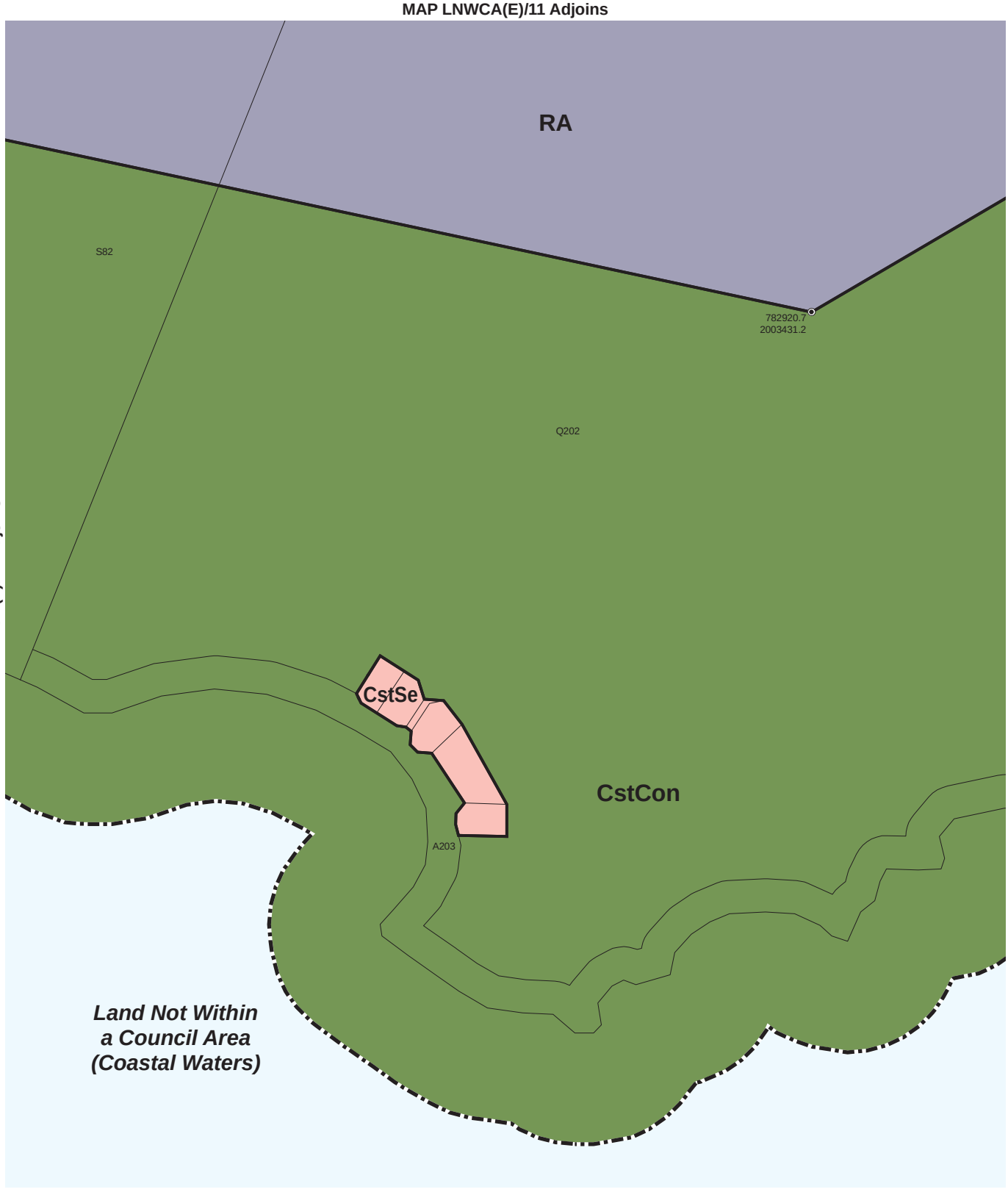


Location Map LNWCA(E)/14

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (EYRE)

MAP LNWCA(E)/11 Adjoins



MAP LNWCA(E)/11 Adjoins

MAP LNWCA(E)/11 Adjoins

MAP LNWCA(E)/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 250 m

Zones

- CstCon — Coastal Conservation
- CstSe — Coastal Settlement
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

Zone Map LNWCA(E)/14

LAND NOT WITHIN A COUNCIL AREA (EYRE)

LNWCA (Far North)
Spatial Extent Maps

Map Reference Tables LNWCA (Far North)

Index Maps

Index Map Reference
LNWCA(FN) Index Map

Zone Maps

Zone Name	Map Numbers
Remote Areas	LNWCA(FN)/2, LNWCA(FN)/3, LNWCA(FN)/4, LNWCA(FN)/5, LNWCA(FN)/6, LNWCA(FN)/7, LNWCA(FN)/8, LNWCA(FN)/9
Township	LNWCA(FN)/7, LNWCA(FN)/8

Policy Area Maps

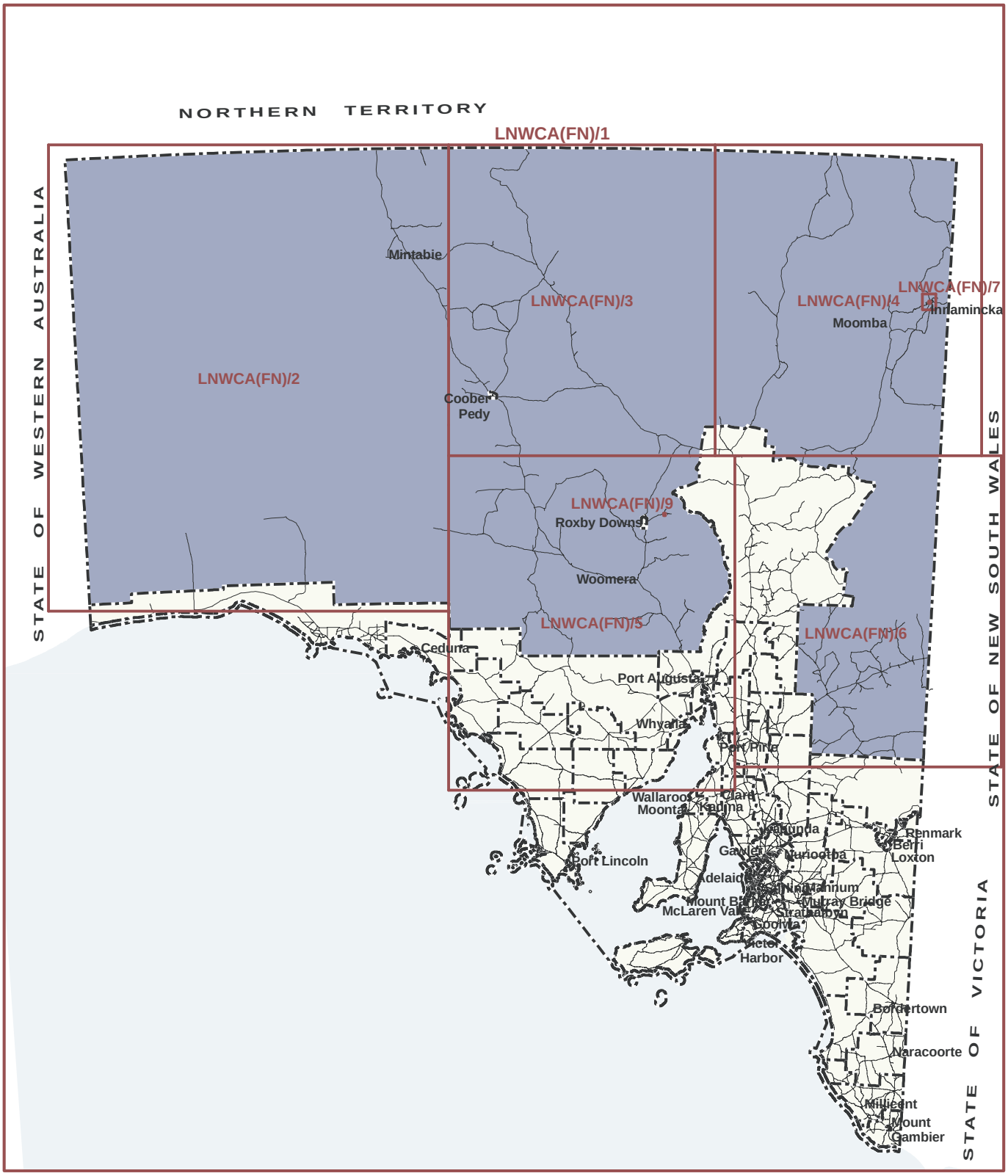
Policy Area Name	Map Numbers
Andamooka Policy Area 1	LNWCA(FN)/9
Innamincka Environs Policy Area 2	LNWCA(FN)/7, LNWCA(FN)/8
Innamincka Township Policy Area 3	LNWCA(FN)/8

Overlay Maps

Overlay Issue	Map Numbers
Location	LNWCA(FN)/1, LNWCA(FN)/2, LNWCA(FN)/3, LNWCA(FN)/4, LNWCA(FN)/5, LNWCA(FN)/6, LNWCA(FN)/7, LNWCA(FN)/8, LNWCA(FN)/9
Transport	LNWCA(FN)/1, LNWCA(FN)/2, LNWCA(FN)/3, LNWCA(FN)/5, LNWCA(FN)/6, LNWCA(FN)/9
Heritage	LNWCA(FN)/2, LNWCA(FN)/3, LNWCA(FN)/4, LNWCA(FN)/5, LNWCA(FN)/6, LNWCA(FN)/8, LNWCA(FN)/9
Aboriginal Lands and Natural Resources	LNWCA(FN)/1, LNWCA(FN)/2, LNWCA(FN)/3, LNWCA(FN)/4, LNWCA(FN)/5, LNWCA(FN)/6, LNWCA(FN)/7, LNWCA(FN)/8

Concept Plan Maps

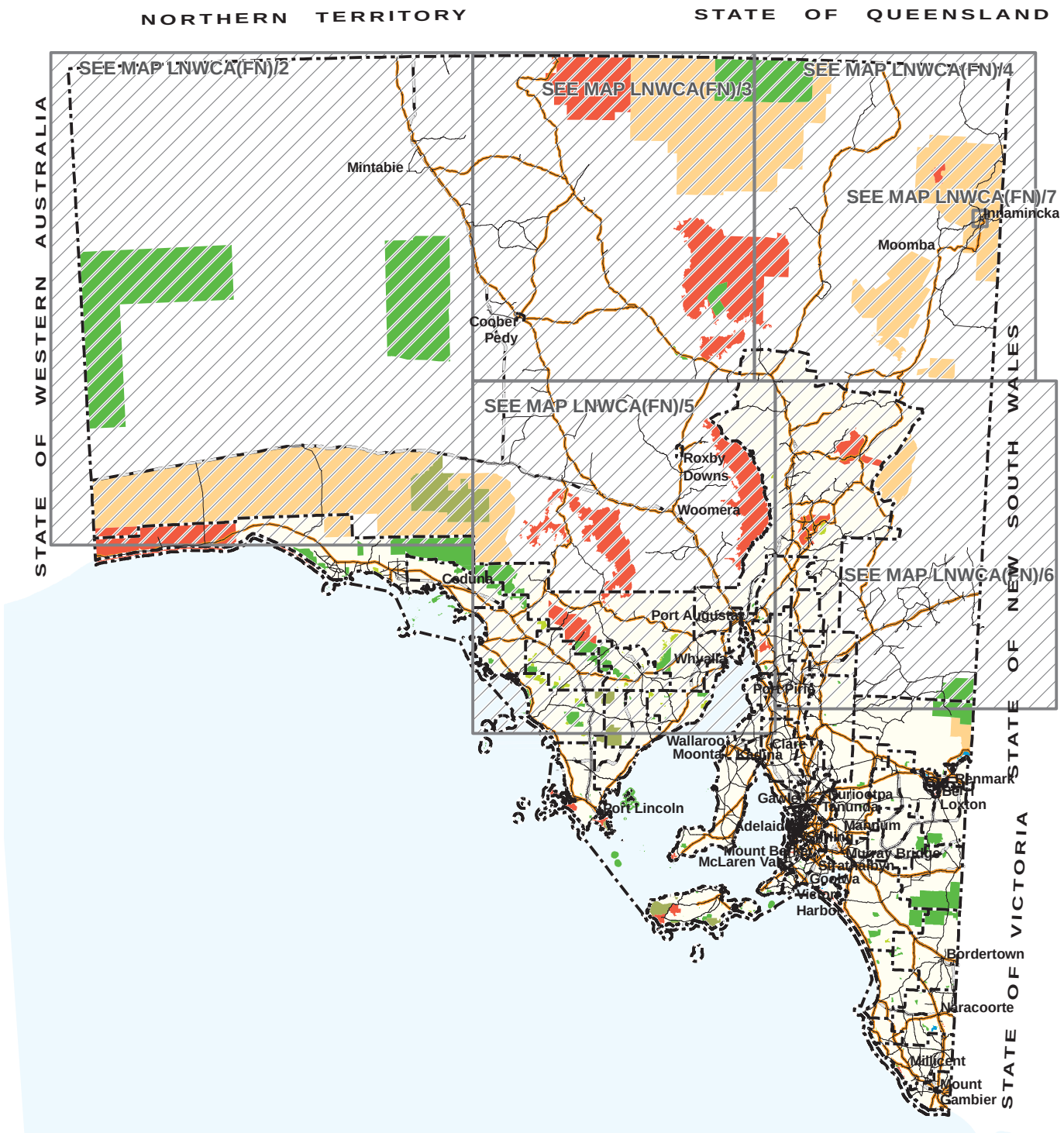
Concept Plan Title	Map Numbers
Innamincka Township and Environs	Concept Plan Map LNWCA(FN)/1
Innamincka Town Common	Concept Plan Map LNWCA(FN)/2
Potential Petroleum Related Settlements	Concept Plan Map LNWCA(FN)/3



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/9 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.

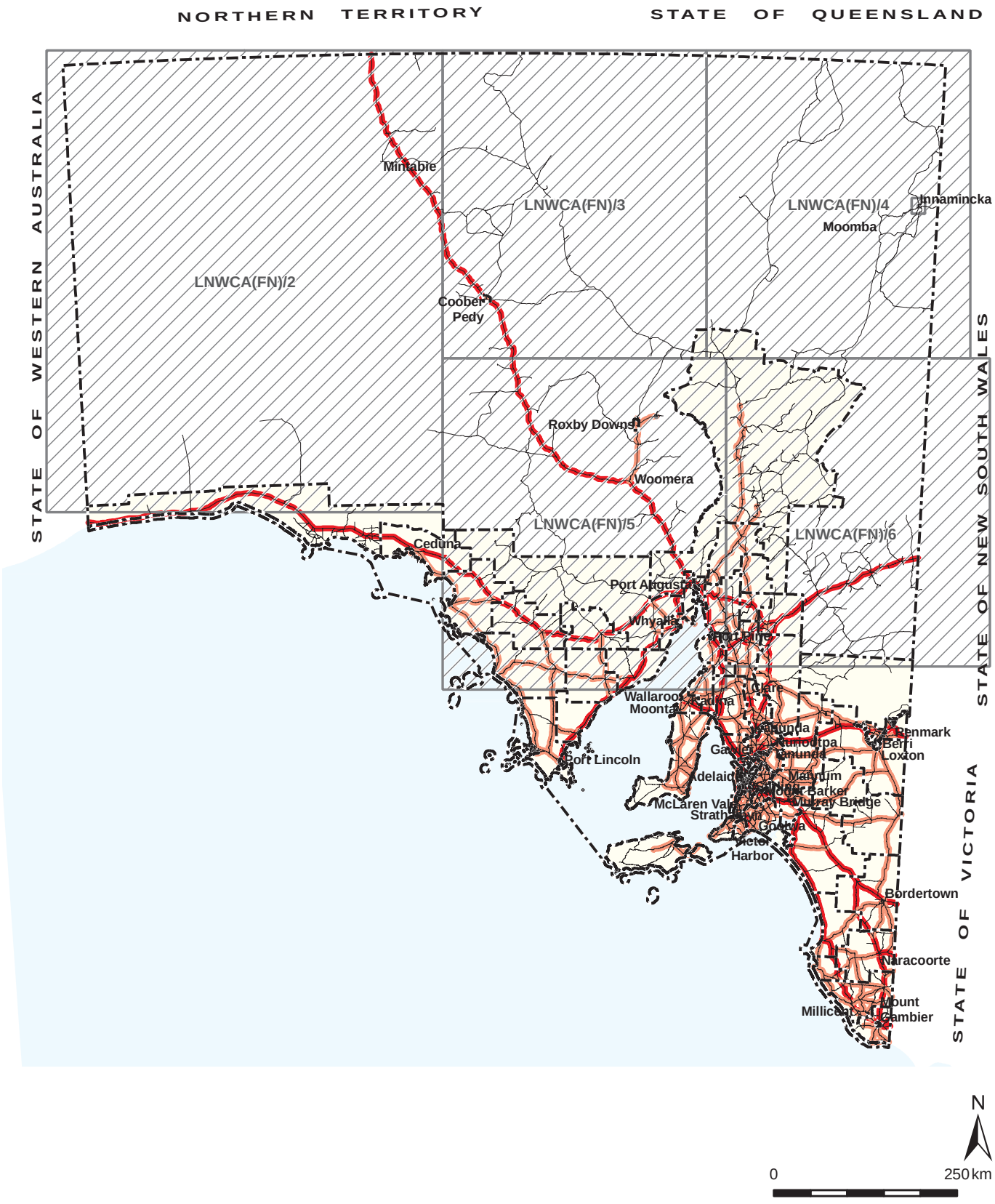
LNWCA(FN) Index Map

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



Location Map LNWCA(FN)/1

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



Overlay Map LNWCA(FN)/1

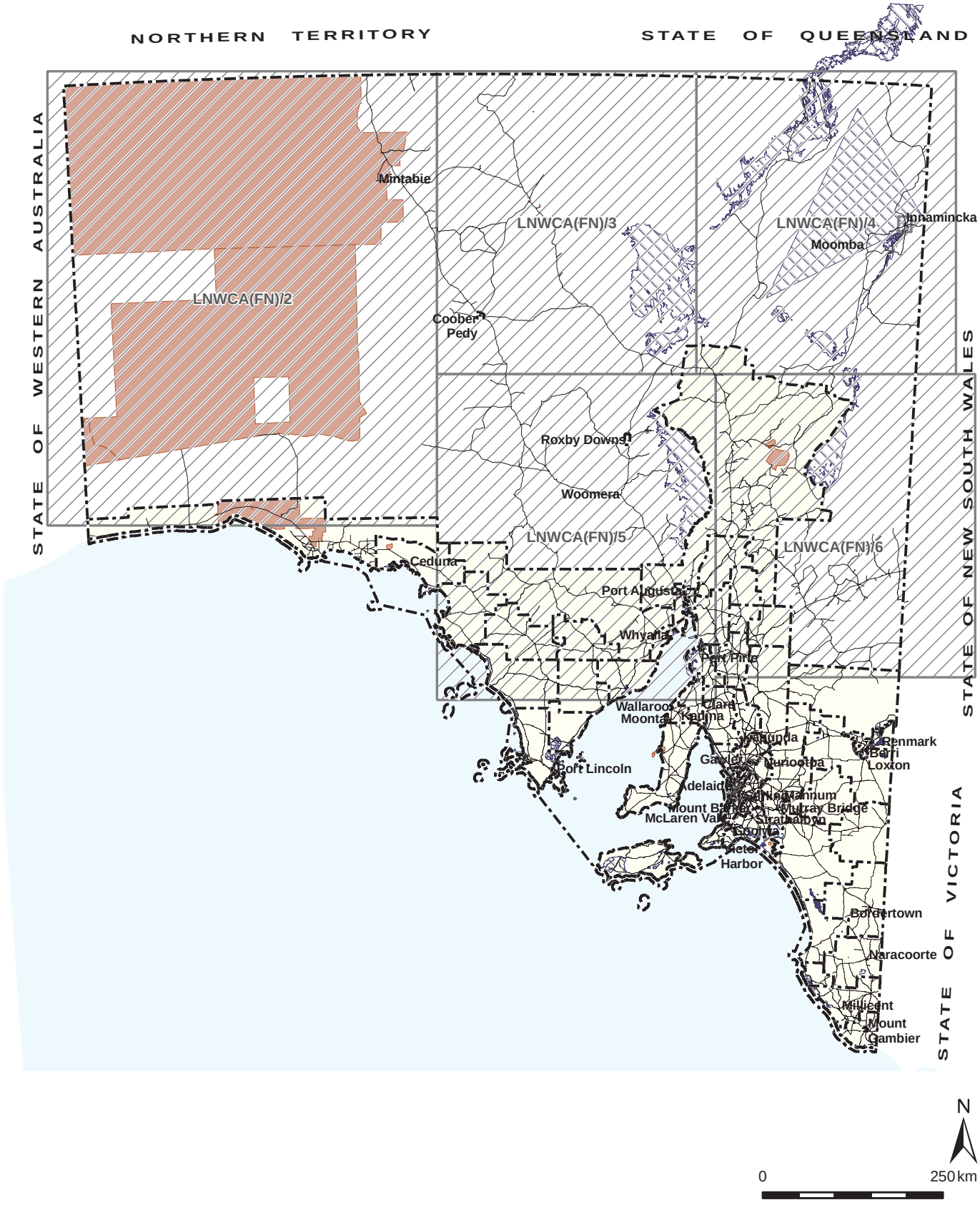
TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary



Overlay Map LNWCA(FN)/1

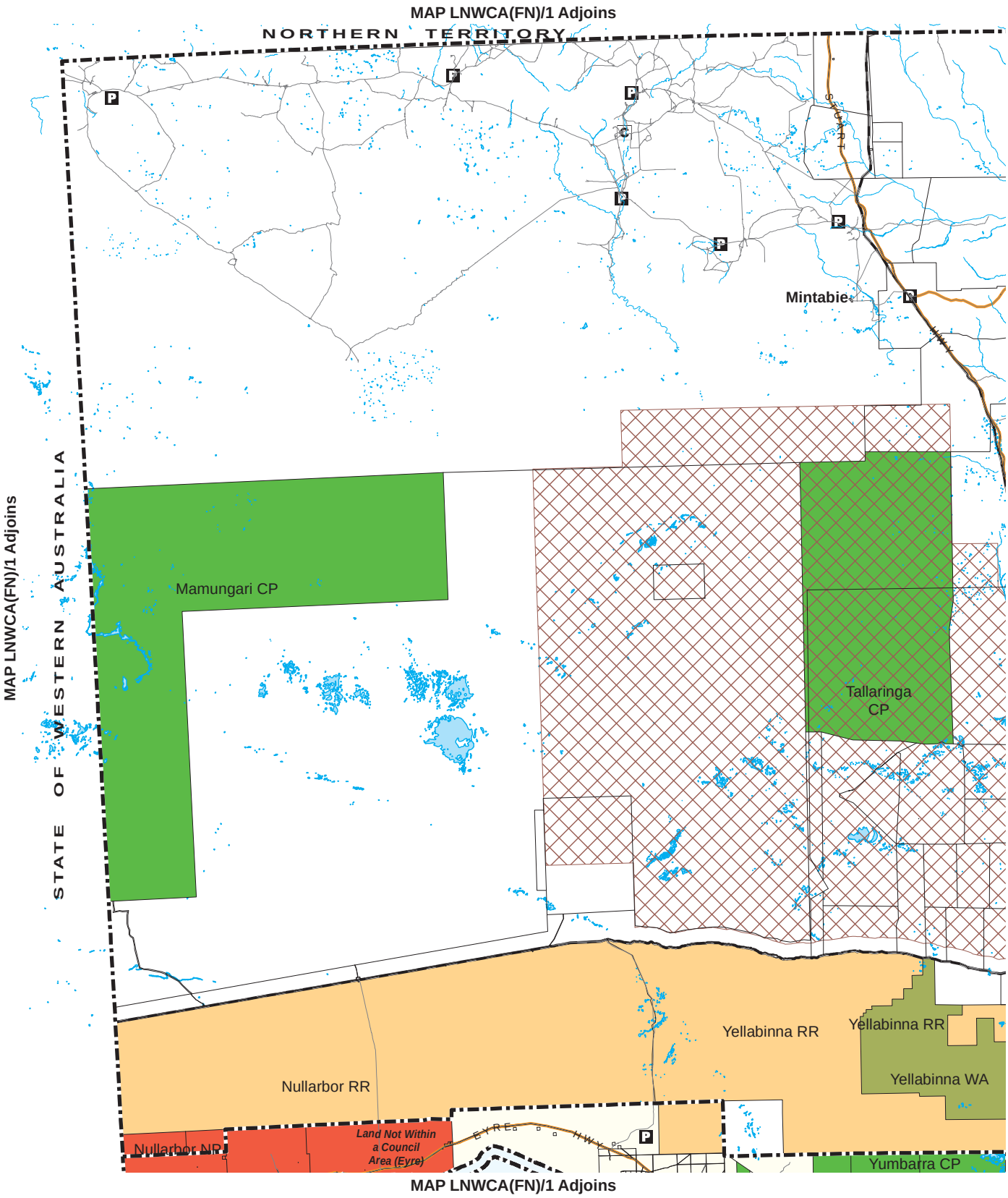
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Wetlands of National Importance

Aboriginal Lands

Development Plan Boundary



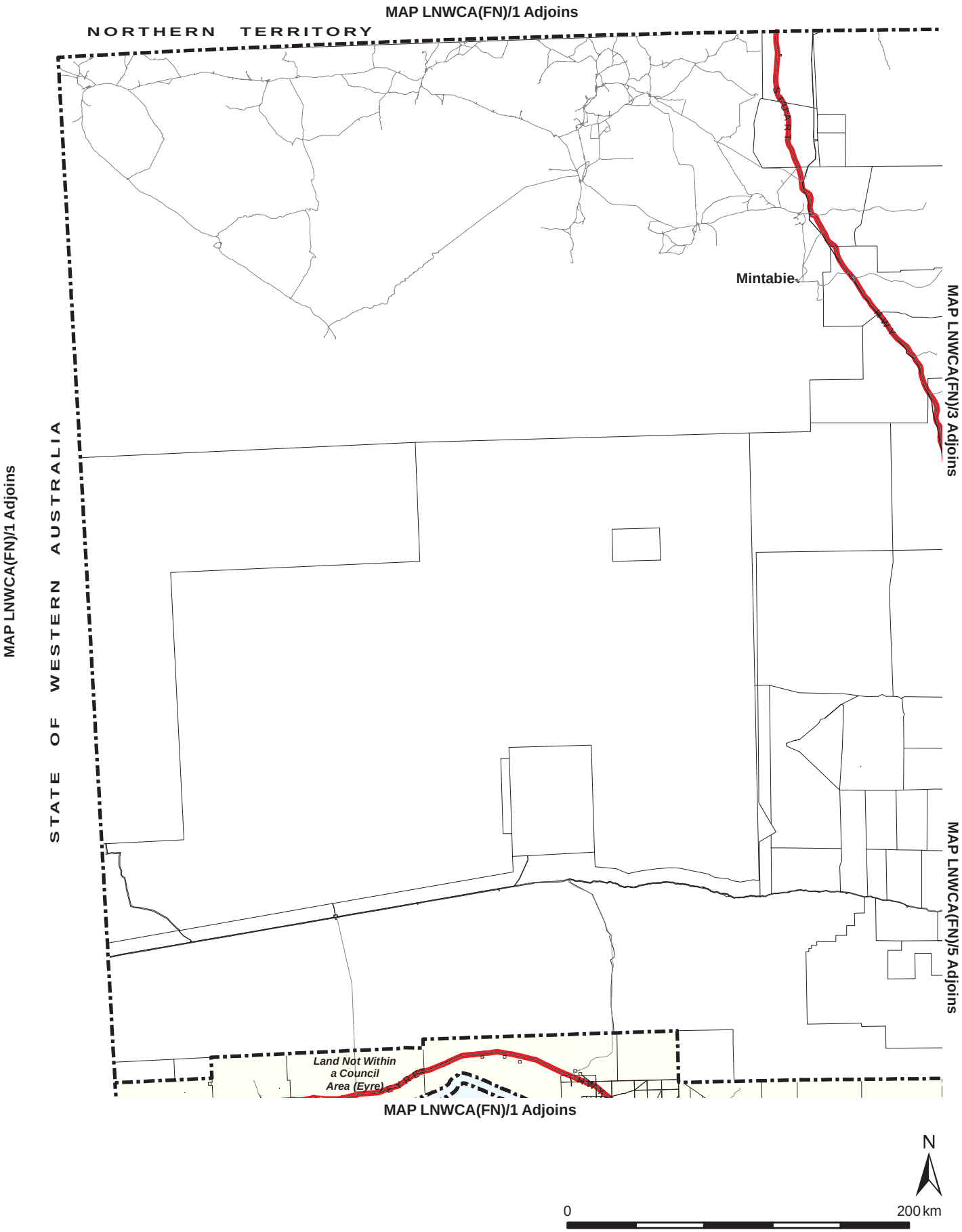
N

0 200 km

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

Location Map LNWCA(FN)/2

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



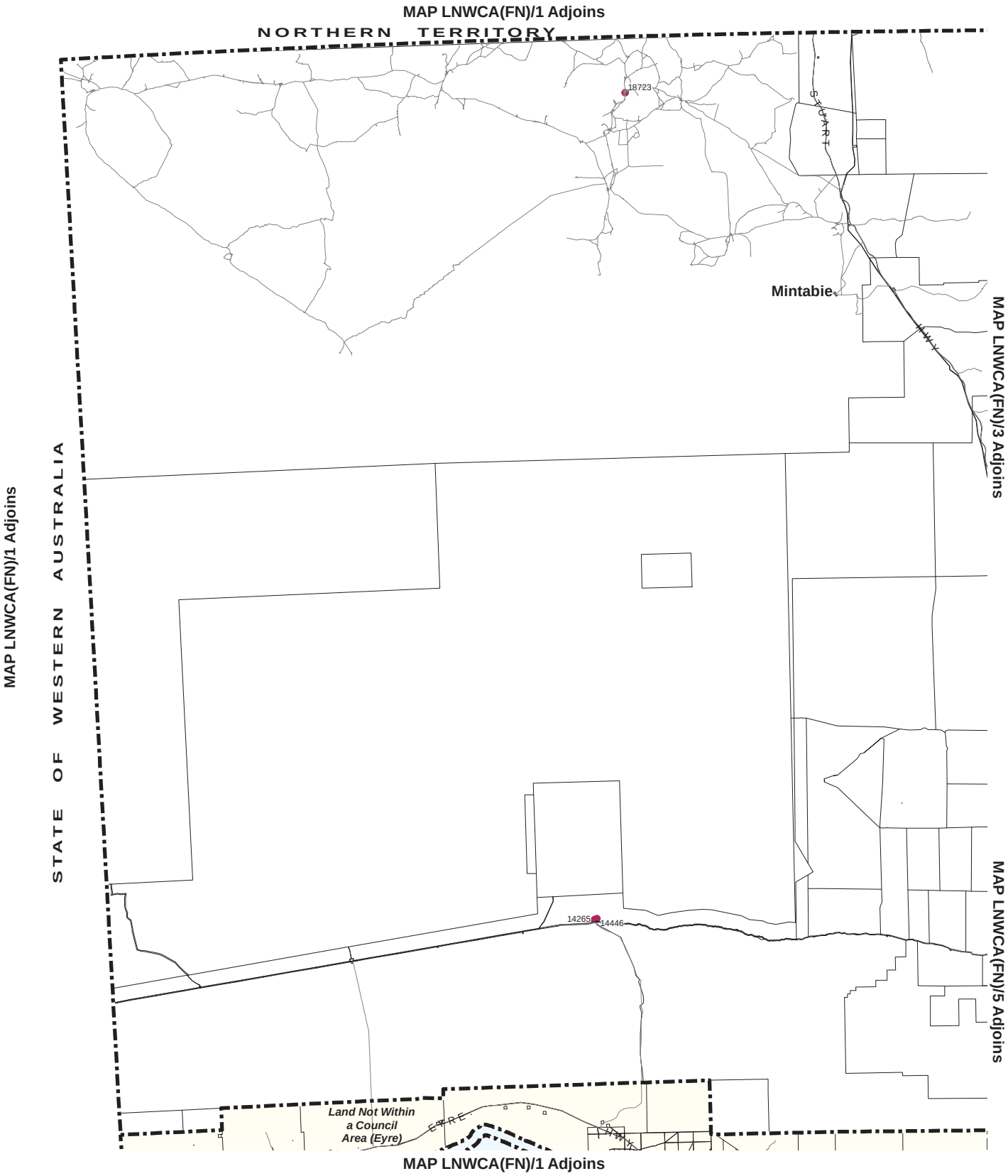
Overlay Map LNWCA(FN)/2

TRANSPORT

Primary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



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

N

0 200 km

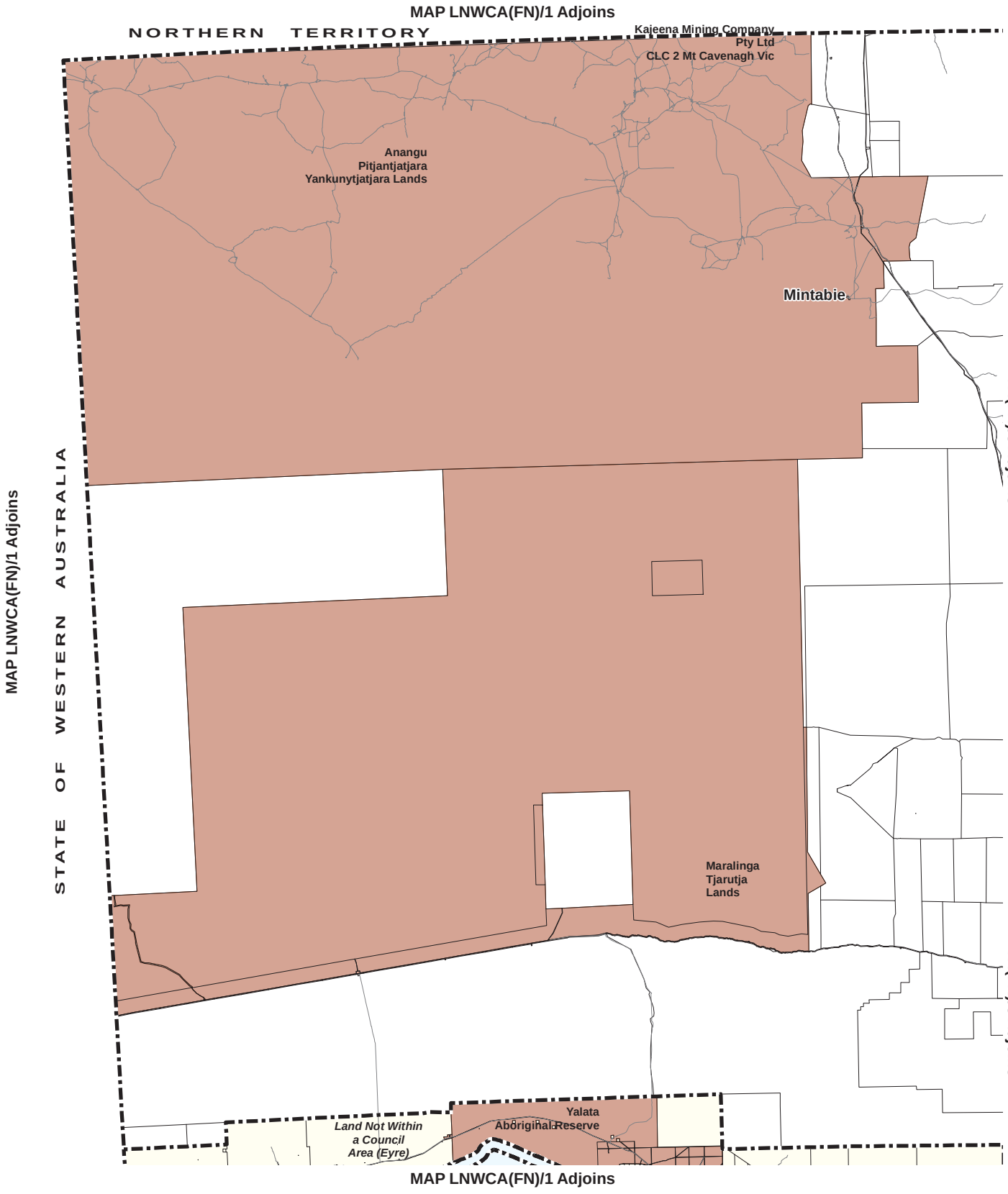
Overlay Map LNWCA(FN)/2

HERITAGE

State heritage place

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



N

0 200 km

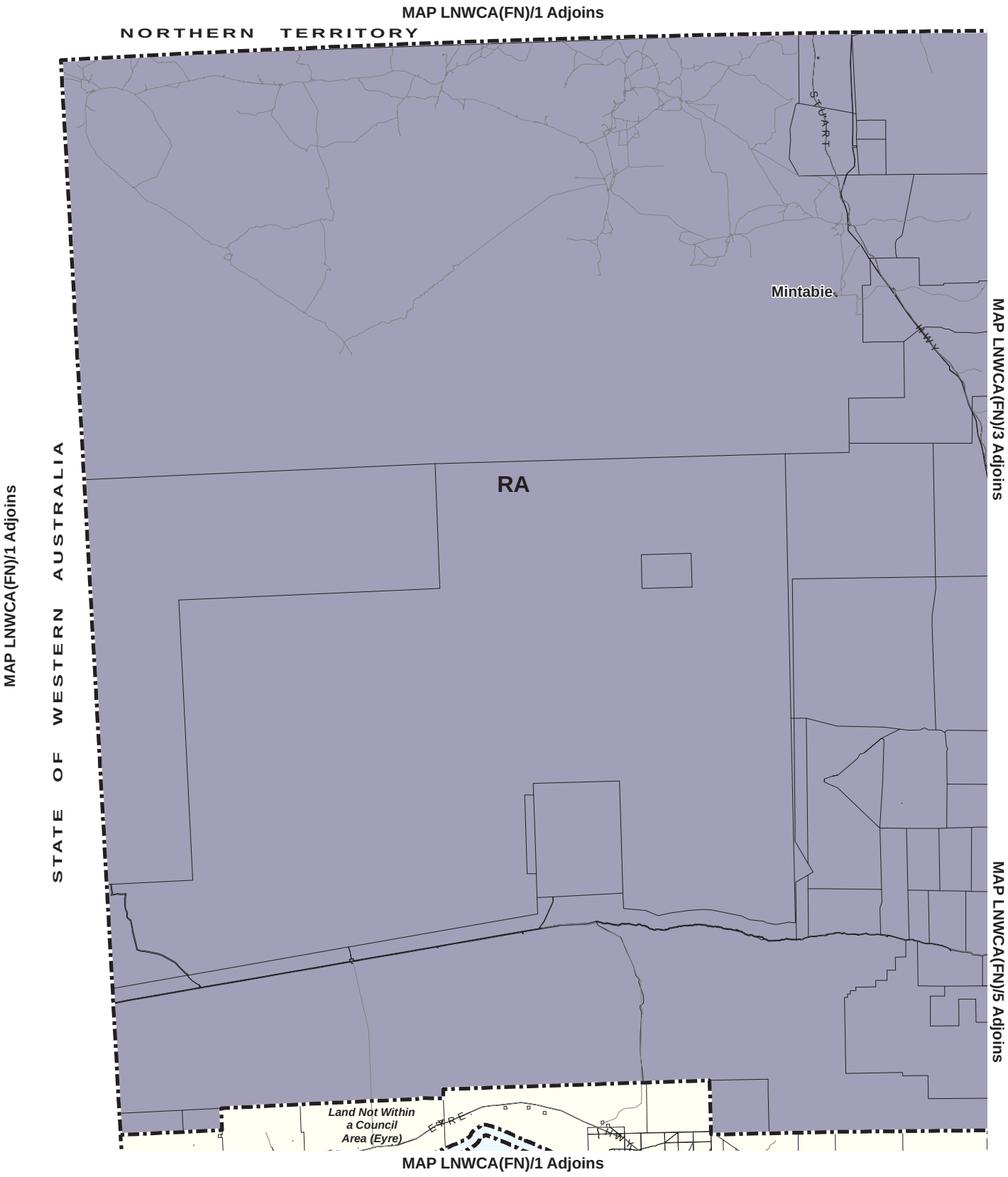
Overlay Map LNWCA(FN)/2

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Aboriginal Lands

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

0 200 km

Zone Map LNWCA(FN)/2

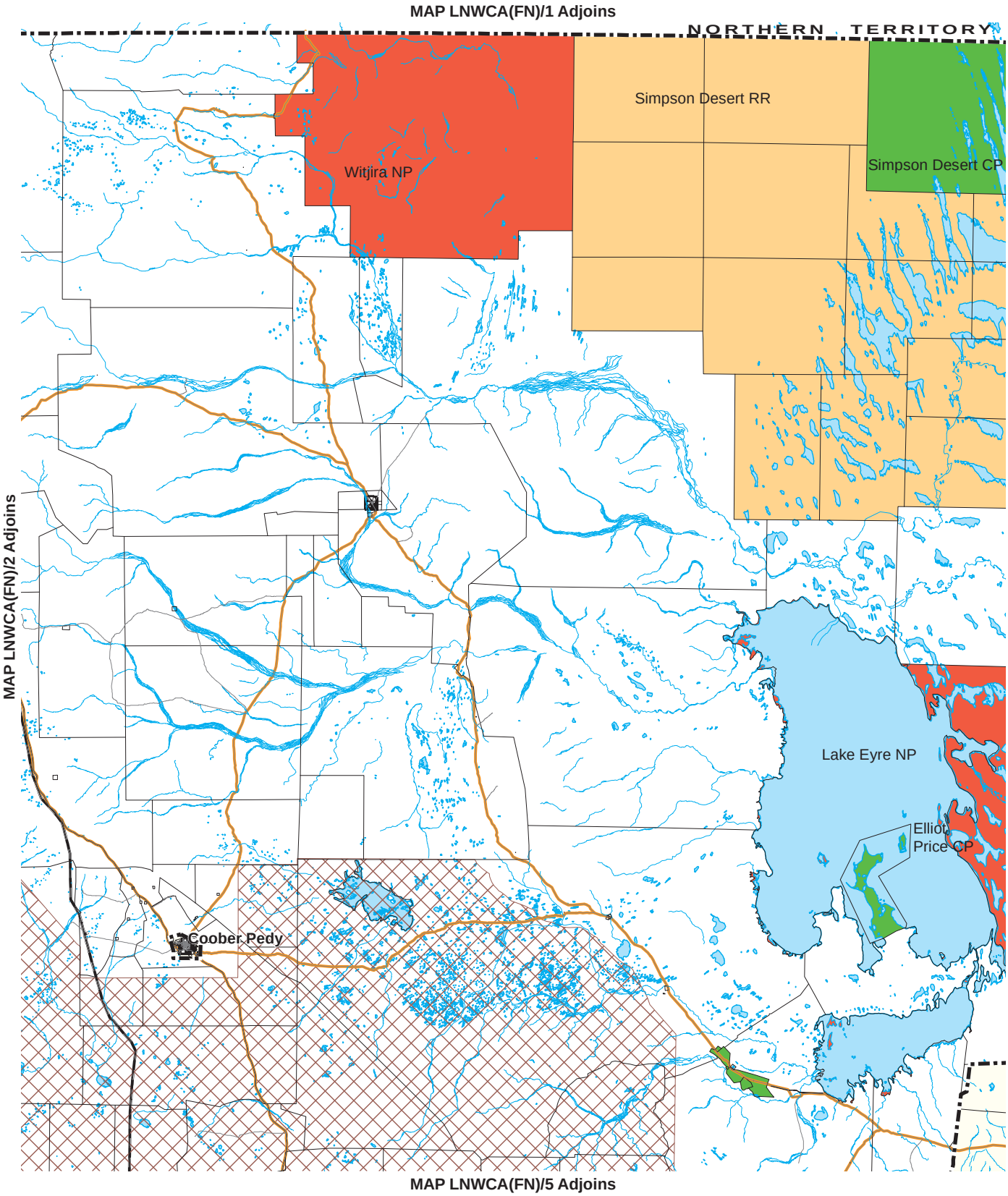
Zones

RA Remote Areas

Zone Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



N

0 100 km

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

Location Map LNWCA(FN)/3

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



N

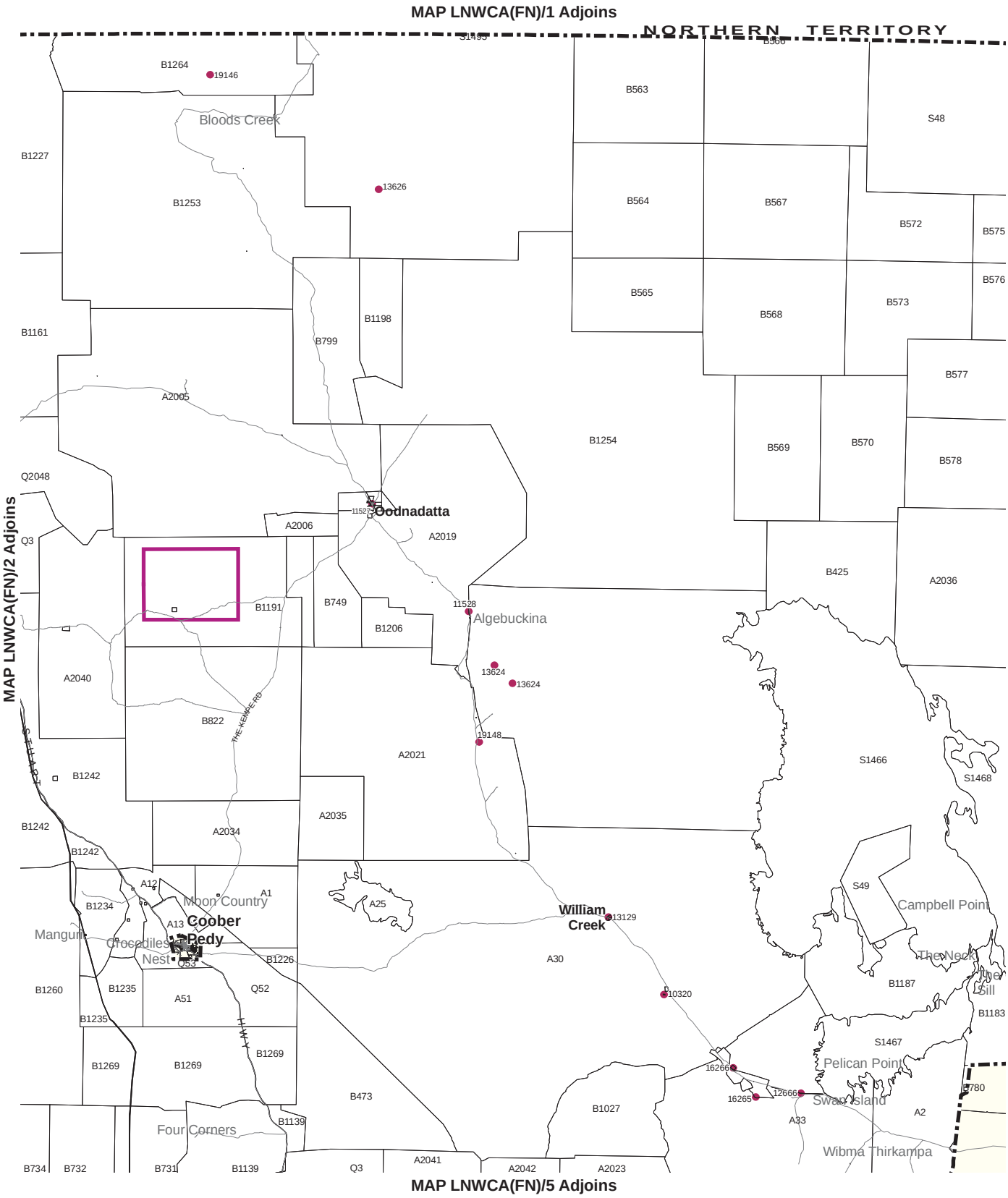
0 100 km

Overlay Map LNWCA(FN)/3

TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Primary Arterial Roads
Secondary Arterial Roads
Development Plan Boundary



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

N

0 100 km

Overlay Map LNWCA(FN)/3

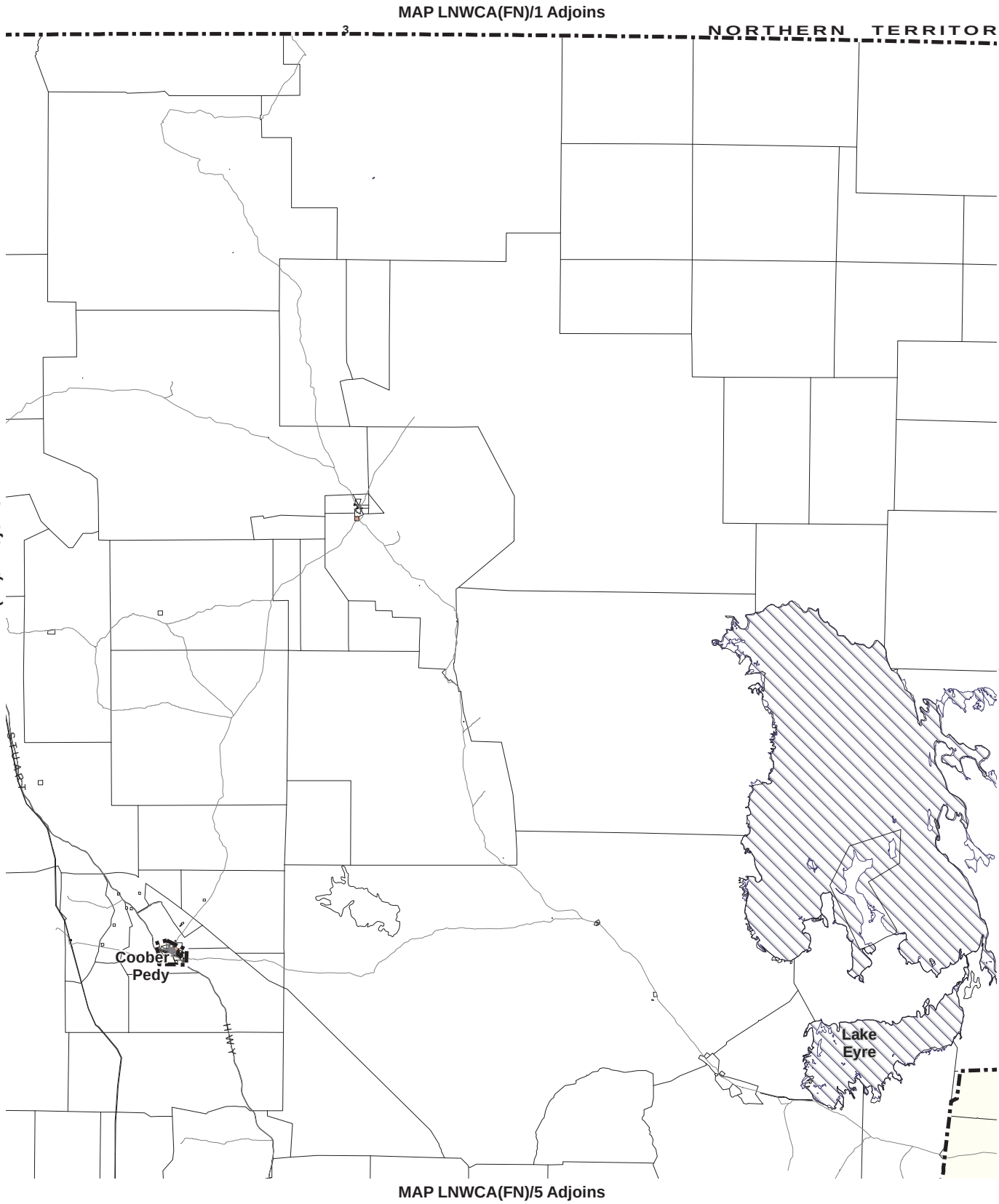
HERITAGE

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

State heritage place

State Heritage Area

Development Plan Boundary



N

0 100 km

Overlay Map LNWCA(FN)/3

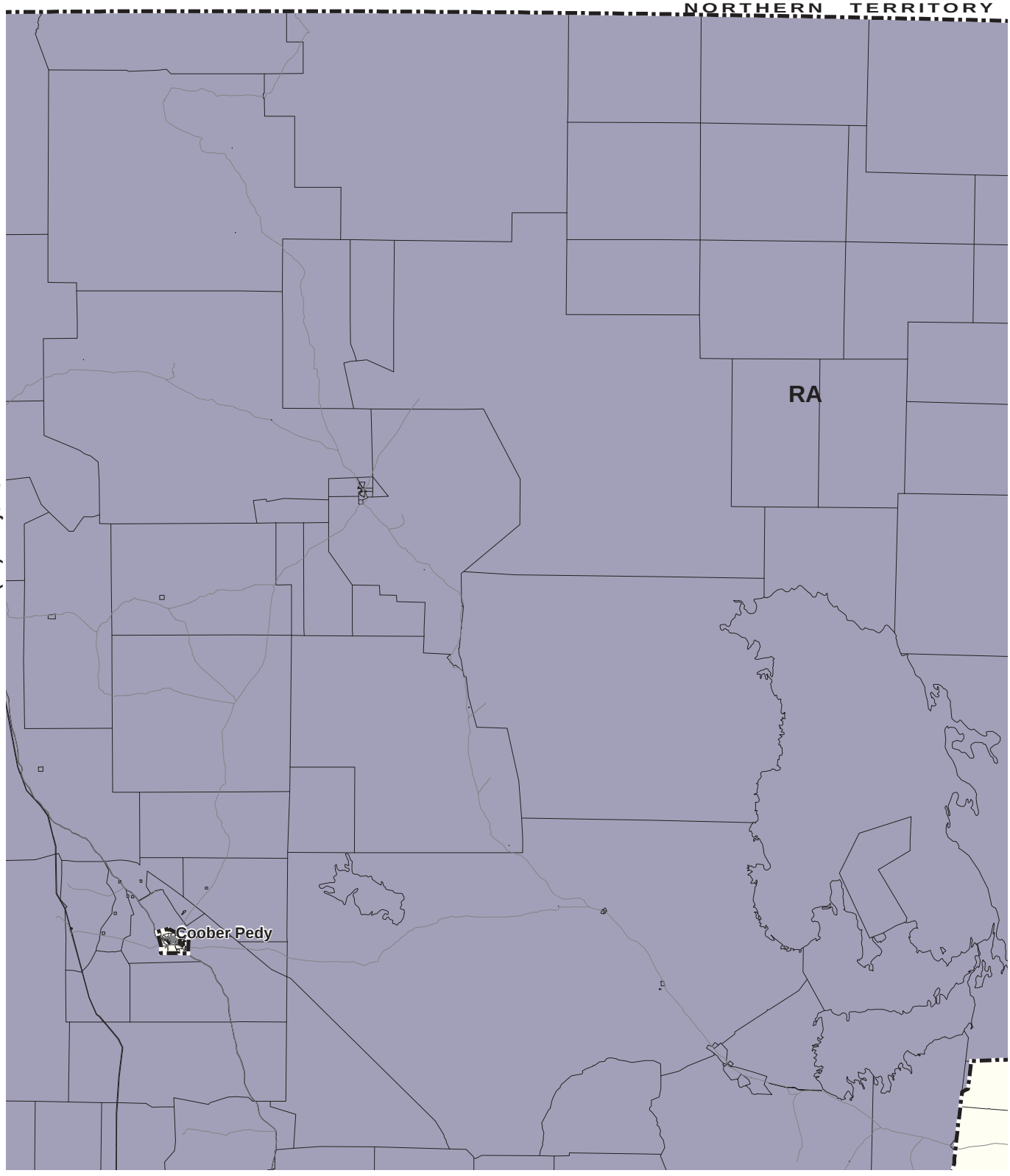
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary

MAP LNWCA(FN)/1 Adjoins

NORTHERN TERRITORY



MAP LNWCA(FN)/2 Adjoins

MAP LNWCA(FN)/4 Adjoins

MAP LNWCA(FN)/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 100 km

Zone Map LNWCA(FN)/3

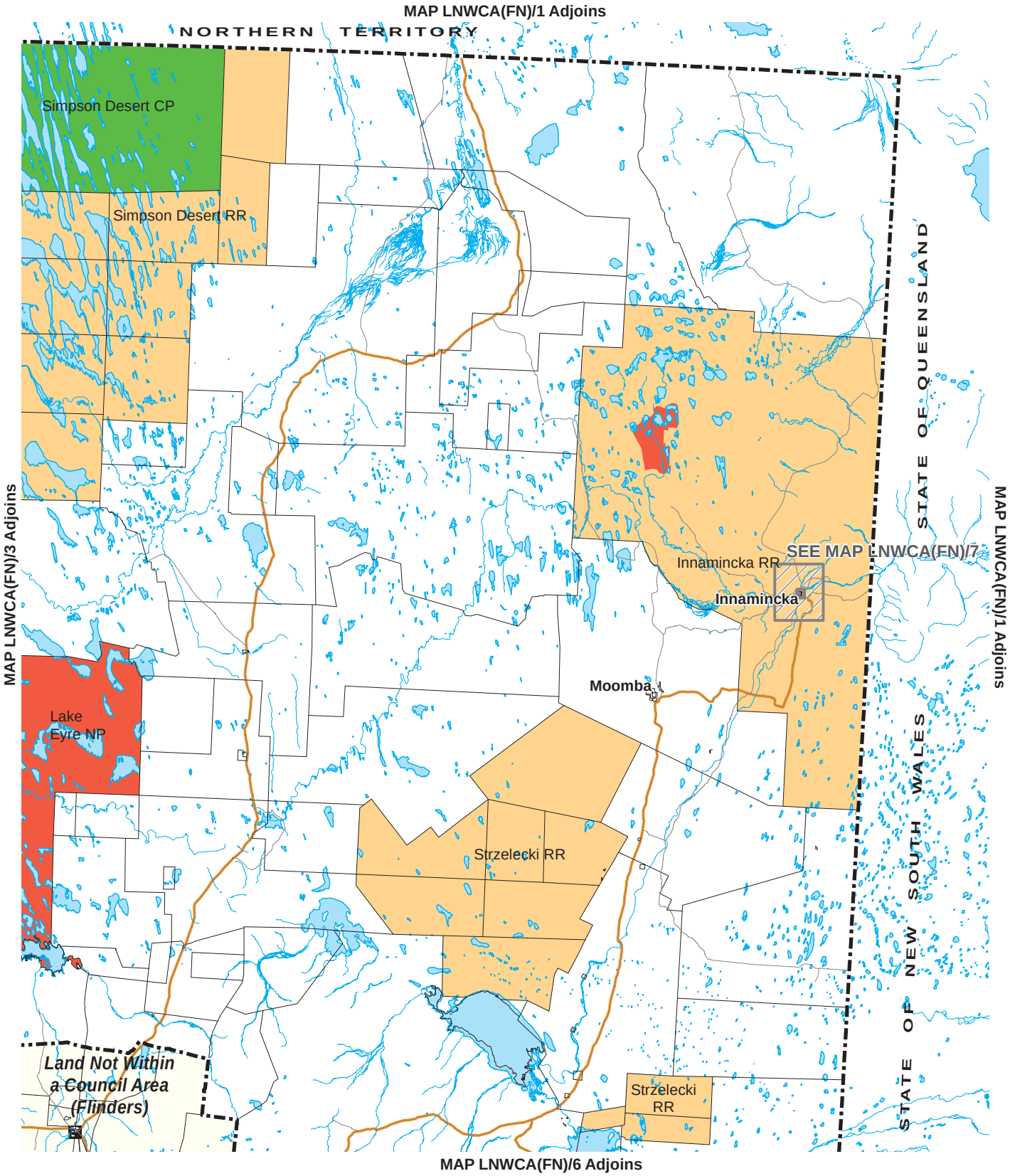
Zones

RA Remote Areas

Zone Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



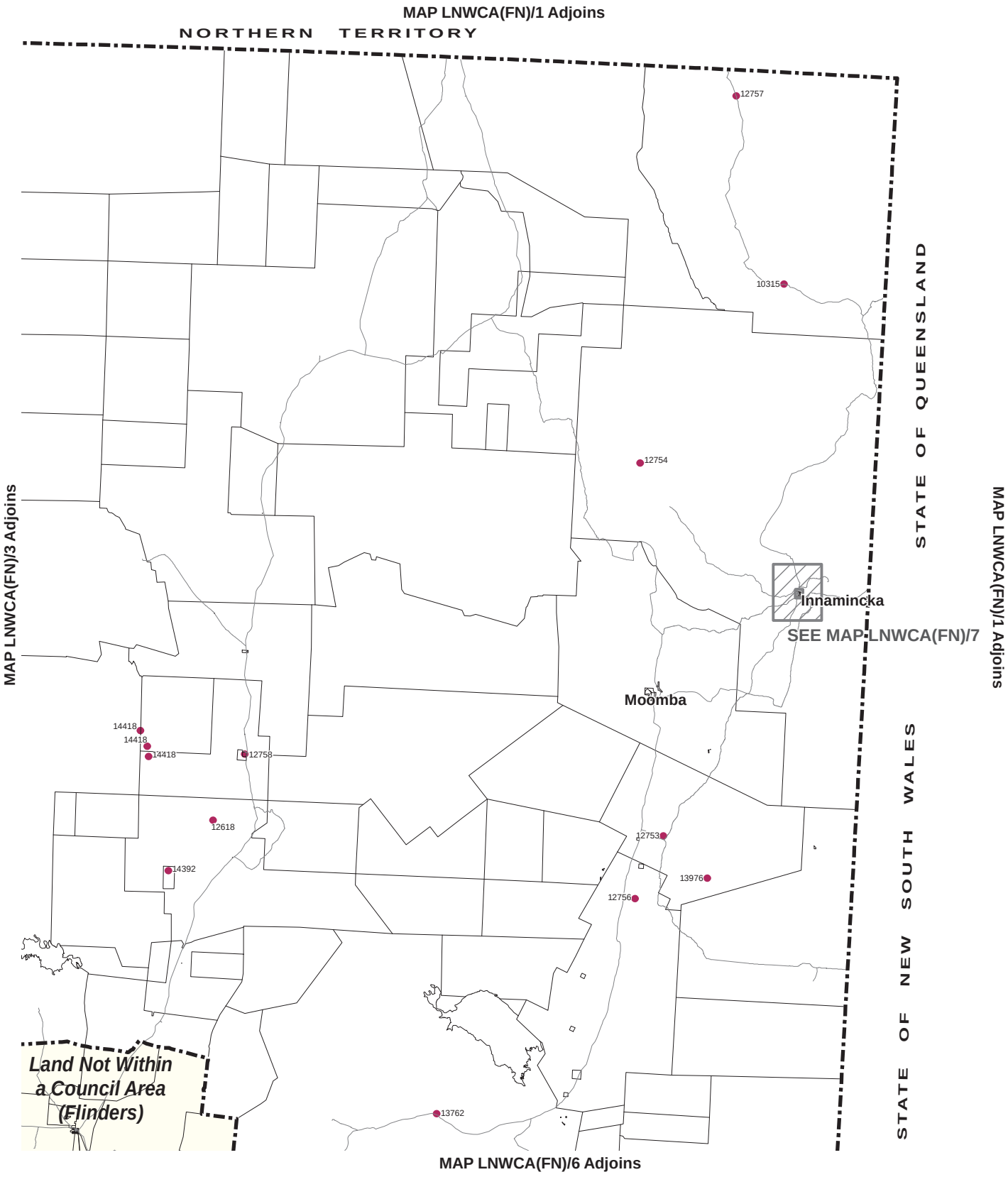
N

0 100 km

- Hospital
- Police Station
- Tourist Routes
- Waterway / drain / channel
- Waterbodies
- National Park
- Conservation Park
- Regional Reserve
- Development Plan Boundary

Location Map LNWCA(FN)/4

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



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

N

0 100 km

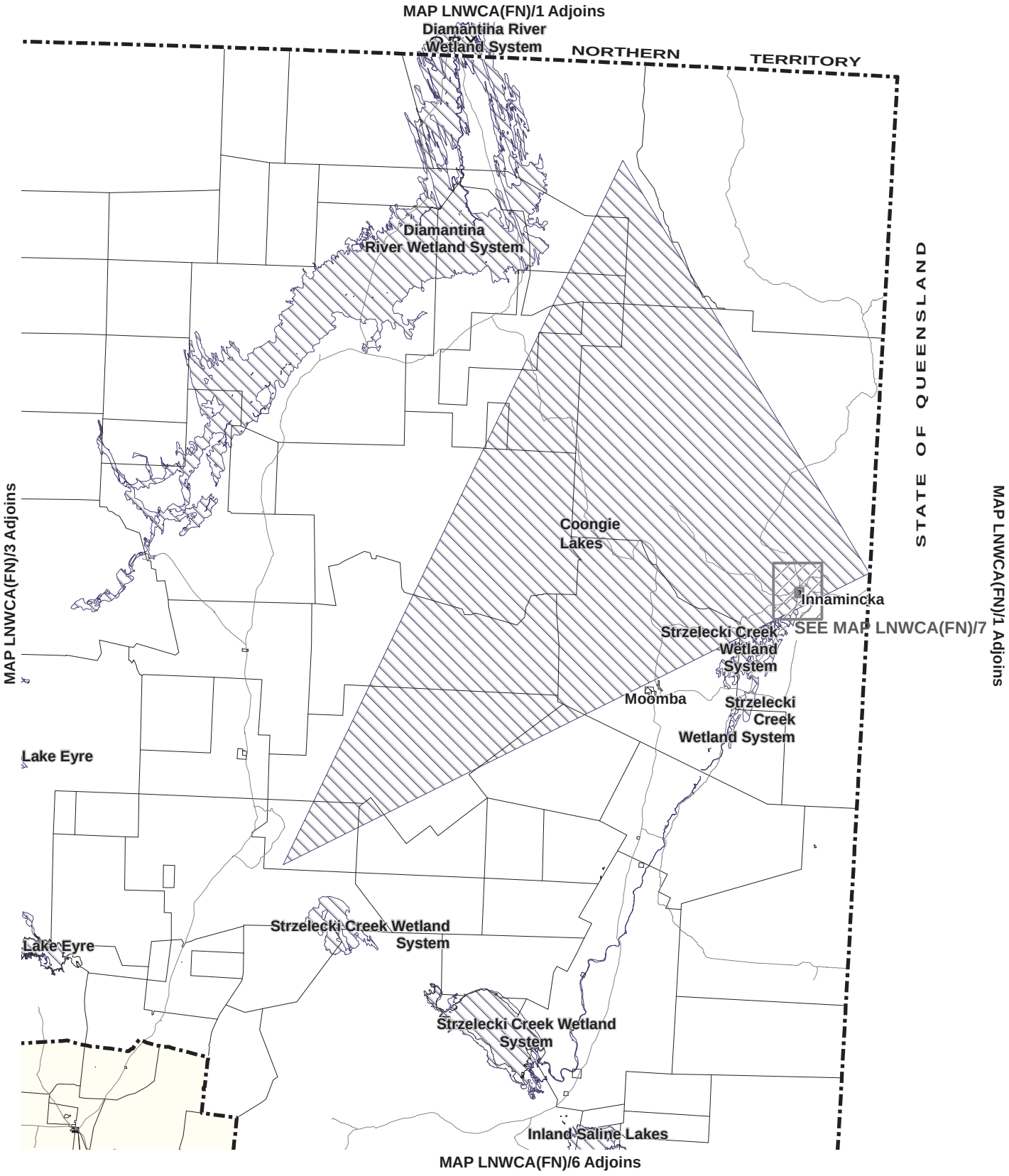
Overlay Map LNWCA(FN)/4

HERITAGE

State heritage place

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



N

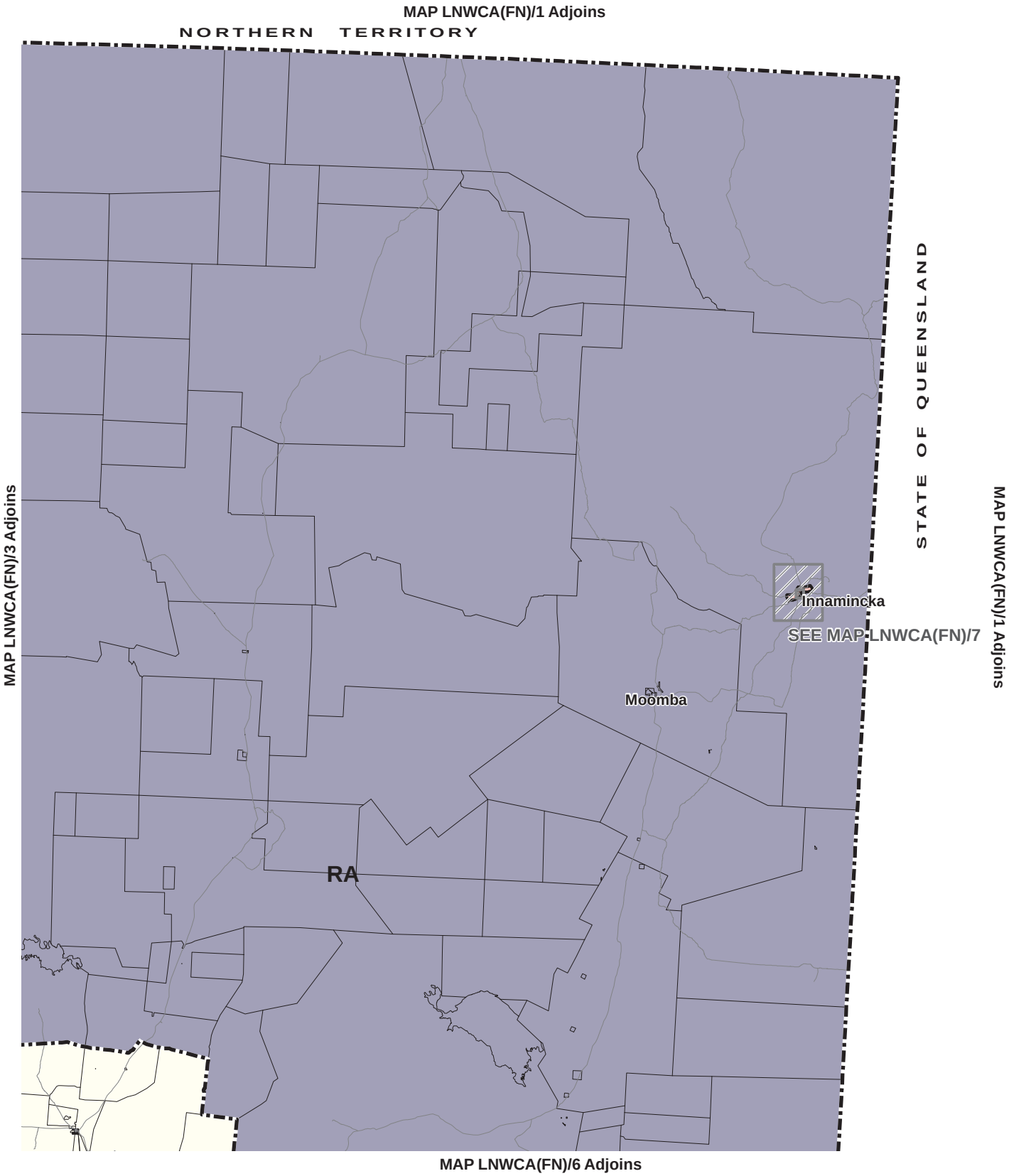
0 100 km

Overlay Map LNWCA(FN)/4

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 100 km

Zone Map LNWCA(FN)/4

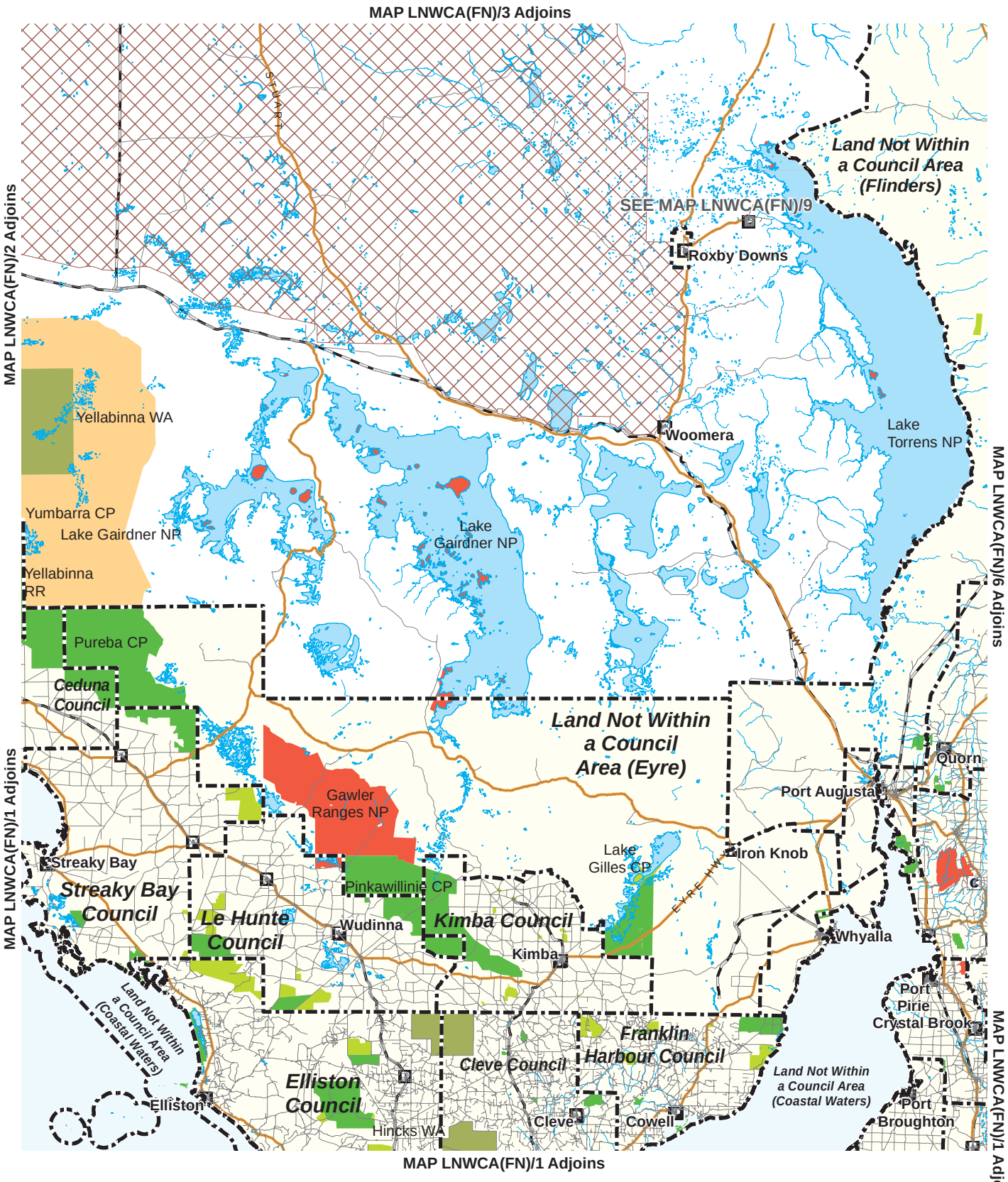
Zones

RA Remote Areas

Zone Boundary

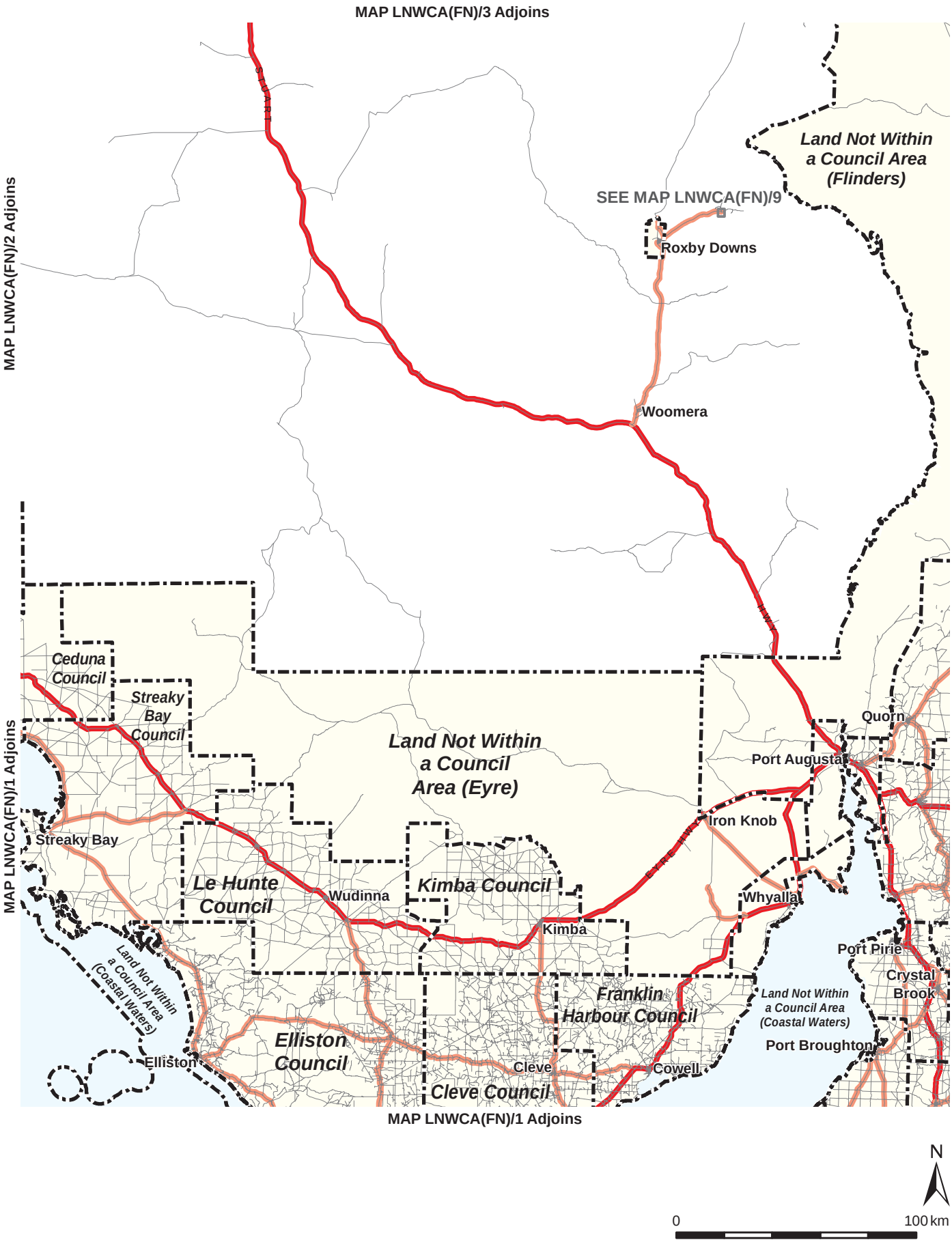
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



Location Map LNWCA(FN)/5

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

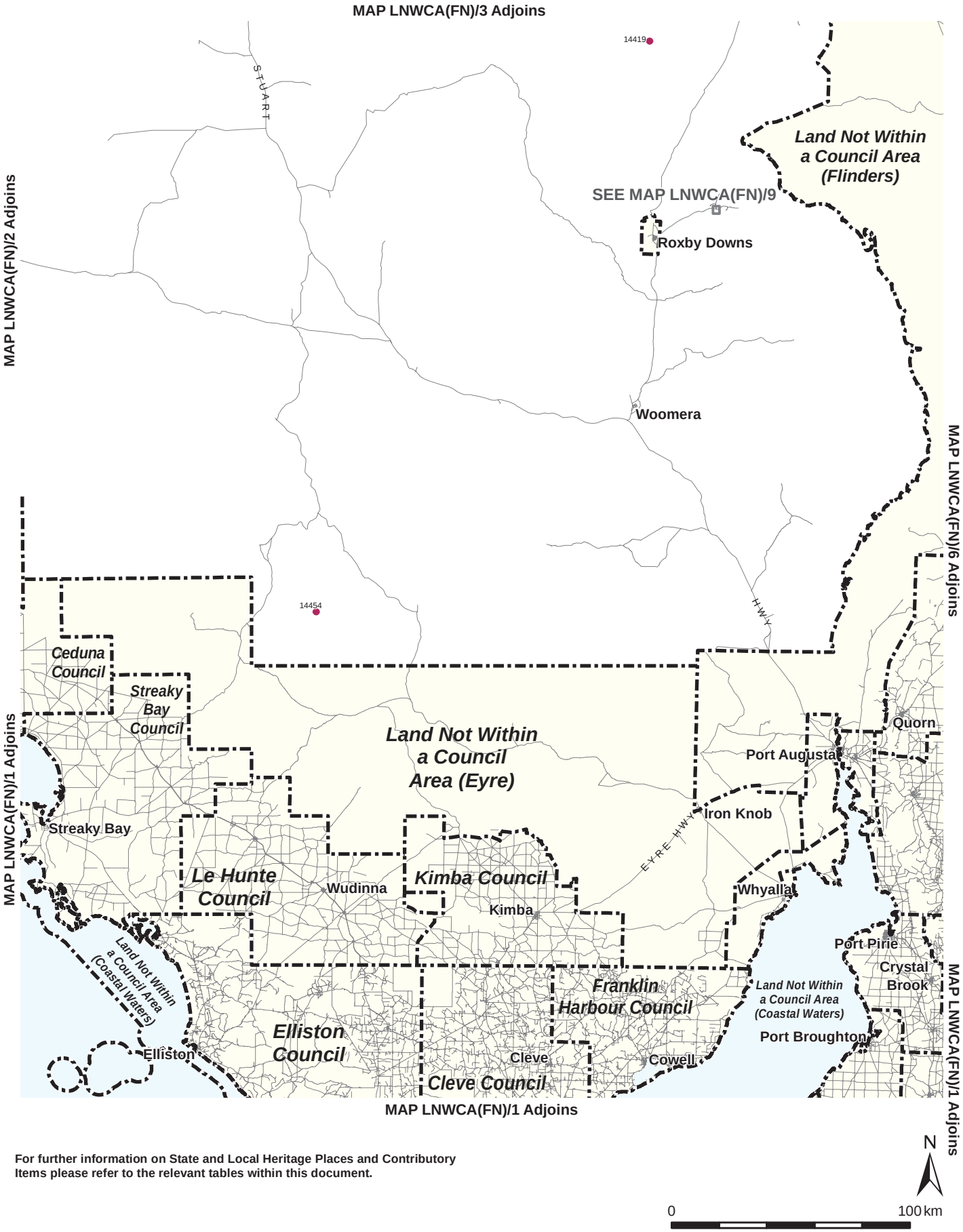


Overlay Map LNWCA(FN)/5

TRANSPORT

Primary Arterial Roads
Secondary Arterial Roads
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



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

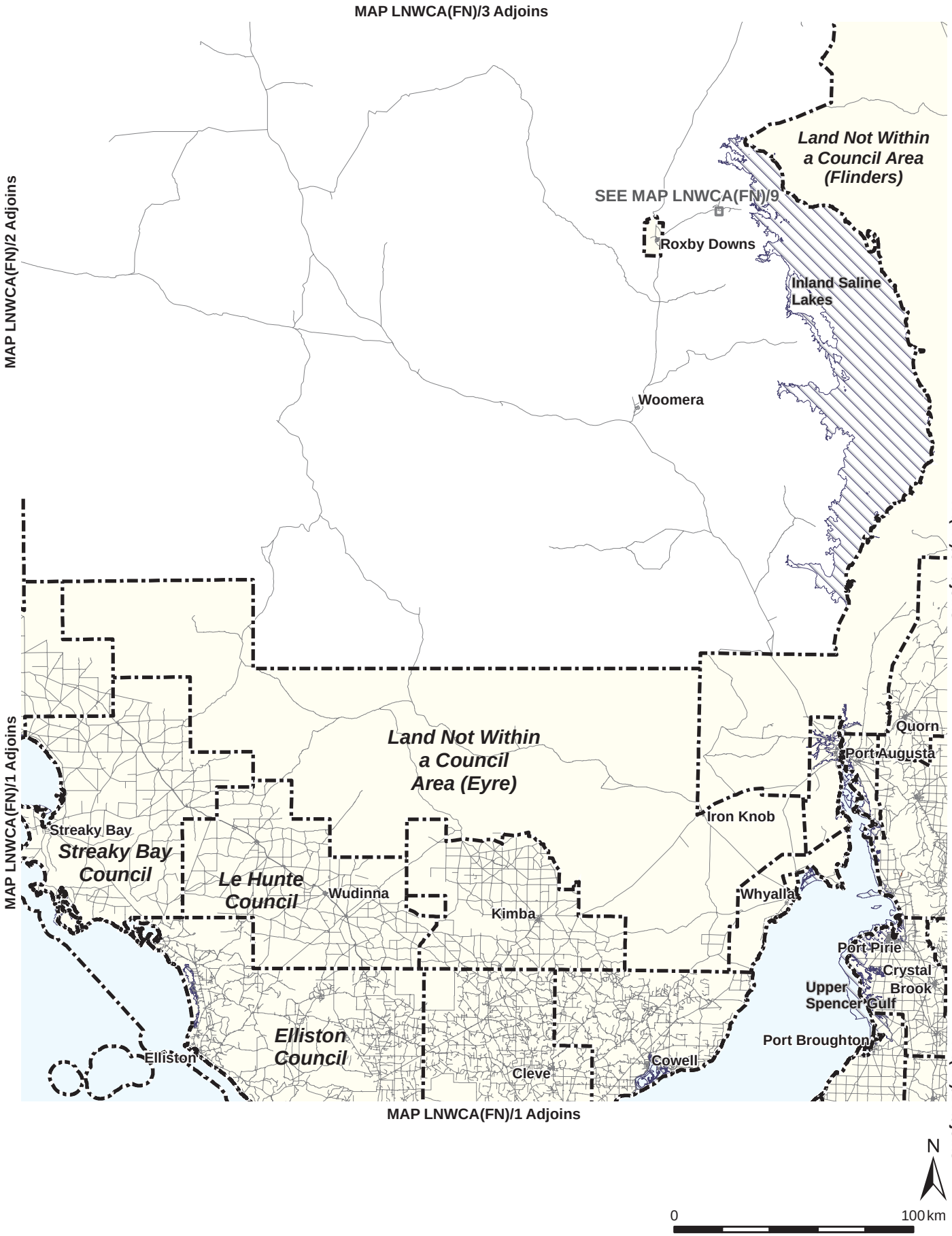
Overlay Map LNWCA(FN)/5

HERITAGE

State heritage place

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

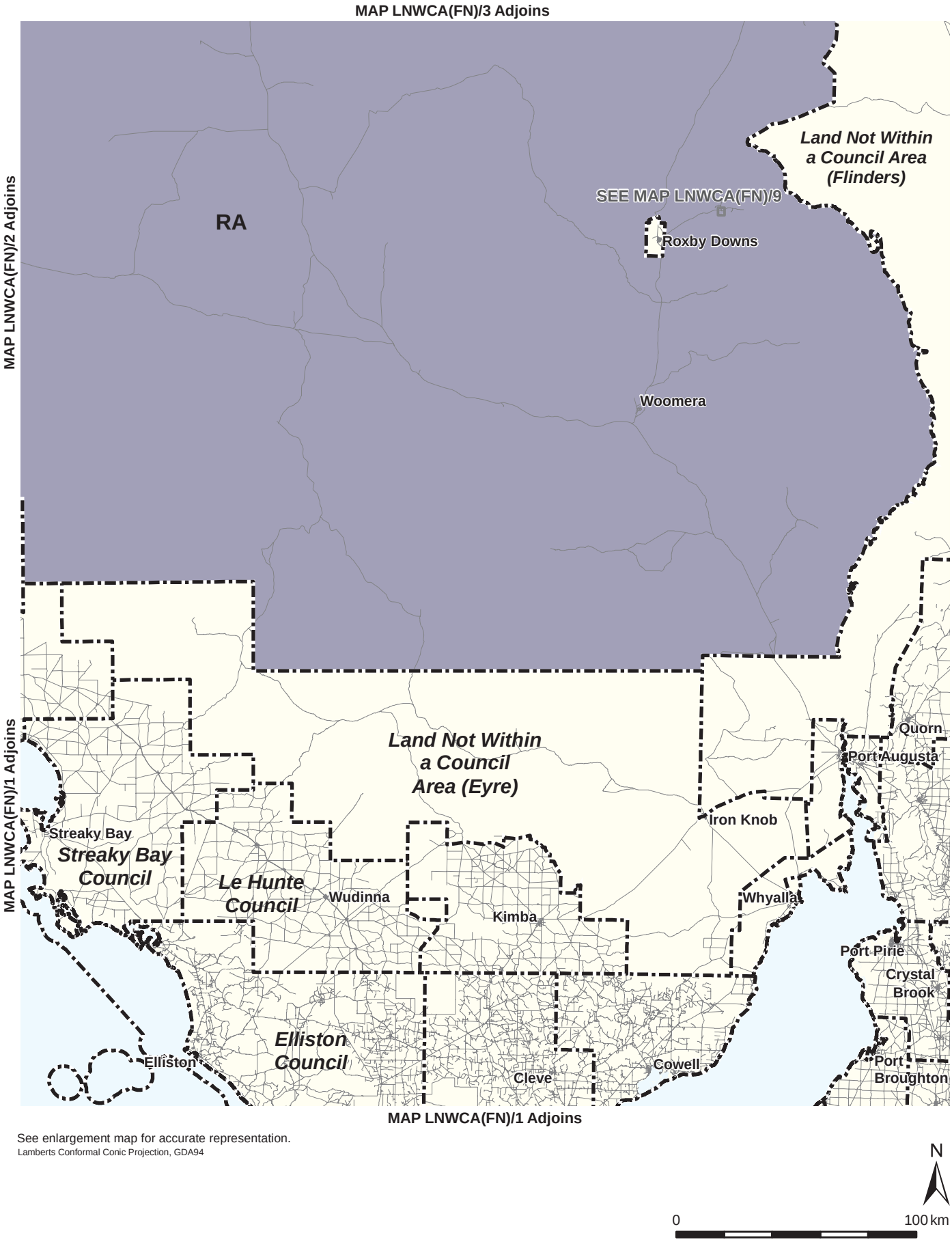


Overlay Map LNWCA(FN)/5

ABORIGINAL LANDS AND NATURAL RESOURCES

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



See enlargement map for accurate representation.

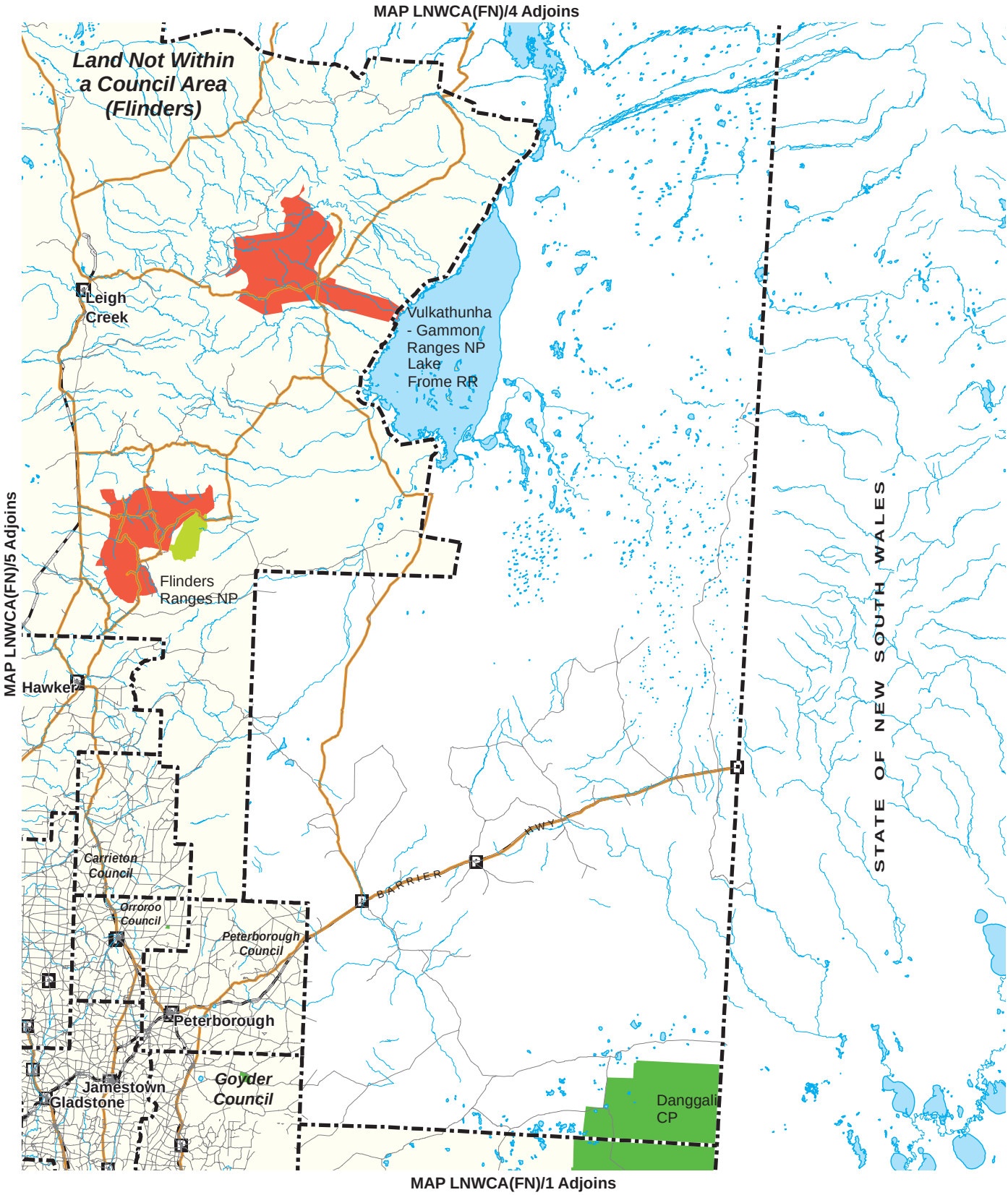
Lamberts Conformal Conic Projection, GDA94

Zone Map LNWCA(FN)/5

Zones

- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



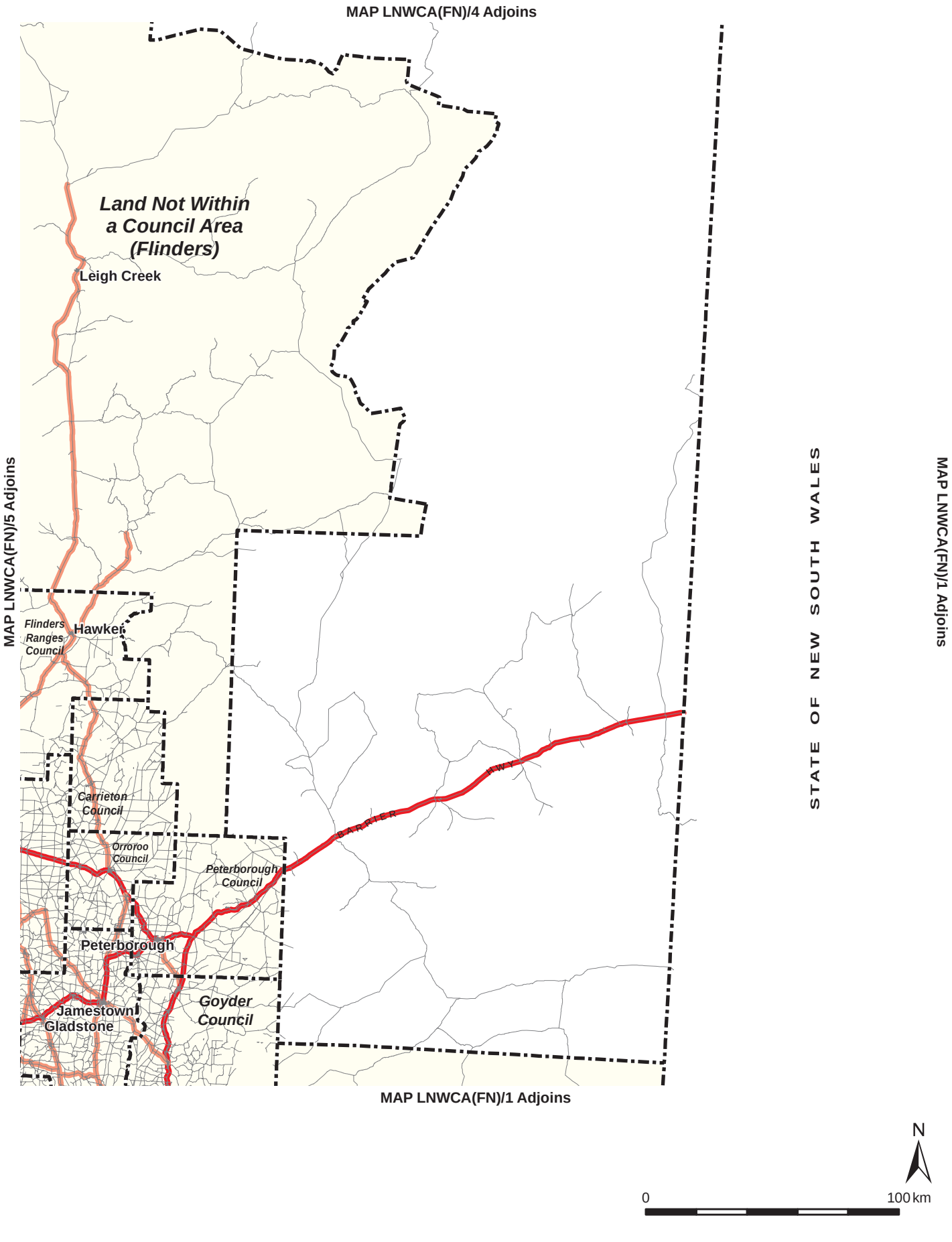
N

0 100 km

- Council Office
- Hospital
- Police Station
- Railways
- Tourist Routes
- Waterway / drain / channel
- Waterbodies
- National Park
- Conservation Park
- Regional Reserve
- Conservation Reserve
- Development Plan Boundary

Location Map LNWCA(FN)/6

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

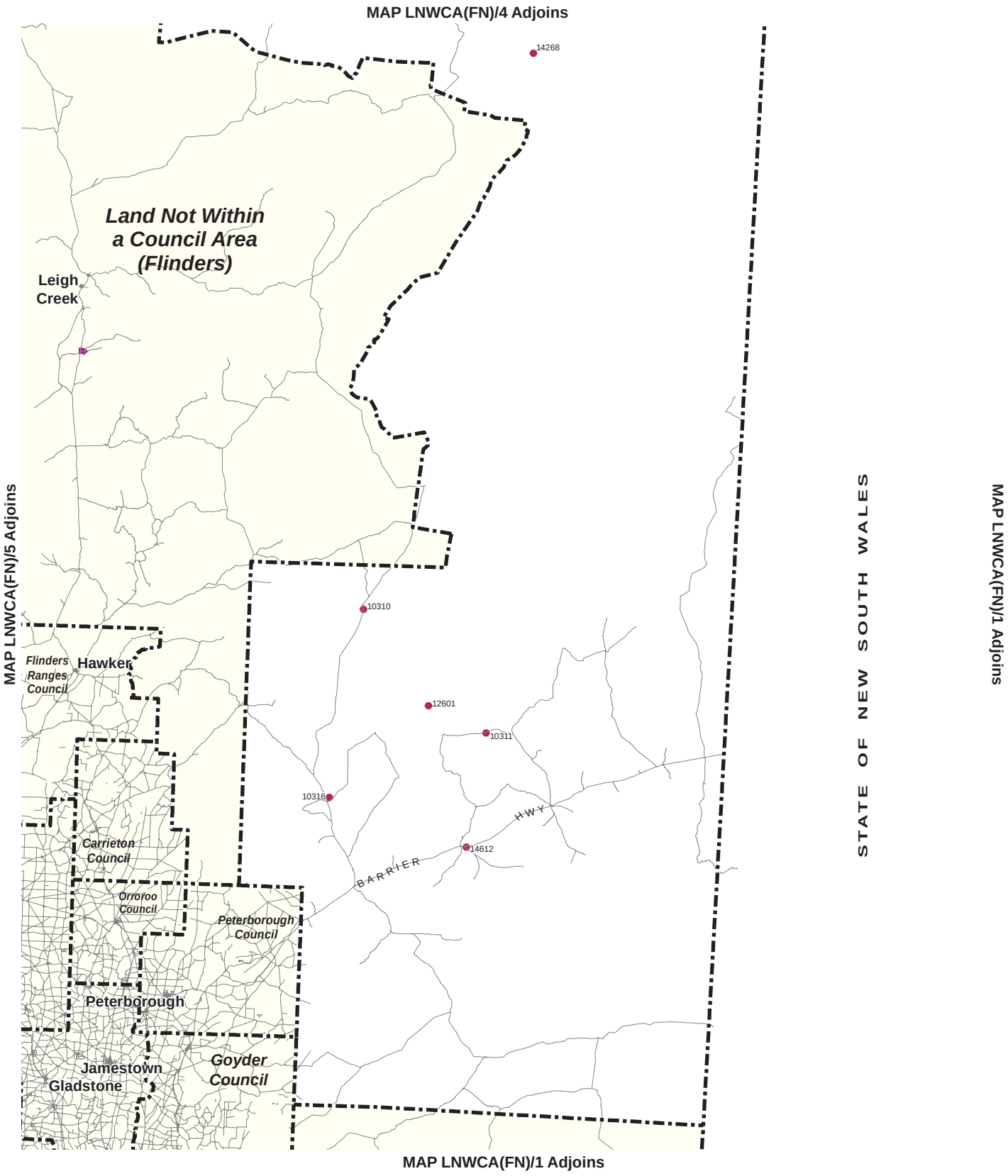


Overlay Map LNWCA(FN)/6

TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Primary Arterial Roads
Secondary Arterial Roads
Development Plan Boundary



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

N

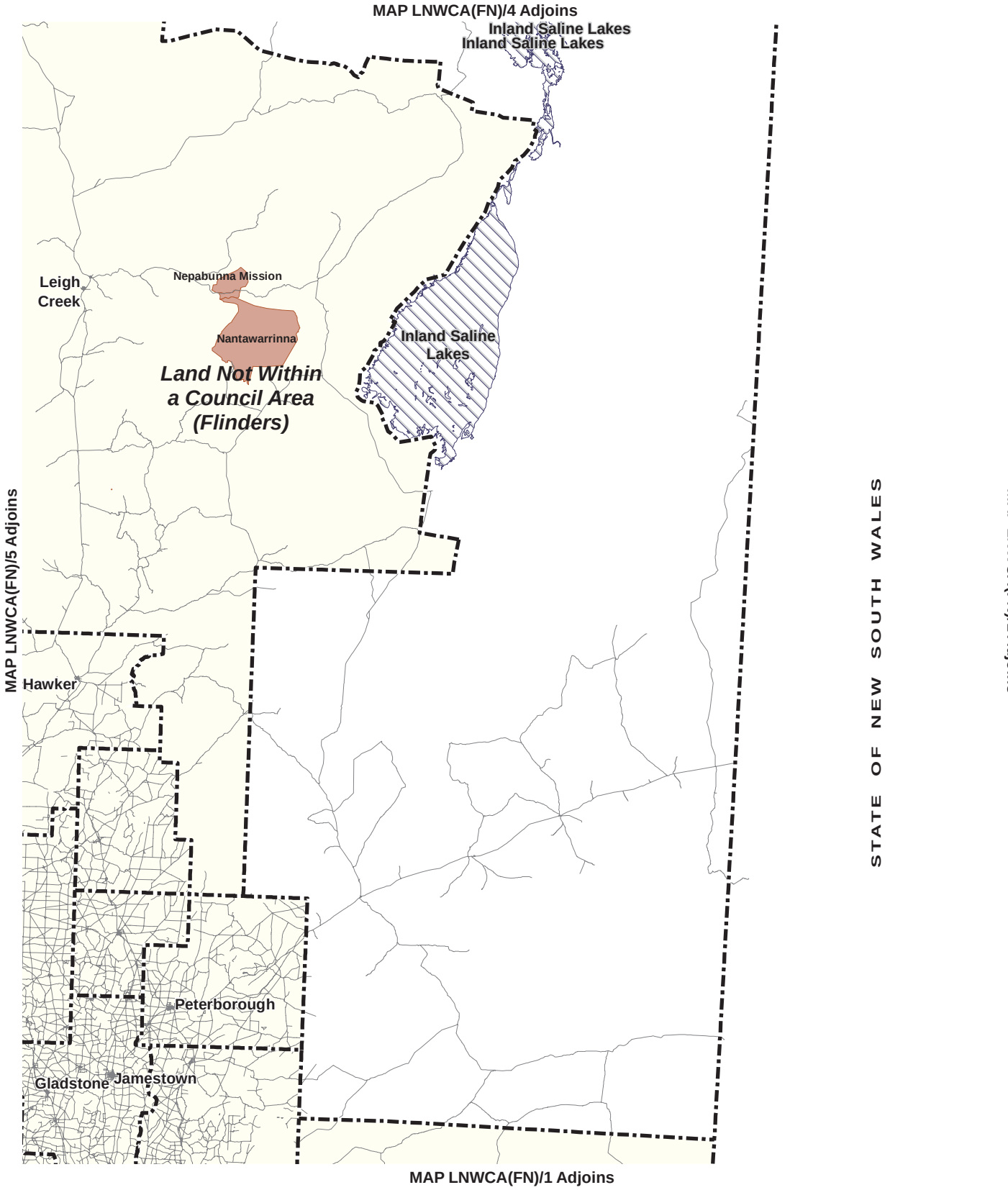
0 100 km

Overlay Map LNWCA(FN)/6

HERITAGE

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

State heritage place
State Heritage Area
Development Plan Boundary



N

0 100 km

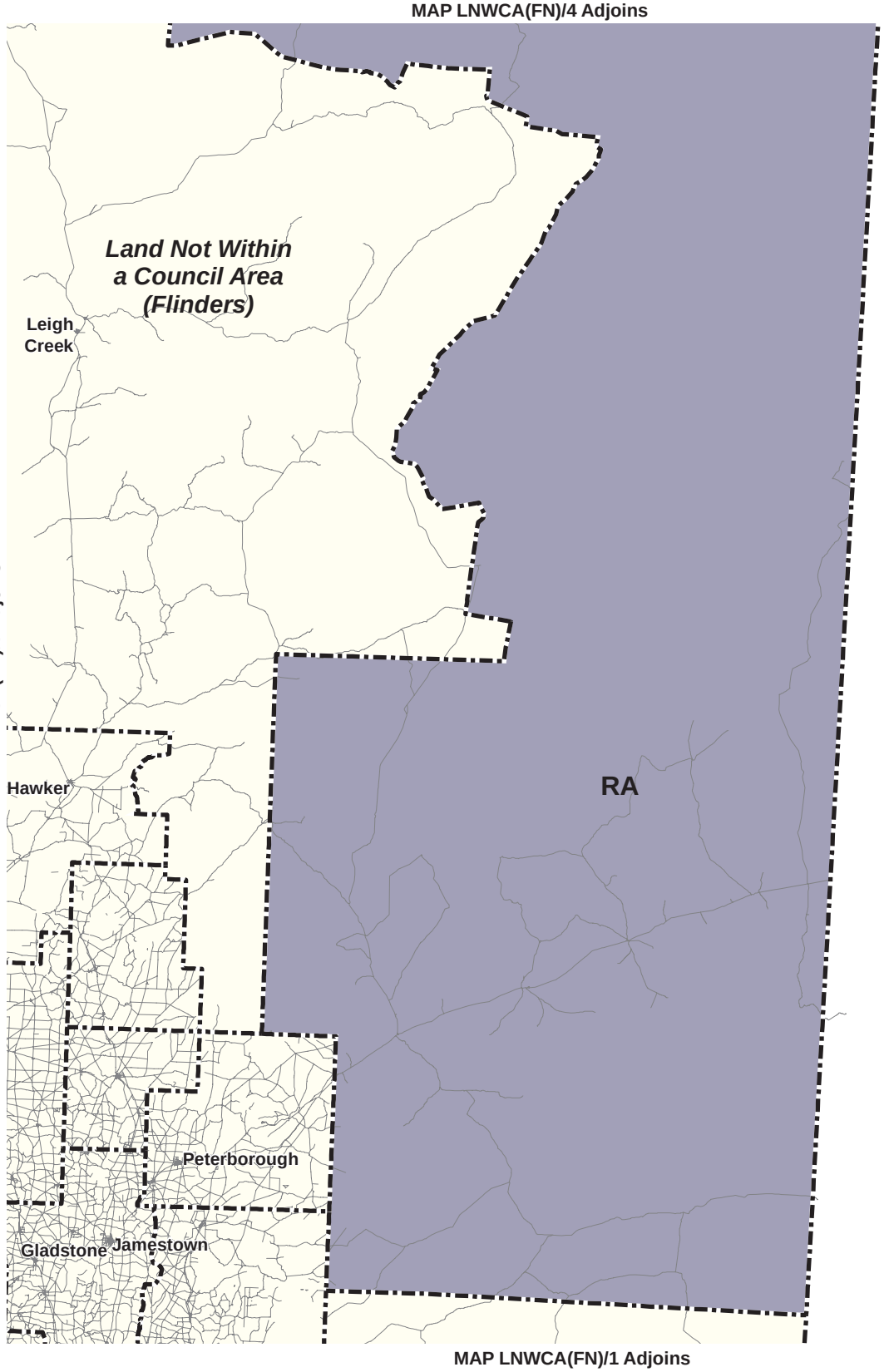
Overlay Map LNWCA(FN)/6

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary

MAP LNWCA(FN)/4 Adjoins



MAP LNWCA(FN)/5 Adjoins

STATE OF NEW SOUTH WALES

MAP LNWCA(FN)/1 Adjoins

MAP LNWCA(FN)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 100 km

Zone Map LNWCA(FN)/6

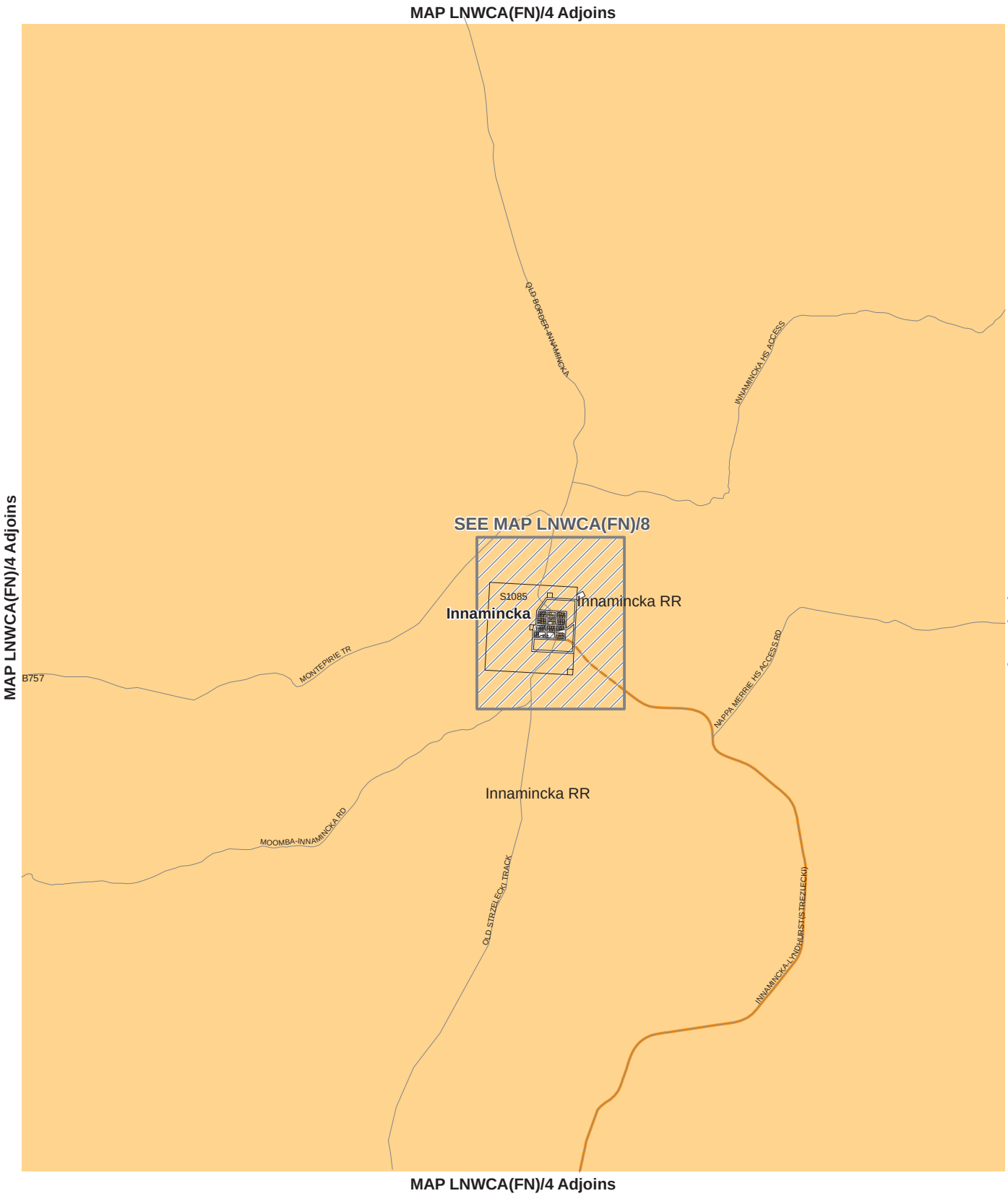
Zones

RA Remote Areas

Zone Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

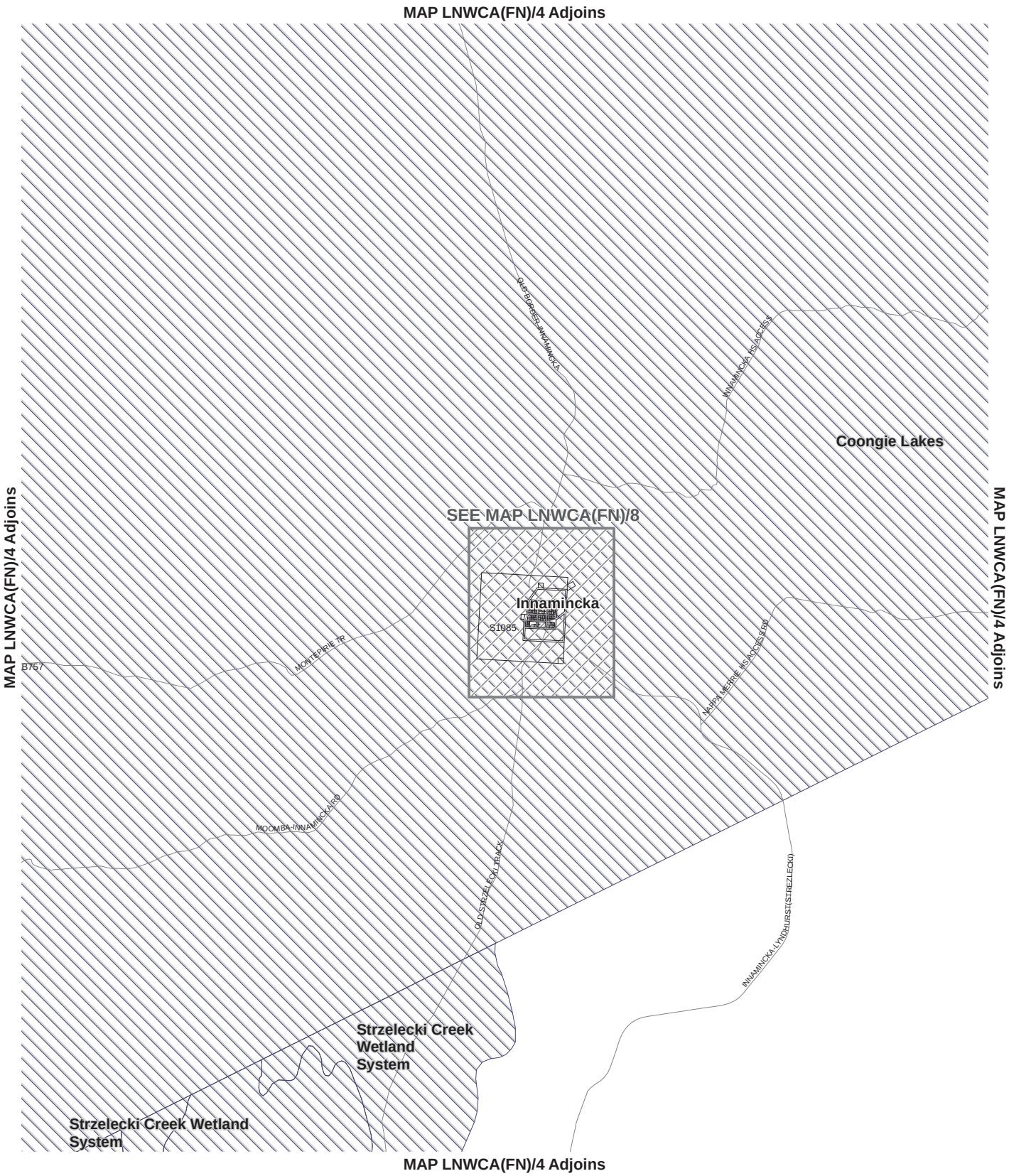


Location Map LNWCA(FN)/7

Tourist Routes

Regional Reserve

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



N

0 5 km

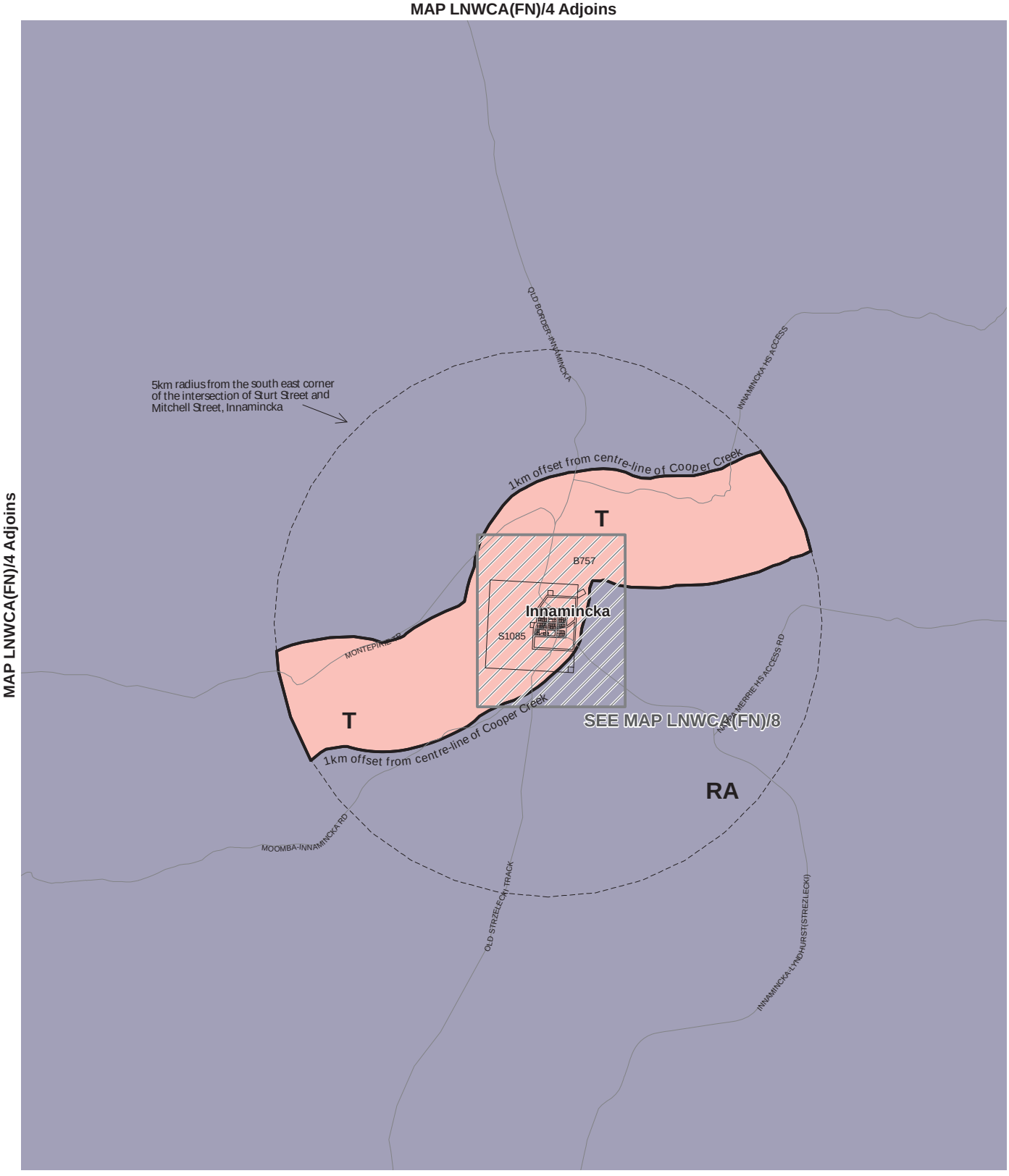
Overlay Map LNWCA(FN)/7

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Wetlands of National Importance

MAP LNWCA(FN)/4 Adjoins



MAP LNWCA(FN)/4 Adjoins

MAP LNWCA(FN)/4 Adjoins

MAP LNWCA(FN)/4 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 5 km

Zone Map LNWCA(FN)/7

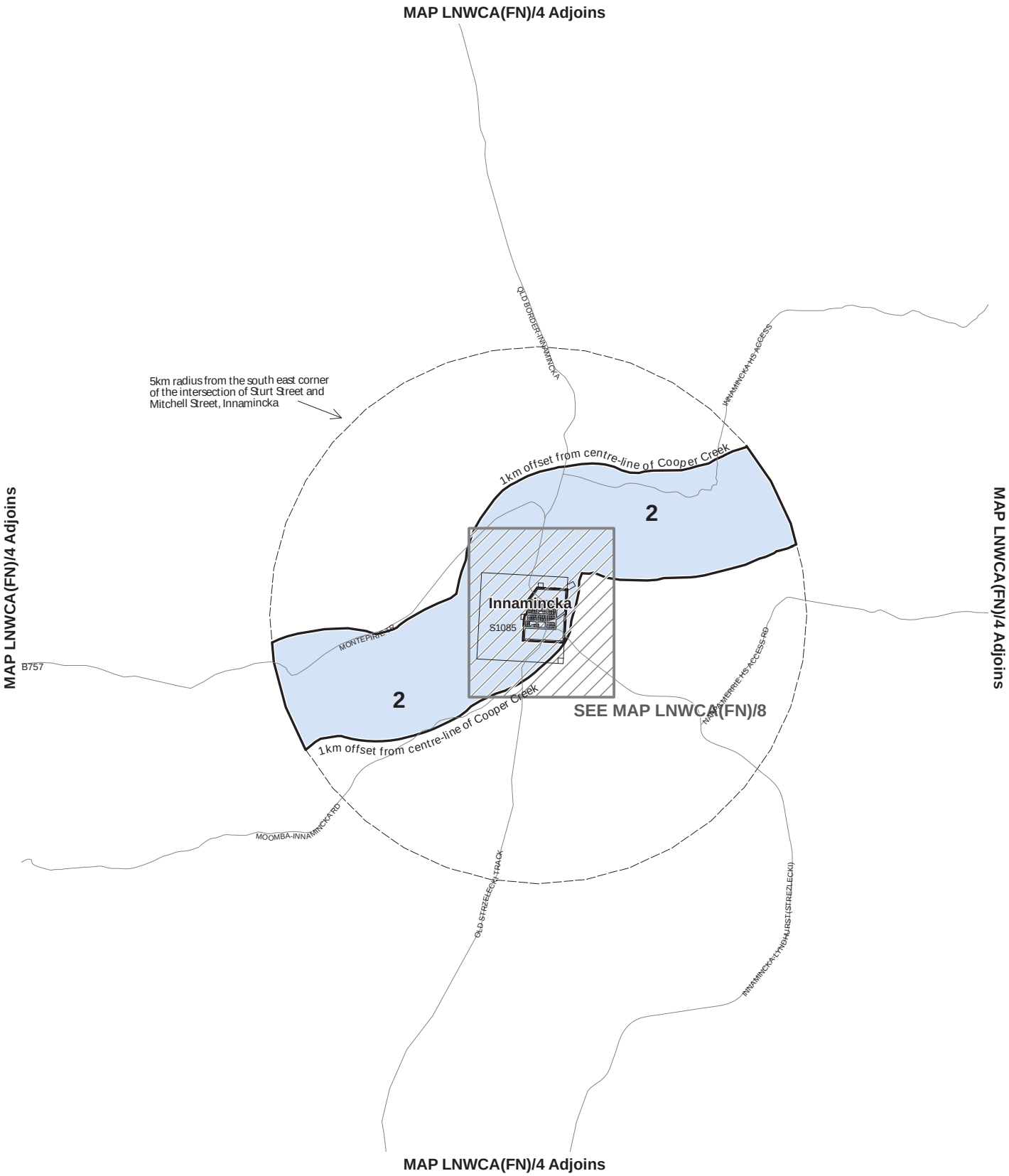
Zones

RA Remote Areas

T Township

Zone Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



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

Policy Area
2 Innamincka Environs

N

0 5 km

Policy Area Map LNWCA(FN)/7

Policy Area Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/7 Adjoins



MAP LNWCA(FN)/7 Adjoins

MAP LNWCA(FN)/7 Adjoins

MAP LNWCA(FN)/7 Adjoins

N

0 500 m

INNAMINCKA

Location Map LNWCA(FN)/8

Tourist Routes

Regional Reserve

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/7 Adjoins



MAP LNWCA(FN)/7 Adjoins

MAP LNWCA(FN)/7 Adjoins

MAP LNWCA(FN)/7 Adjoins

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

N

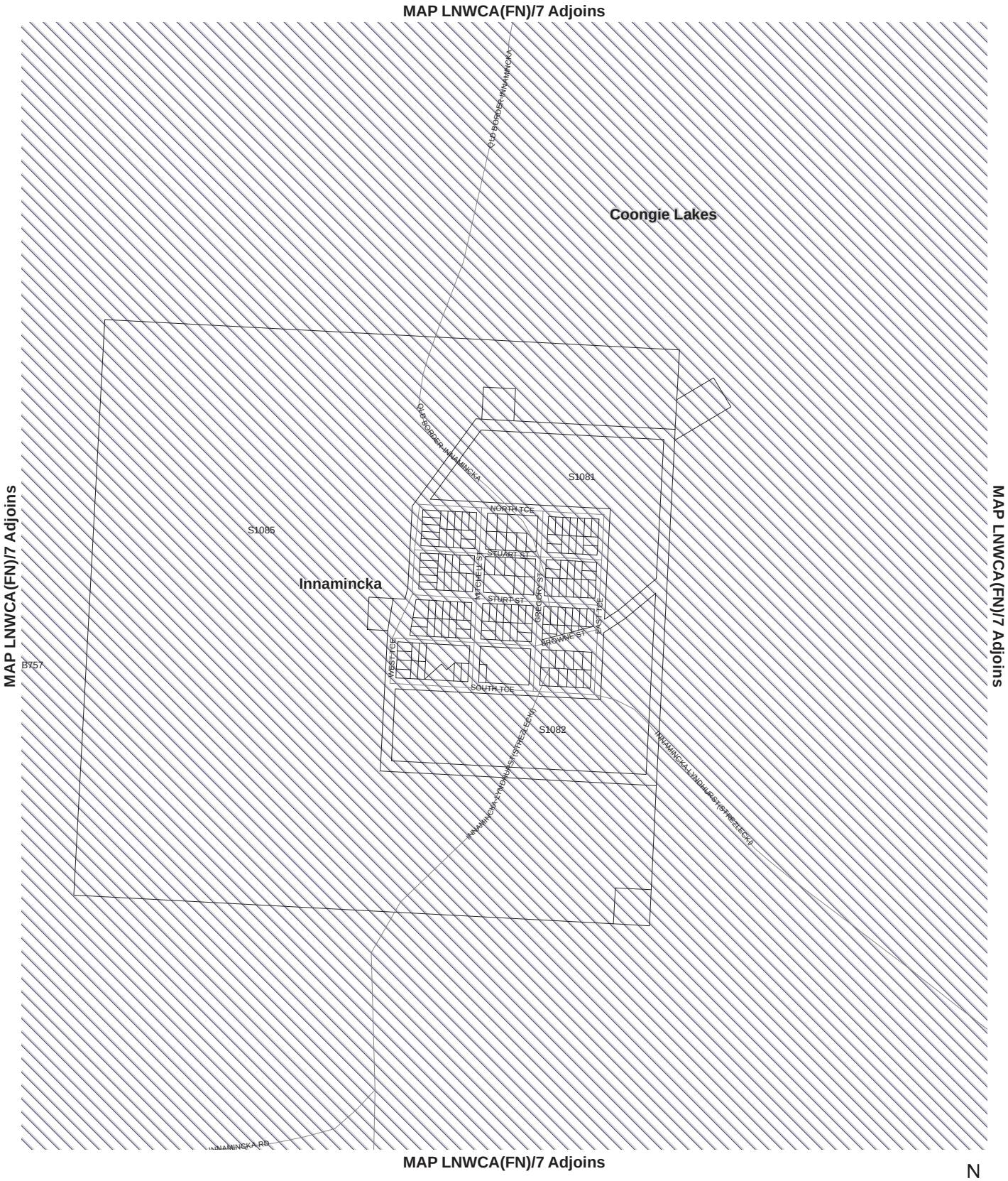
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Overlay Map LNWCA(FN)/8

HERITAGE

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

● State heritage place



N

0 500 m

INNAMINCKA

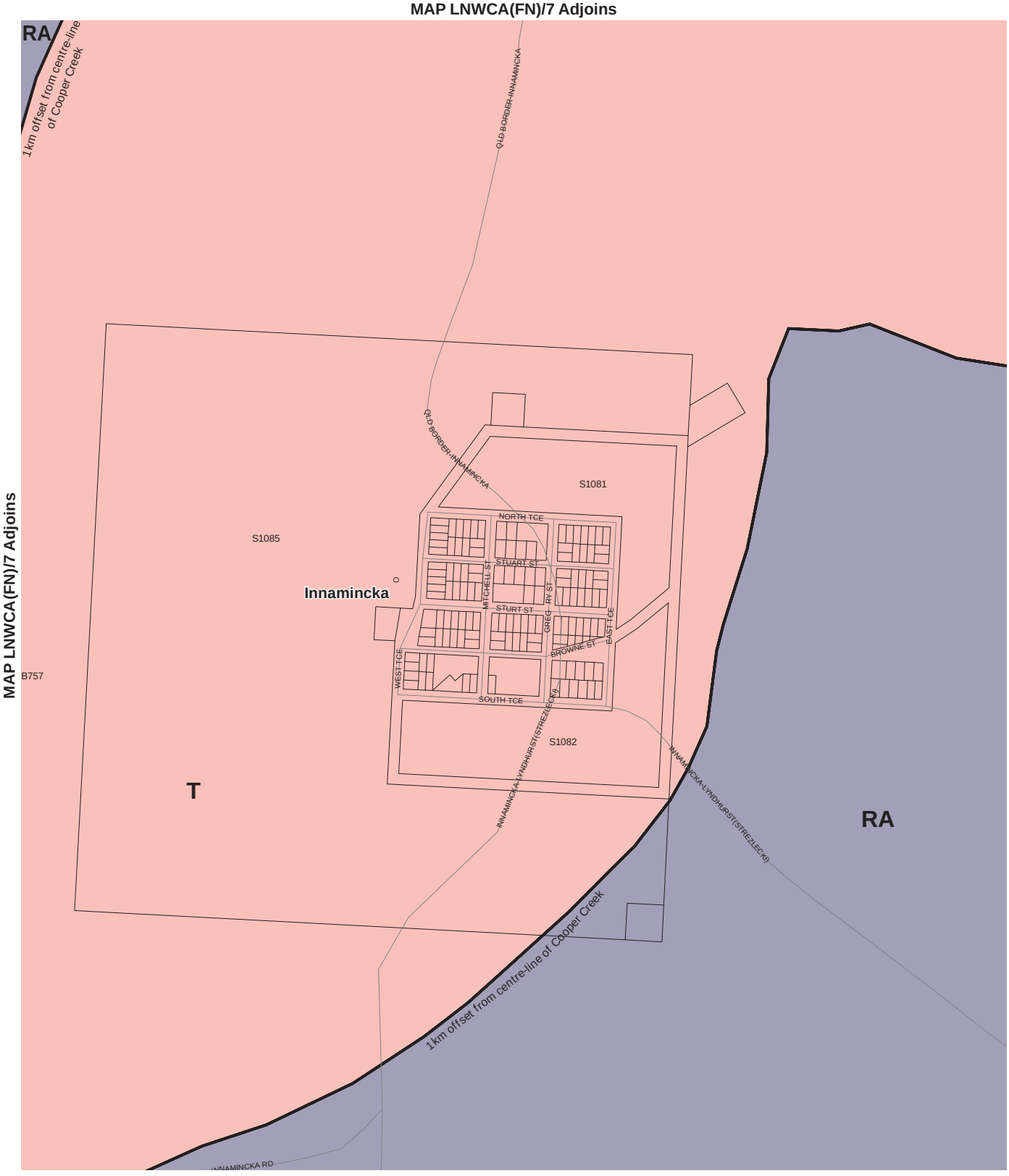
Overlay Map LNWCA(FN)/8

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Wetlands of National Importance

MAP LNWCA(FN)/7 Adjoins



MAP LNWCA(FN)/7 Adjoins

MAP LNWCA(FN)/7 Adjoins

MAP LNWCA(FN)/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

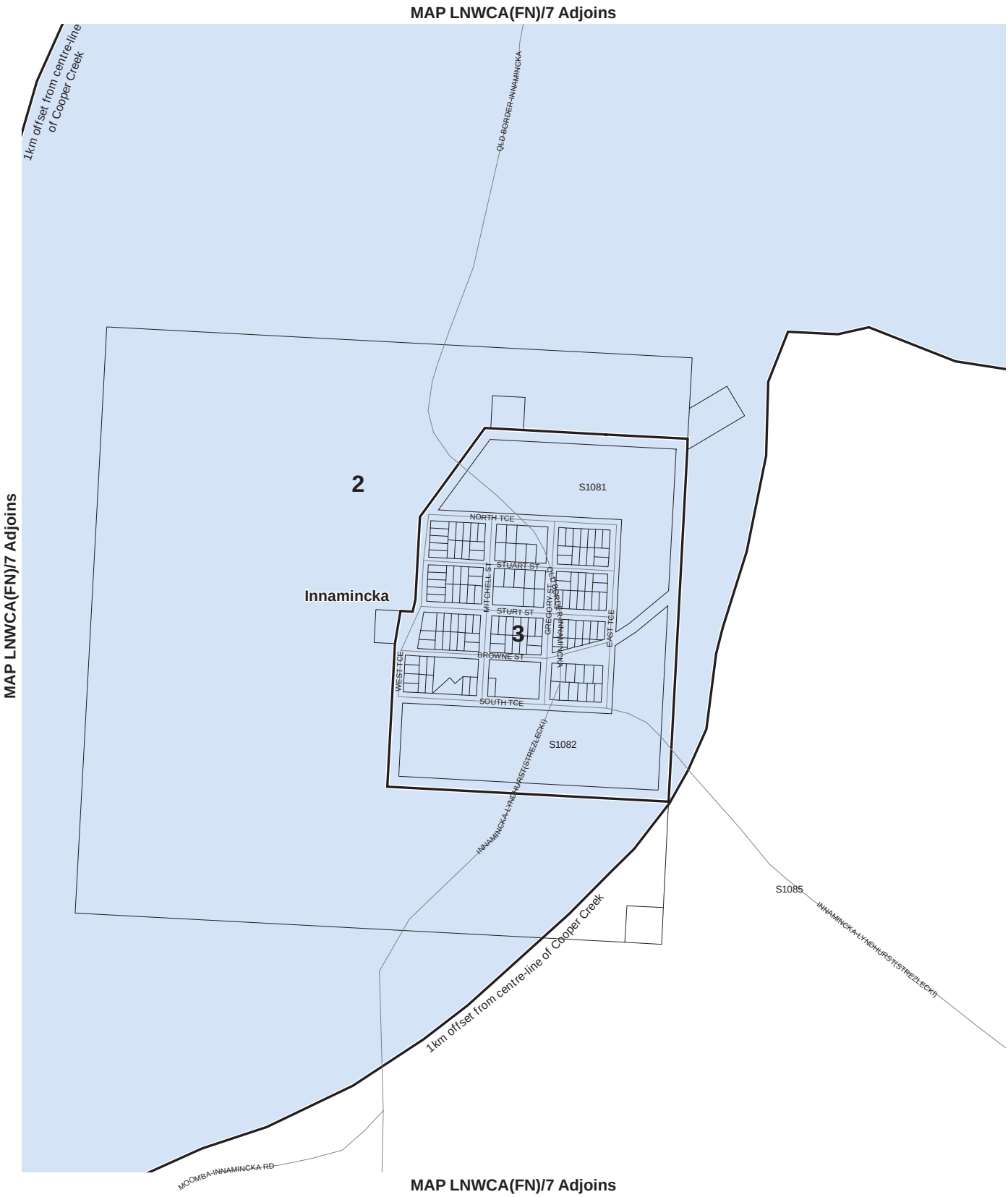
INNAMINCKA

Zone Map LNWCA(FN)/8

Zones

RA	Remote Areas
T	Township
	Zone Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Policy Area
2 Innamincka Environs
3 Innamincka Township

INNAMINCKA

Policy Area Map LNWCA(FN)/8

Policy Area Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

N

0 500 m

ANDAMOOKA

Location Map LNWCA(FN)/9

S School
L Public Library
H Other Health Services
P Police Station
Tourist Routes

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

N

0 500 m

ANDAMOOKA

Overlay Map LNWCA(FN)/9

TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Secondary Arterial Roads

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

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

N

0 500 m

ANDAMOOKA

Overlay Map LNWCA(FN)/9

HERITAGE

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

● State heritage place

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

ANDAMOOKA

Zone Map LNWCA(FN)/9

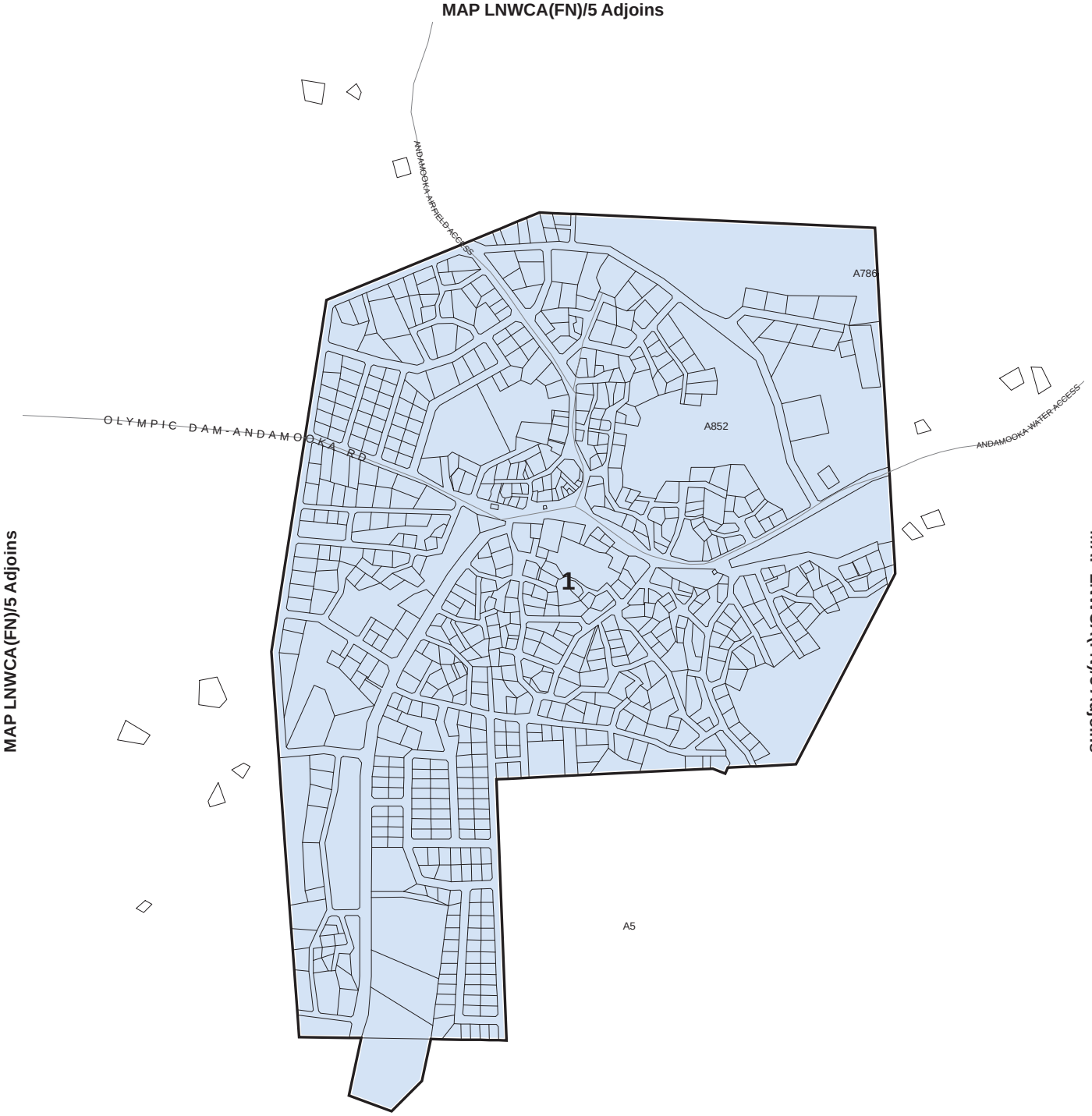
Zones

RA Remote Areas

Zone Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

MAP LNWCA(FN)/5 Adjoins



MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

MAP LNWCA(FN)/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Andamooka

N

0 500 m

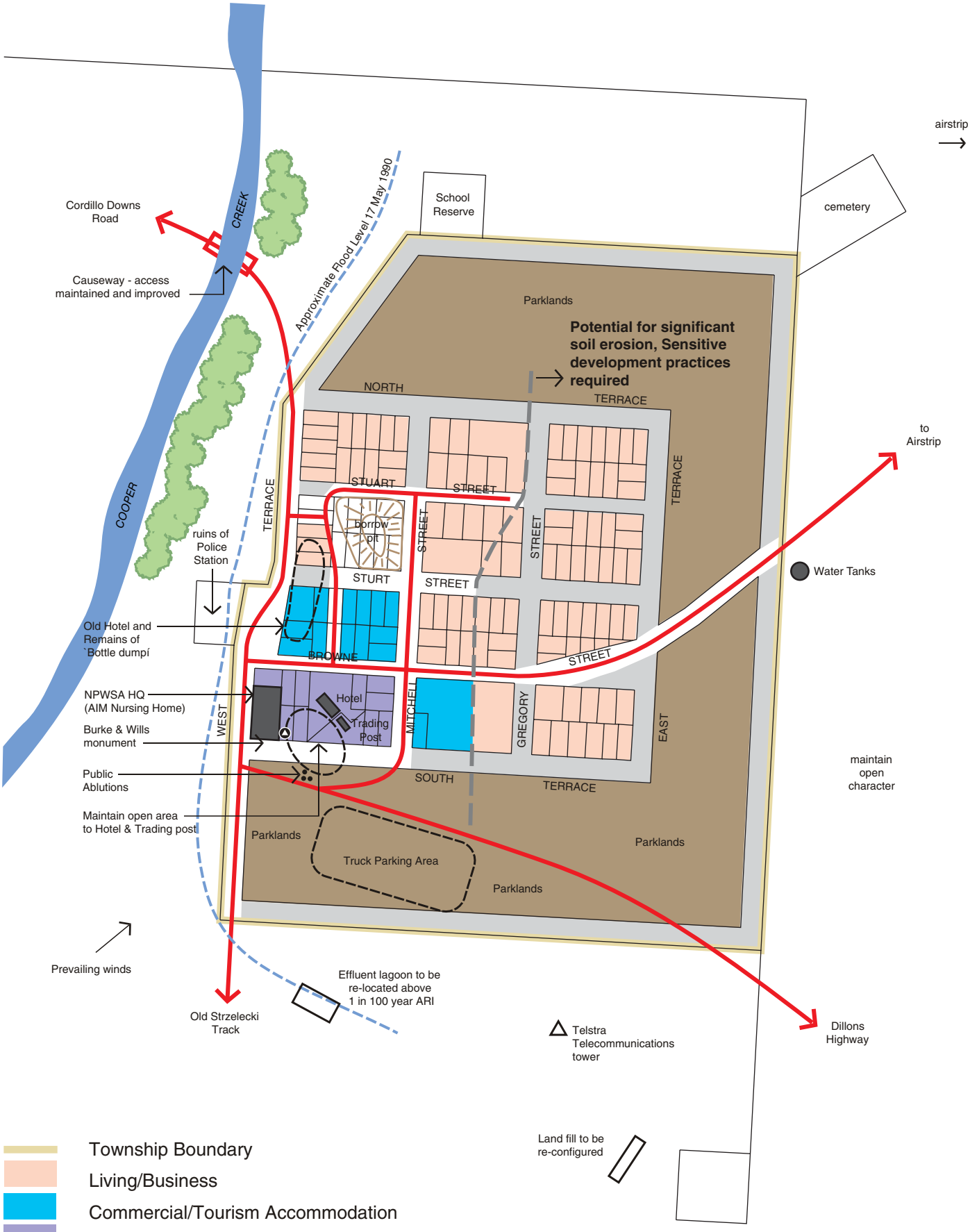
ANDAMOOKA

Policy Area Map LNWCA(FN)/9

Policy Area Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

LNWCA (Far North) Concept Plan Maps

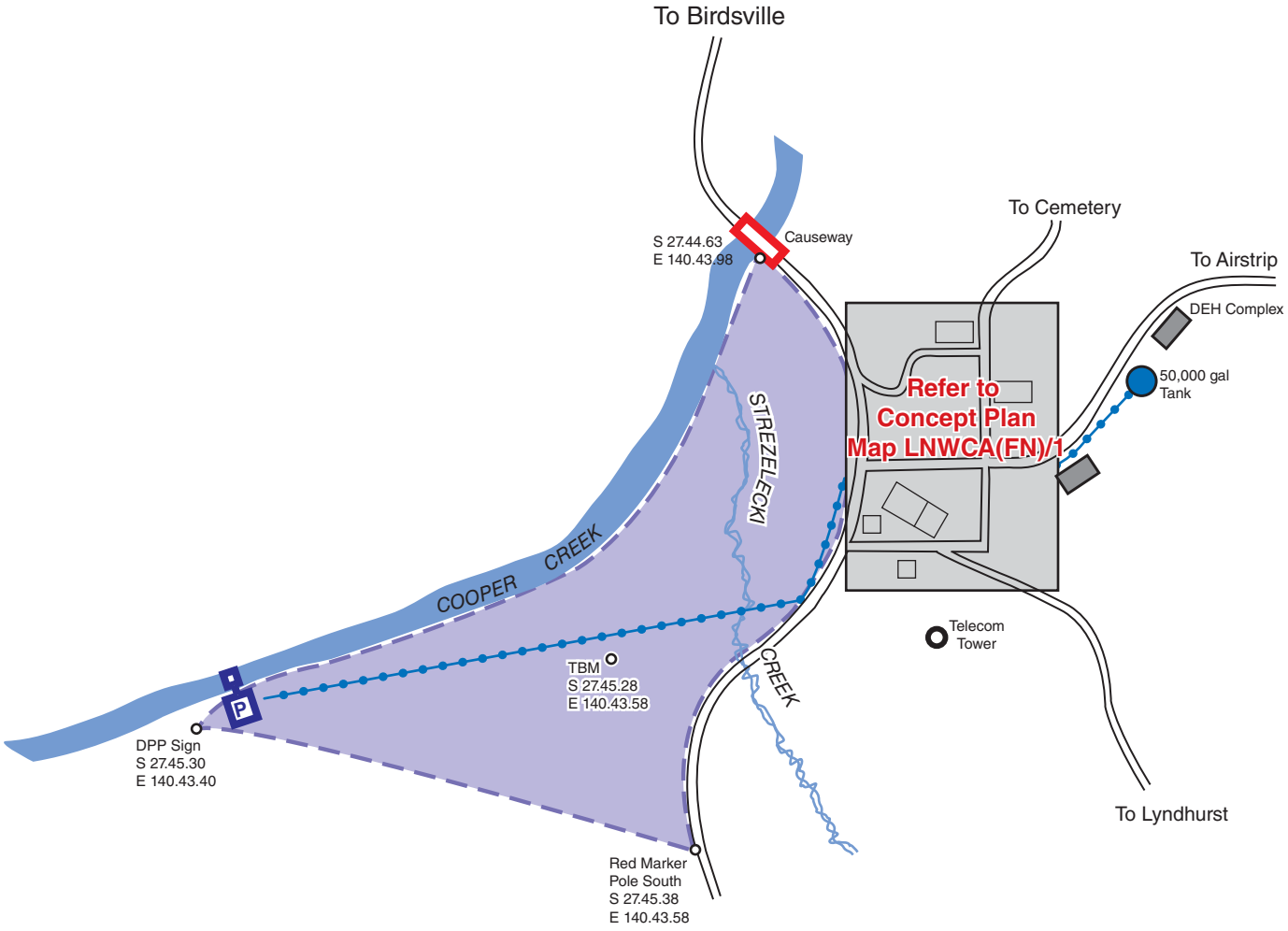


INNAMINCKA

Concept Plan Map LNWCA(FN)/1

INNAMINCKA TOWNSHIP AND ENVIRONS

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



Town Common
Causeway
Pipeline
Water Pump
Creek
Bulidings

0m 200 400 600 800 1000

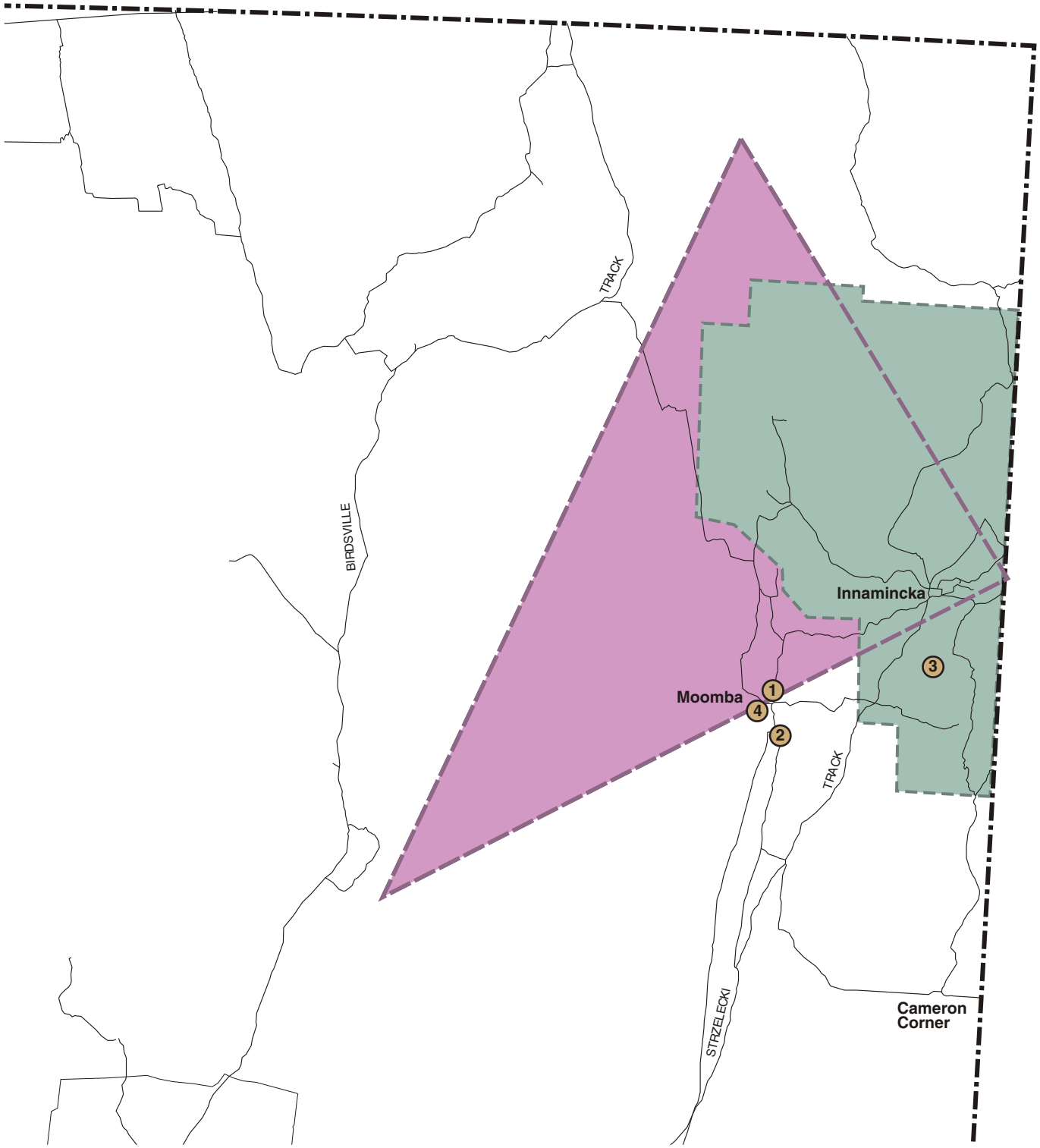
N

INNAMINCKA

Concept Plan Map LNWCA(FN)/2

INNAMINCKA TOWN COMMON

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)



1. Moomba - Preferred site if available
2. Adelaide Road (12km south of Moomba)
3. Laidlaw Bore - Back-up Site
4. Abandoned Airstrip (Moomba)

0 120 km

N

INNAMINCKA

Concept Plan Map LNWCA(FN)/3

POTENTIAL PETROLEUM RELATED SETTLEMENTS

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

Innamincka Regional Reserve

Ramsar

Development Plan Boundary

LNWCA (Riverland)
Spatial Extent Maps

Map Reference Table LNWCA (Riverland)

Index Maps

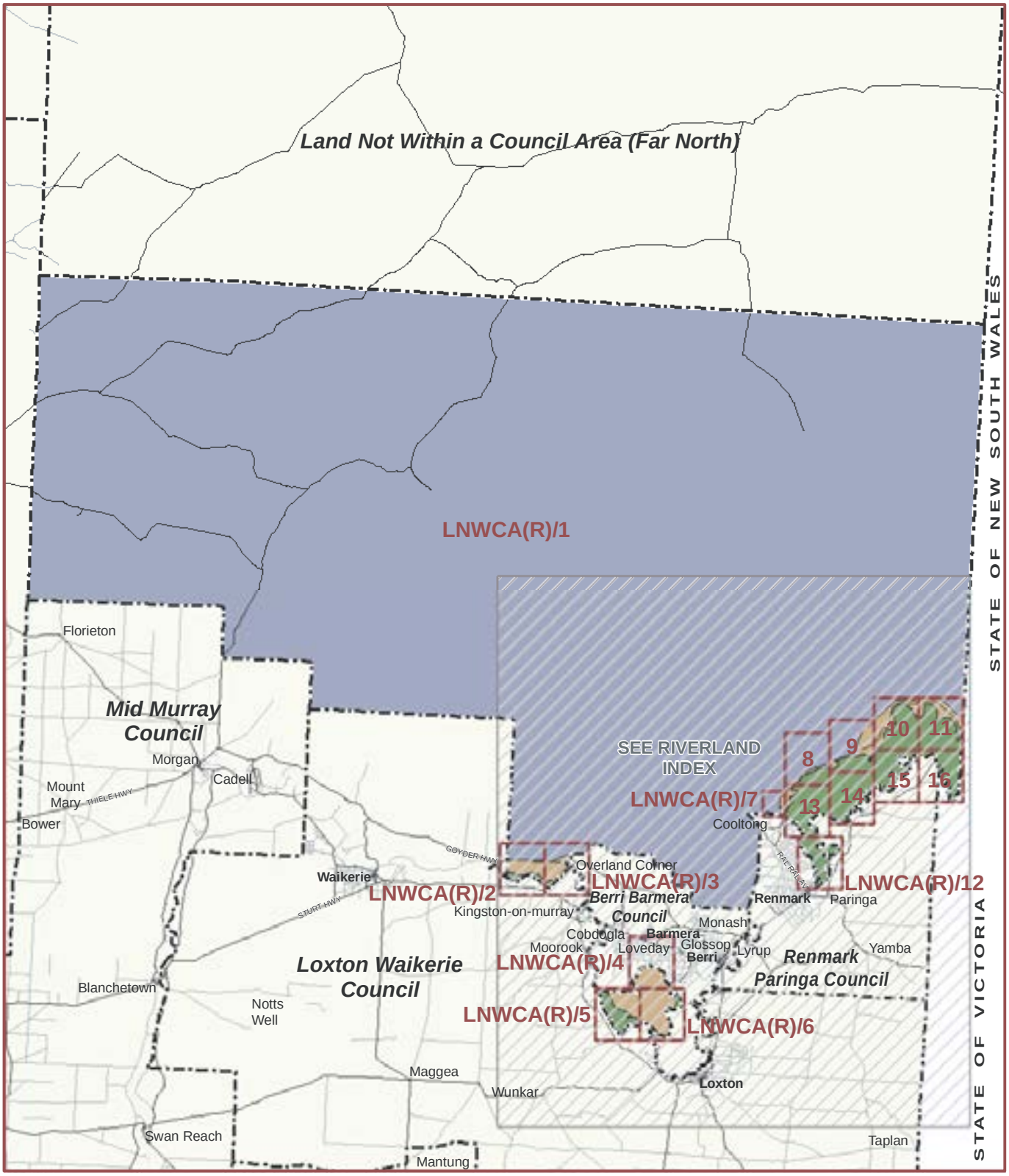
Index Map Reference
LNWCA(R) Index Map
Riverland Enlargement Index Map

Zone Maps

Zone Name	Map Numbers
Remote Areas	LNWCA(R)/1, LNWCA(R)/2, LNWCA(R)/3, LNWCA(R)/7, LNWCA(R)/8, LNWCA(R)/9, LNWCA(R)/10, LNWCA(R)/11, LNWCA(R)/13
River Murray Flood	LNWCA(R)/2, LNWCA(R)/3, LNWCA(R)/5, LNWCA(R)/6, LNWCA(R)/7, LNWCA(R)/8, LNWCA(R)/9, LNWCA(R)/10, LNWCA(R)/11, LNWCA(R)/12, LNWCA(R)/13, LNWCA(R)/14, LNWCA(R)/15, LNWCA(R)/16
River Murray Fringe	LNWCA(R)/2, LNWCA(R)/3, LNWCA(R)/4, LNWCA(R)/5, LNWCA(R)/6, LNWCA(R)/7, LNWCA(R)/8, LNWCA(R)/9, LNWCA(R)/10, LNWCA(R)/11, LNWCA(R)/13

Overlay Maps

Issues	Map Numbers
Location	LNWCA(R)/1, LNWCA(R)/2, LNWCA(R)/3, LNWCA(R)/4, LNWCA(R)/5, LNWCA(R)/6, LNWCA(R)/7, LNWCA(R)/8, LNWCA(R)/9, LNWCA(R)/10, LNWCA(R)/11, LNWCA(R)/12, LNWCA(R)/13, LNWCA(R)/14, LNWCA(R)/15, LNWCA(R)/16
Transport	LNWCA(R)/1, LNWCA(R)/2, LNWCA(R)/3, LNWCA(R)/4, LNWCA(R)/5, LNWCA(R)/12
Hazards	LNWCA(R)/1, LNWCA(R)/2, LNWCA(R)/3, LNWCA(R)/5, LNWCA(R)/6, LNWCA(R)/7, LNWCA(R)/8, LNWCA(R)/9, LNWCA(R)/10, LNWCA(R)/11, LNWCA(R)/12, LNWCA(R)/13, LNWCA(R)/14, LNWCA(R)/15, LNWCA(R)/16
Heritage	LNWCA(R)/11
Aboriginal Lands and Natural Resources	LNWCA(R)/1, LNWCA(R)/4, LNWCA(R)/5, LNWCA(R)/6, LNWCA(R)/8, LNWCA(R)/9, LNWCA(R)/10, LNWCA(R)/11, LNWCA(R)/12, LNWCA(R)/13, LNWCA(R)/14, LNWCA(R)/15, LNWCA(R)/16



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_R/1 to Map LNWCA_R/16 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

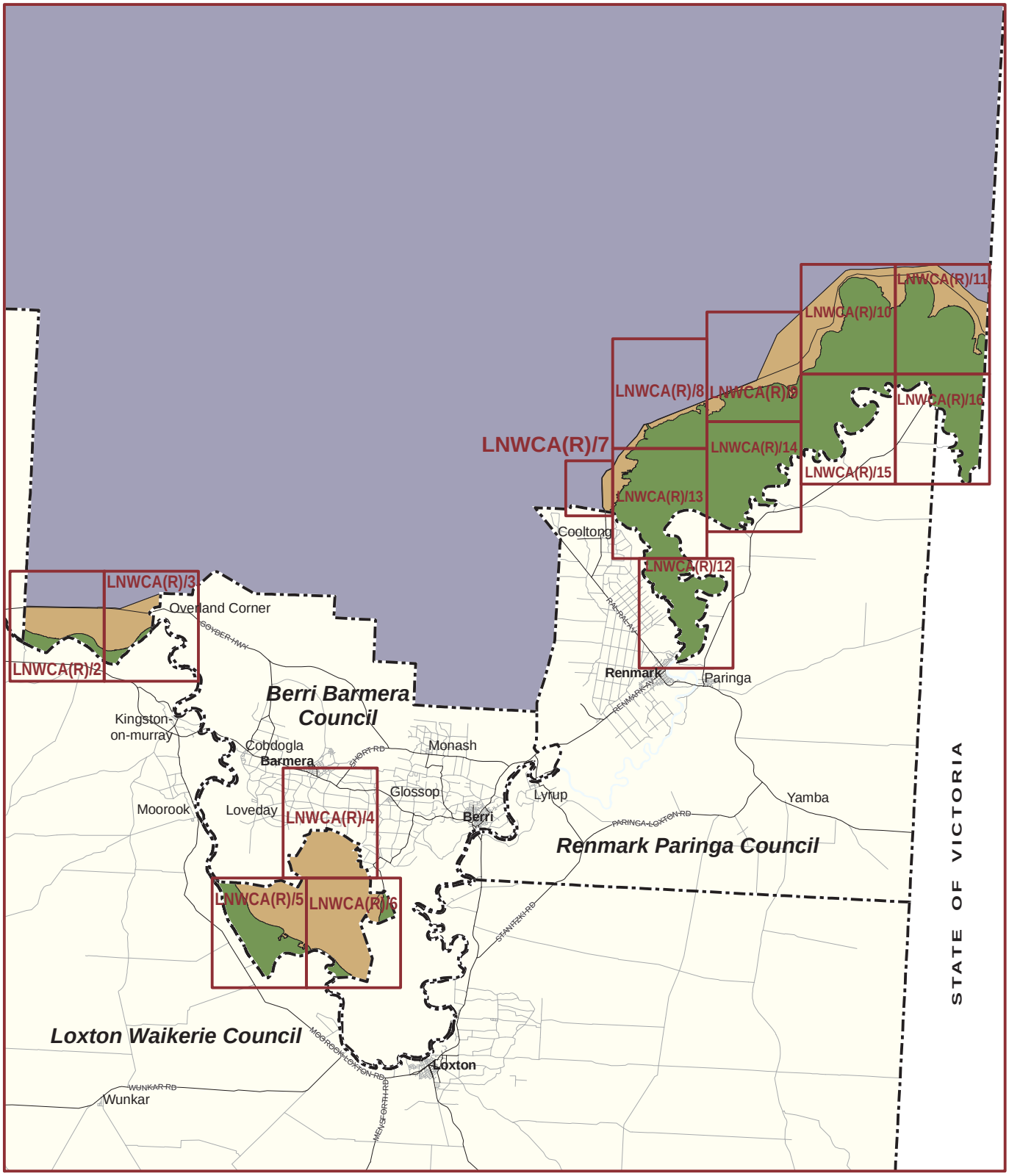
N

0 50 km

LNWCA(R) Index Map

Enlargement Index

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



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_R/1 to Map LNWCA_R/16 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.

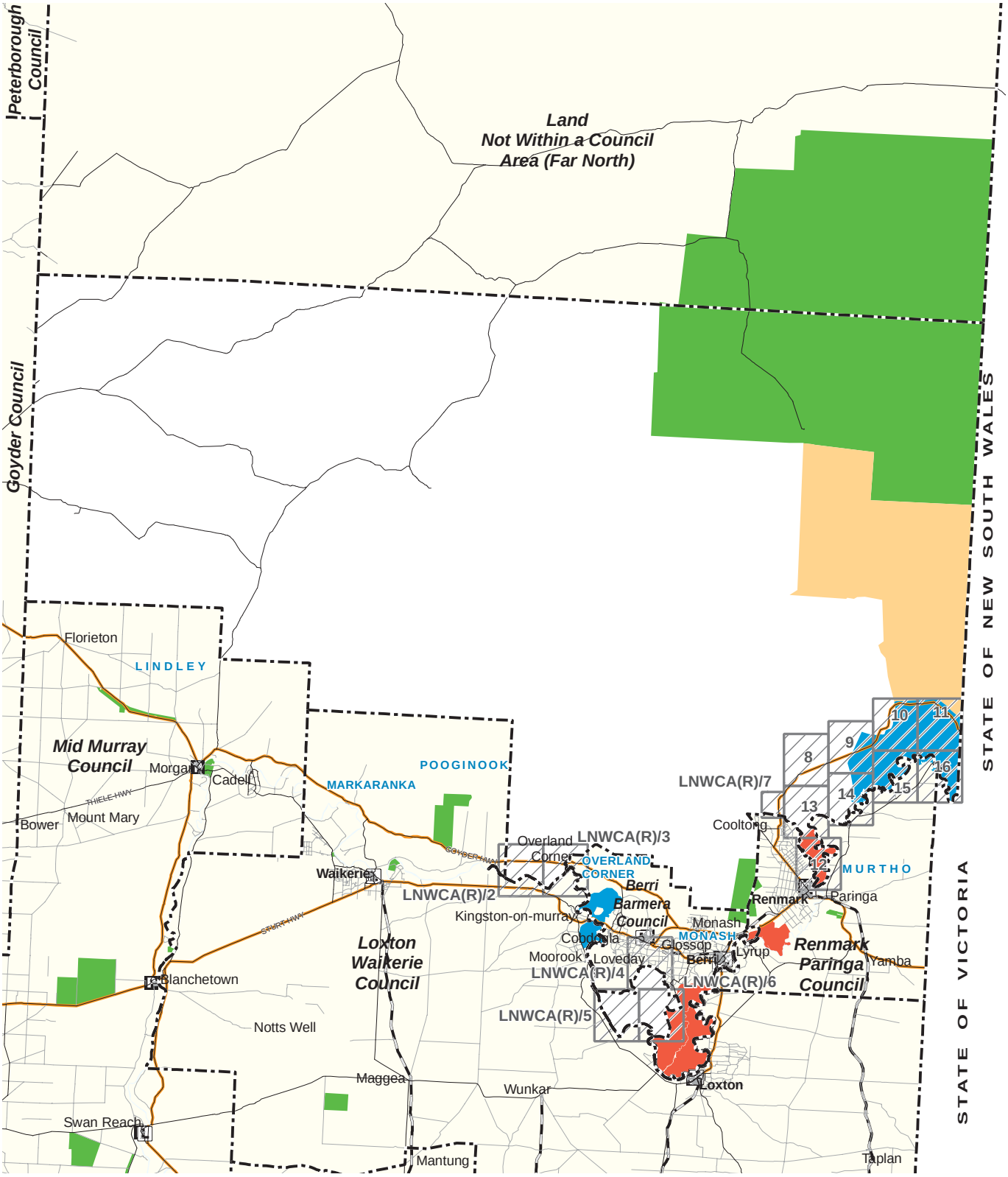
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0 25 km

RIVERLAND

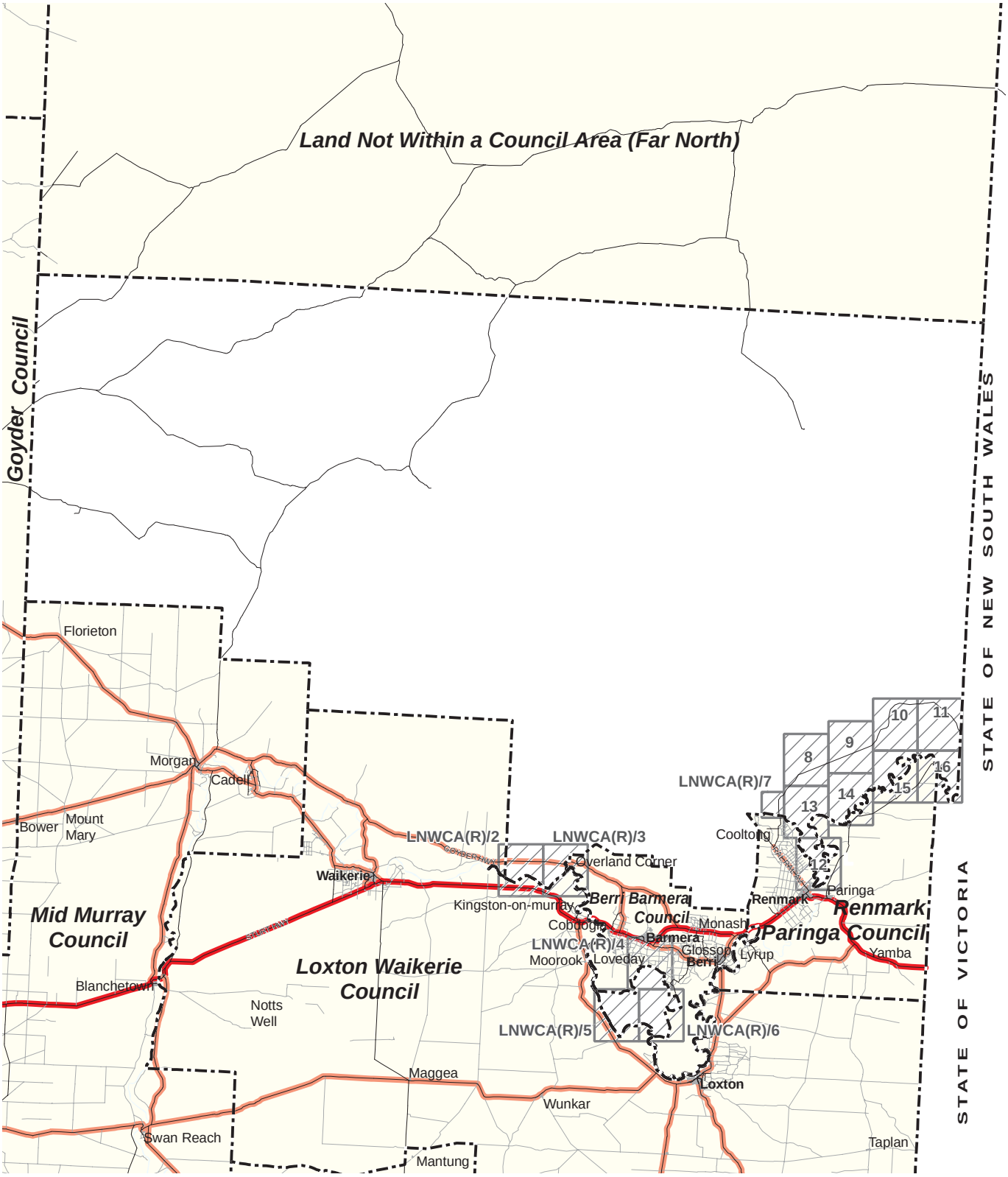
Enlargement Index Map

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Location Map LNWCA(R)/1

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

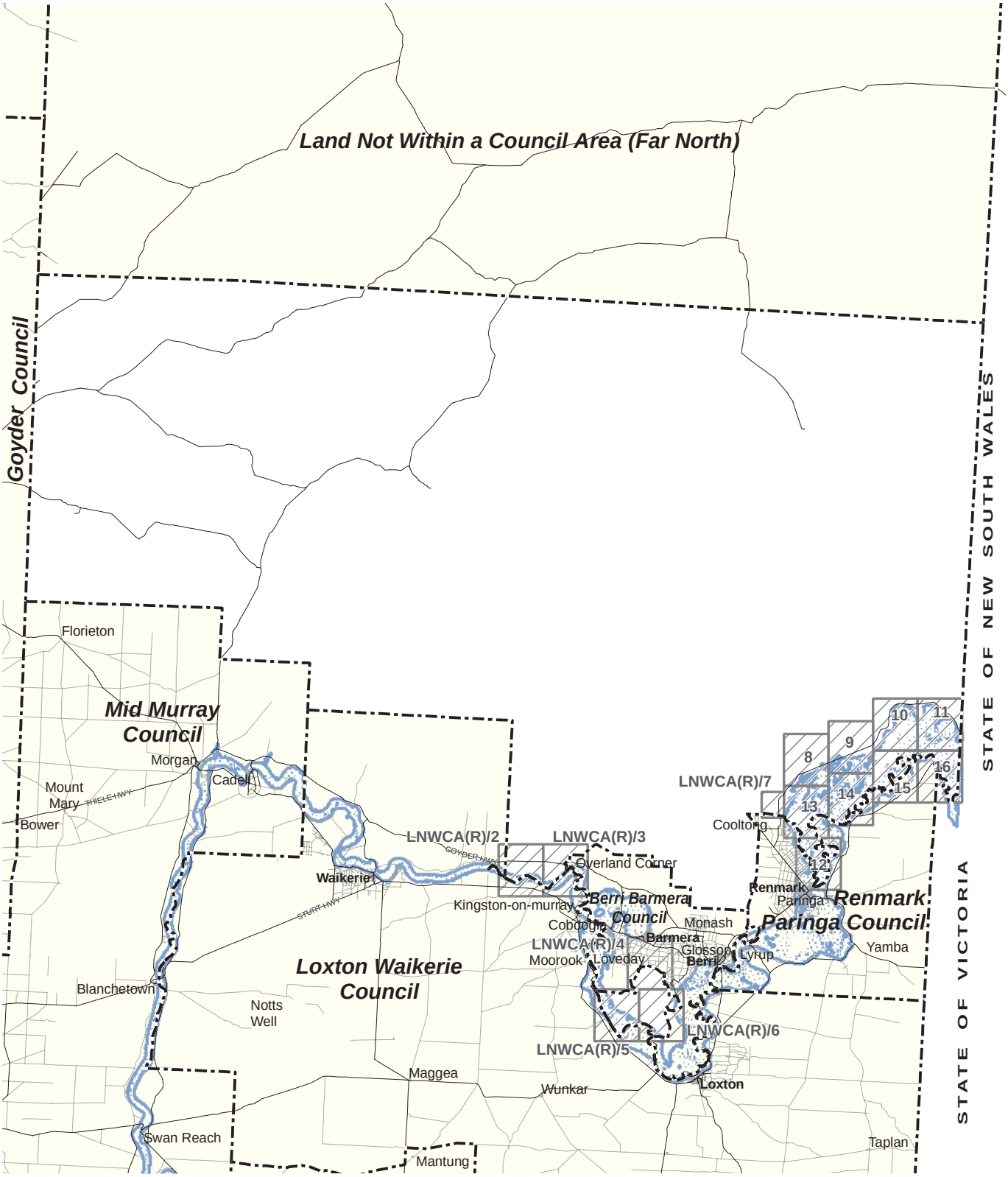


Overlay Map LNWCA(R)/1

TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

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



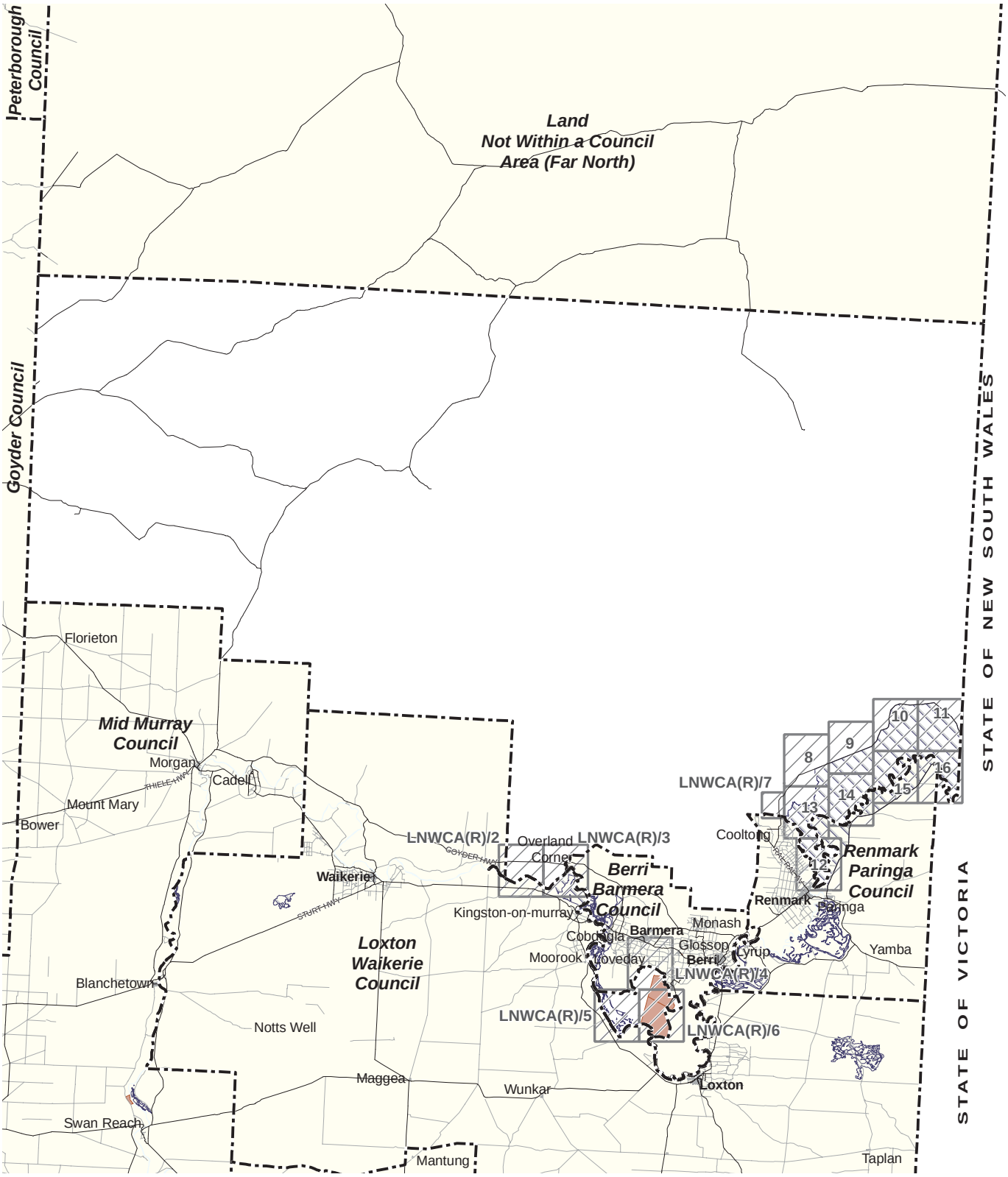
Overlay Map LNWCA(R)/1

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

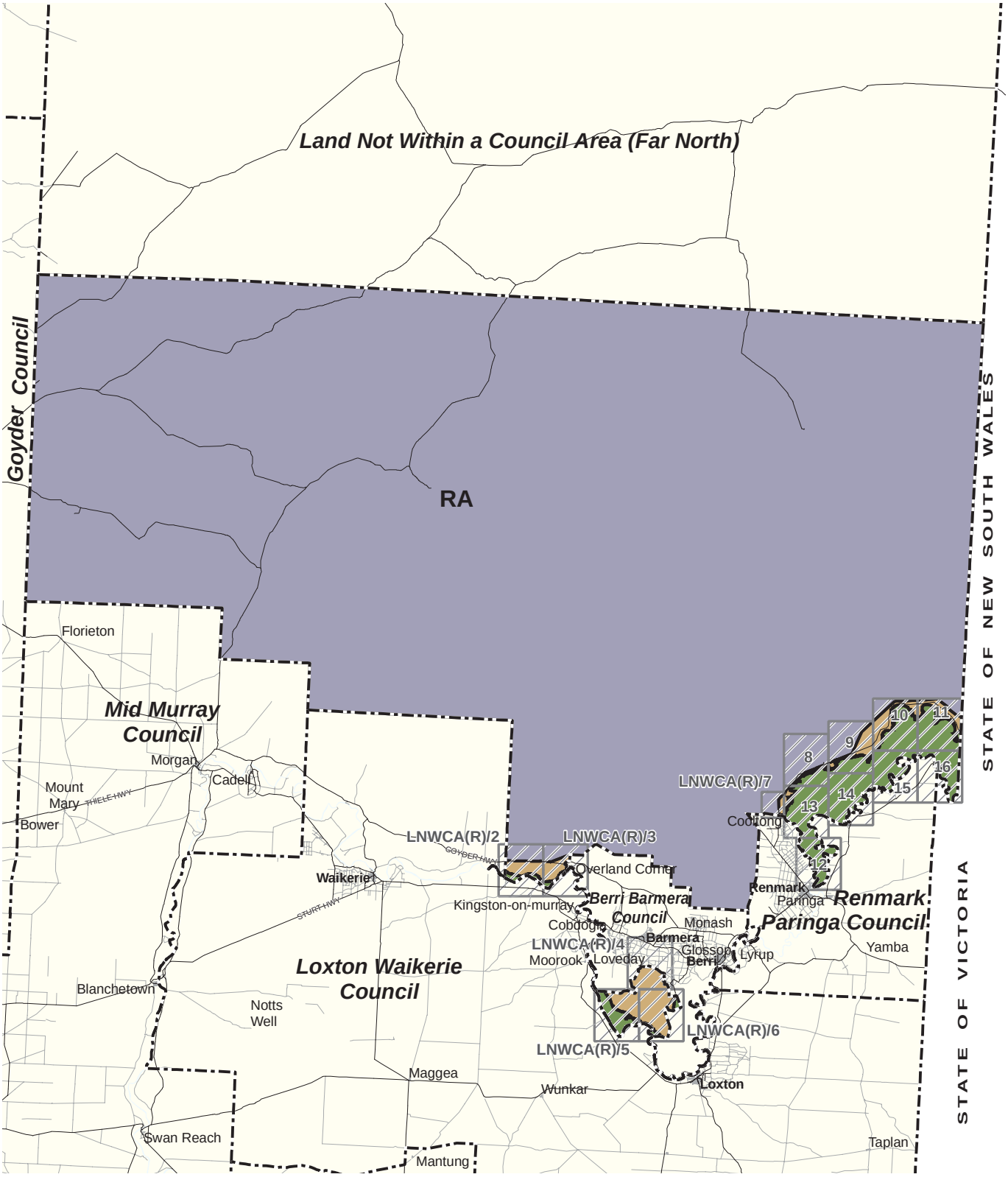


Overlay Map LNWCA(R)/1

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary

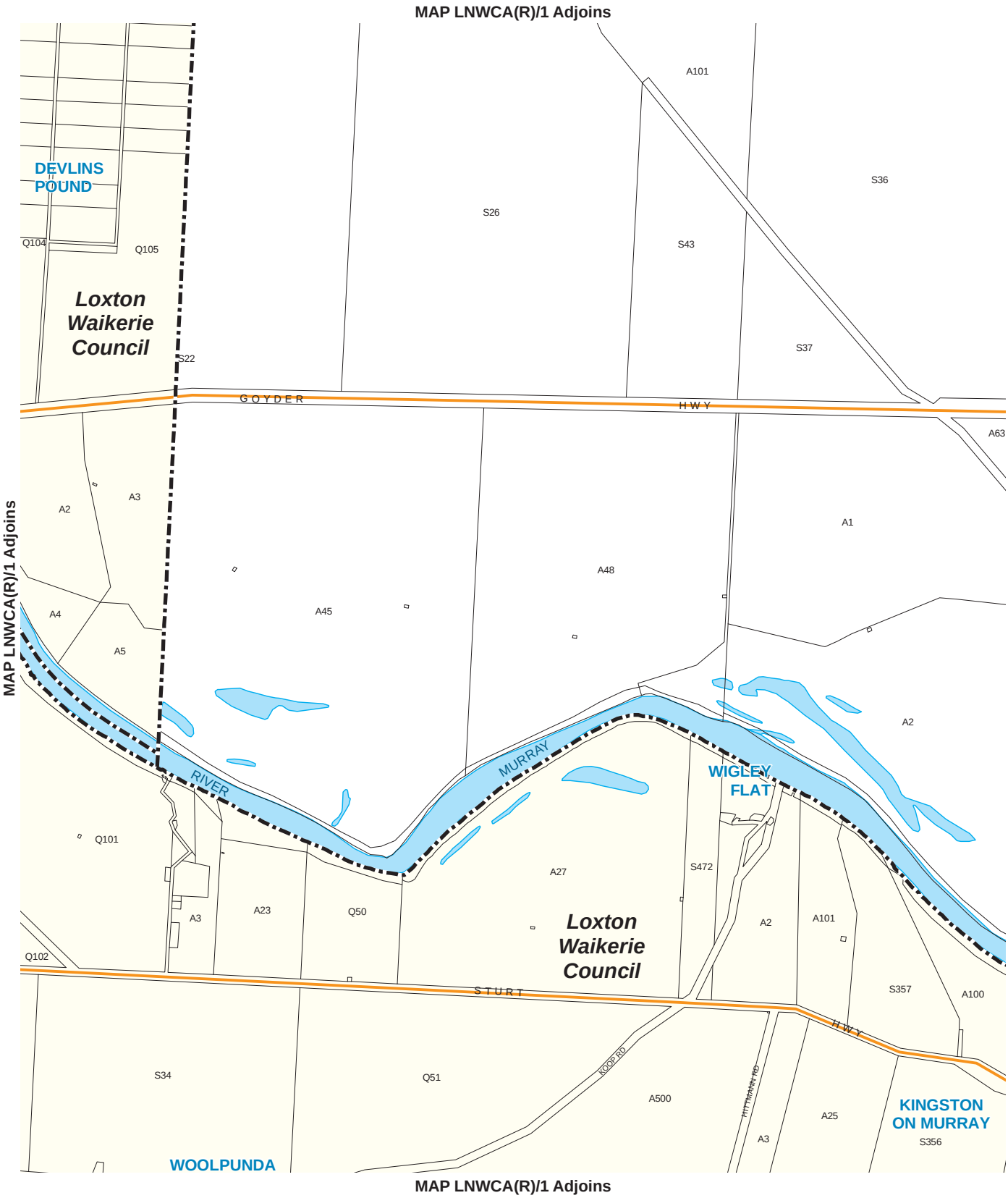


Zone Map LNWCA(R)/1

Zones

- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

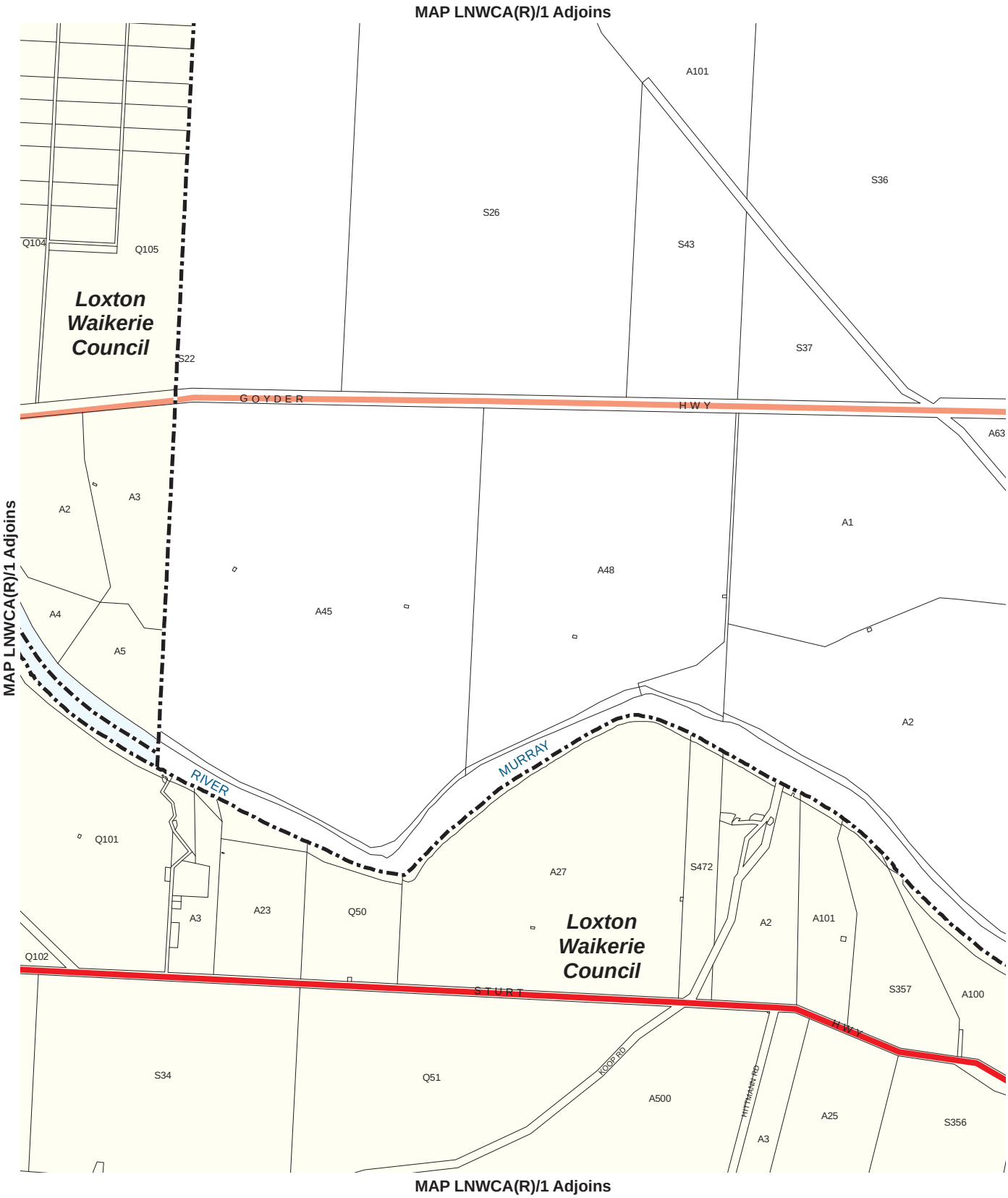
Location Map LNWCA(R)/2

Tourist Routes

Waterbodies

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Overlay Map LNWCA(R)/2

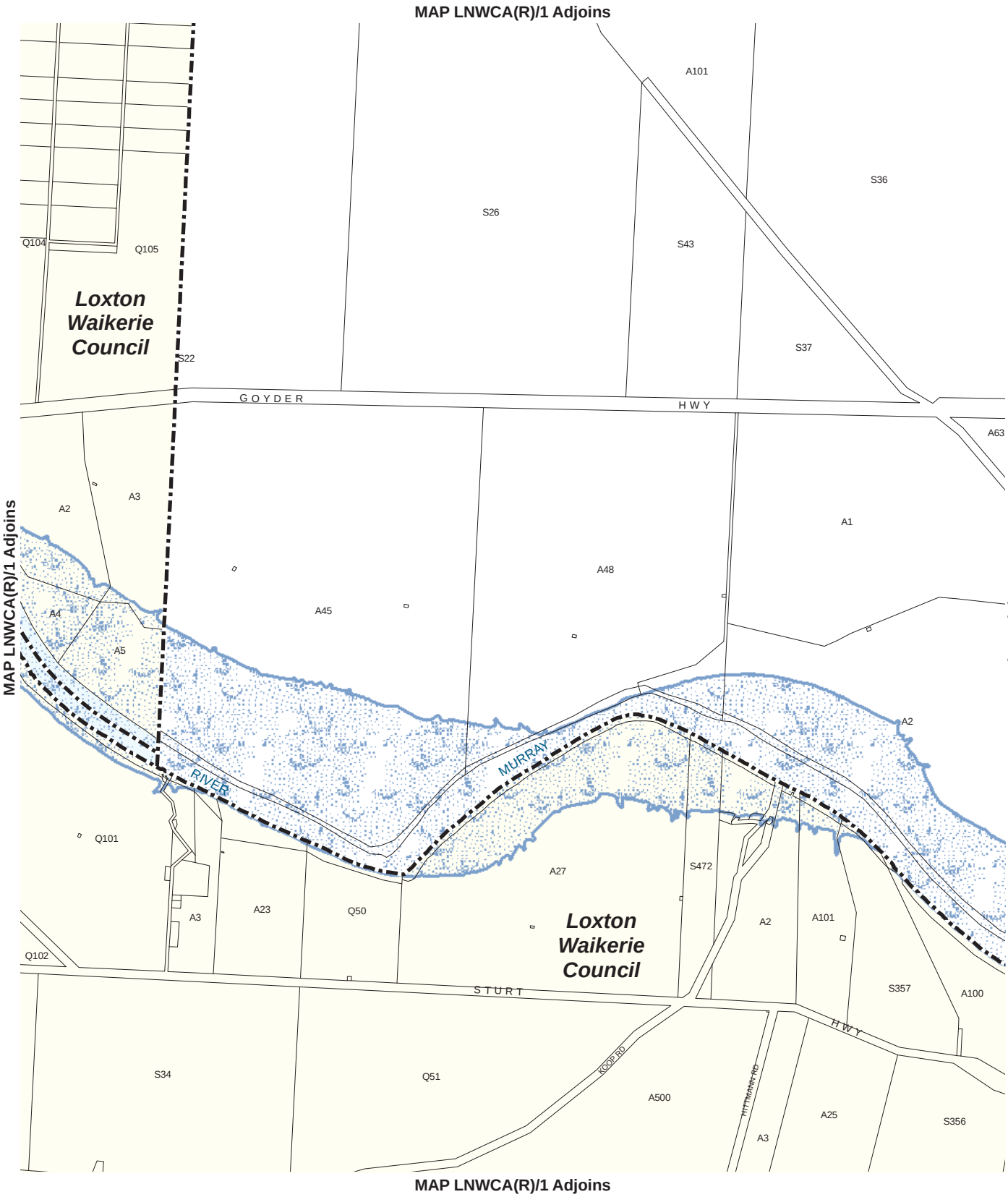
TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary



N

0 2,000 m

Overlay Map LNWCA(R)/2

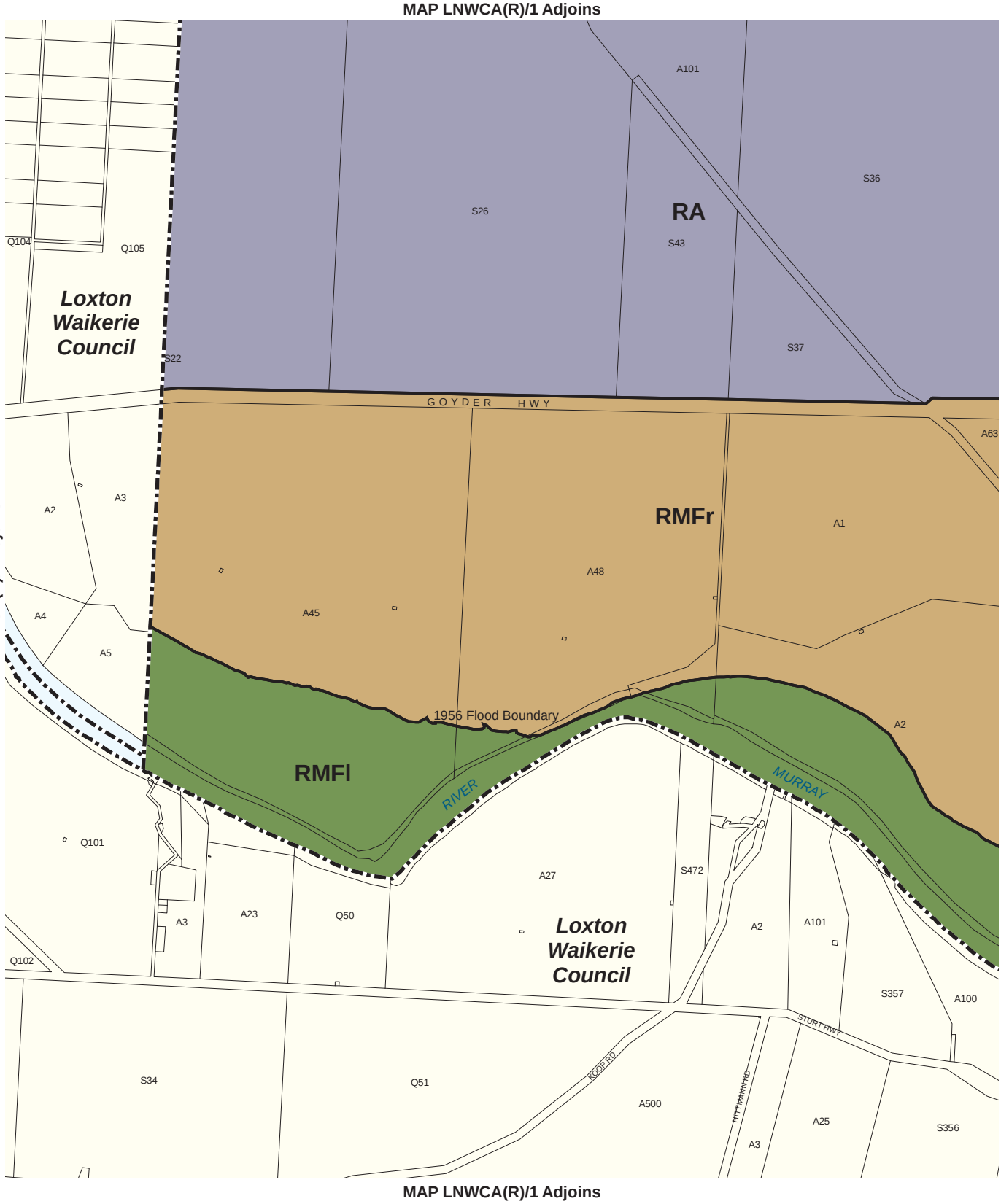
HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map LNWCA(R)/2

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



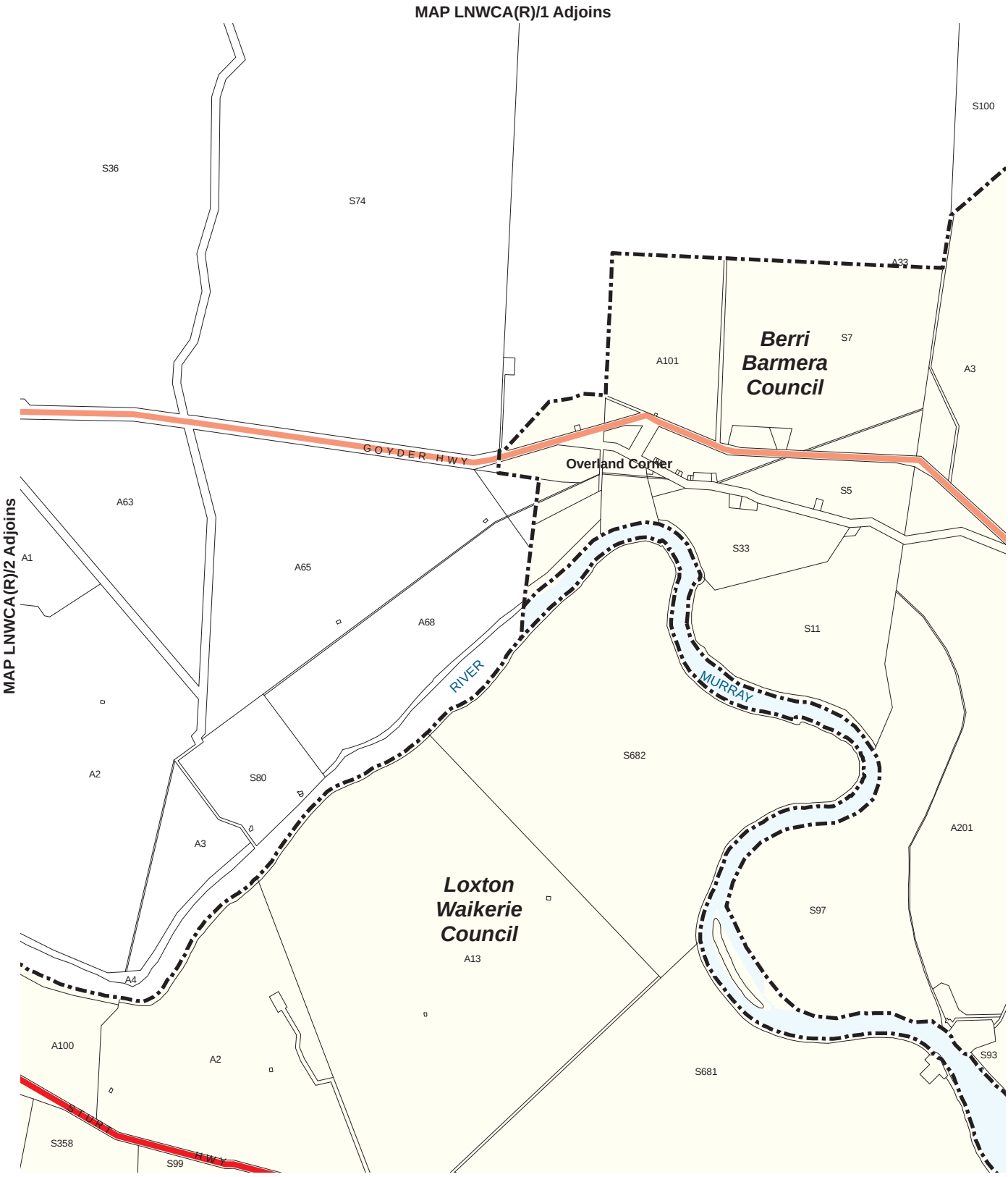
Location Map LNWCA(R)/3

Tourist Routes

Waterbodies

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

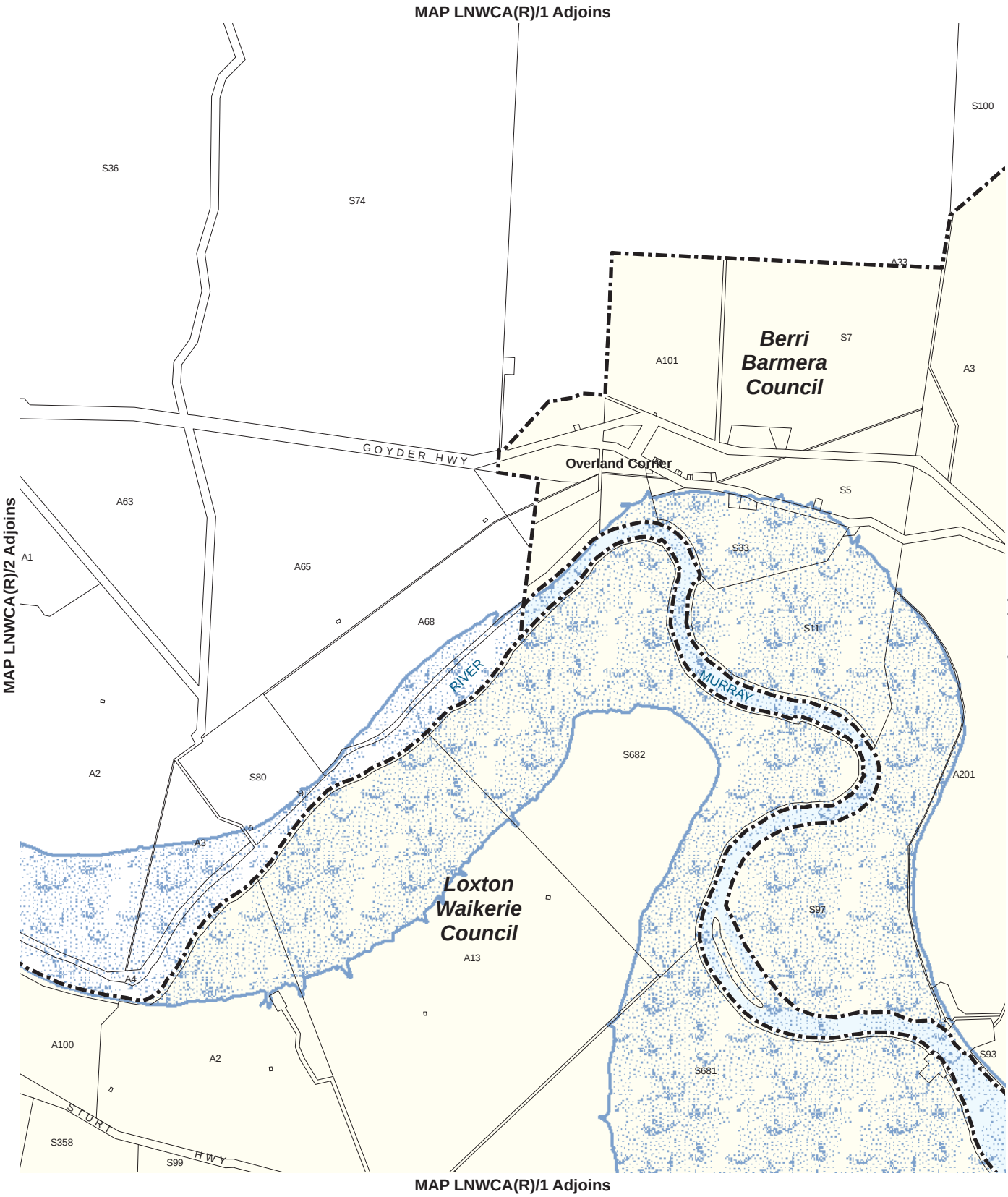


Overlay Map LNWCA(R)/3

TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

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



Overlay Map LNWCA(R)/3

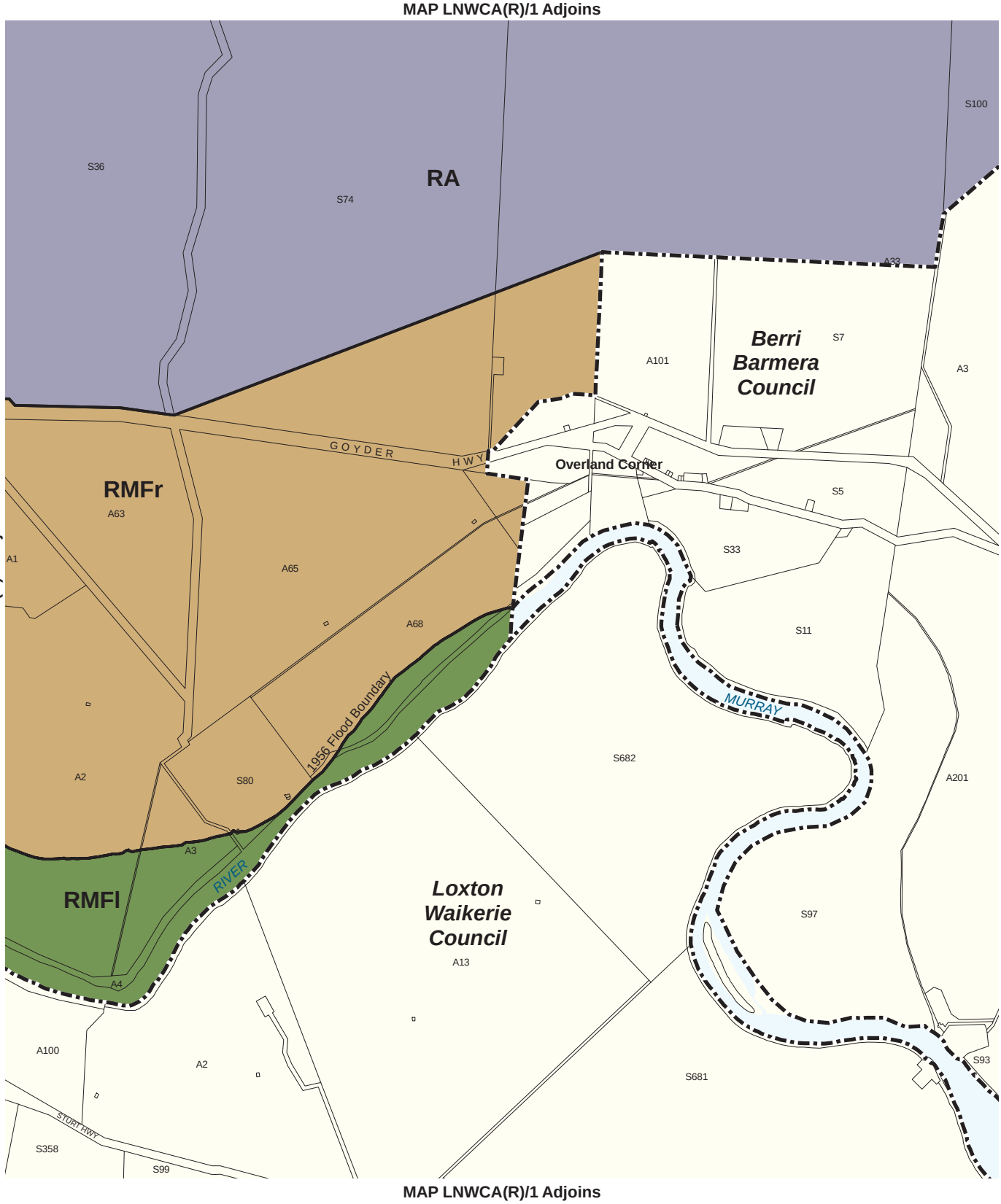
HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/2 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

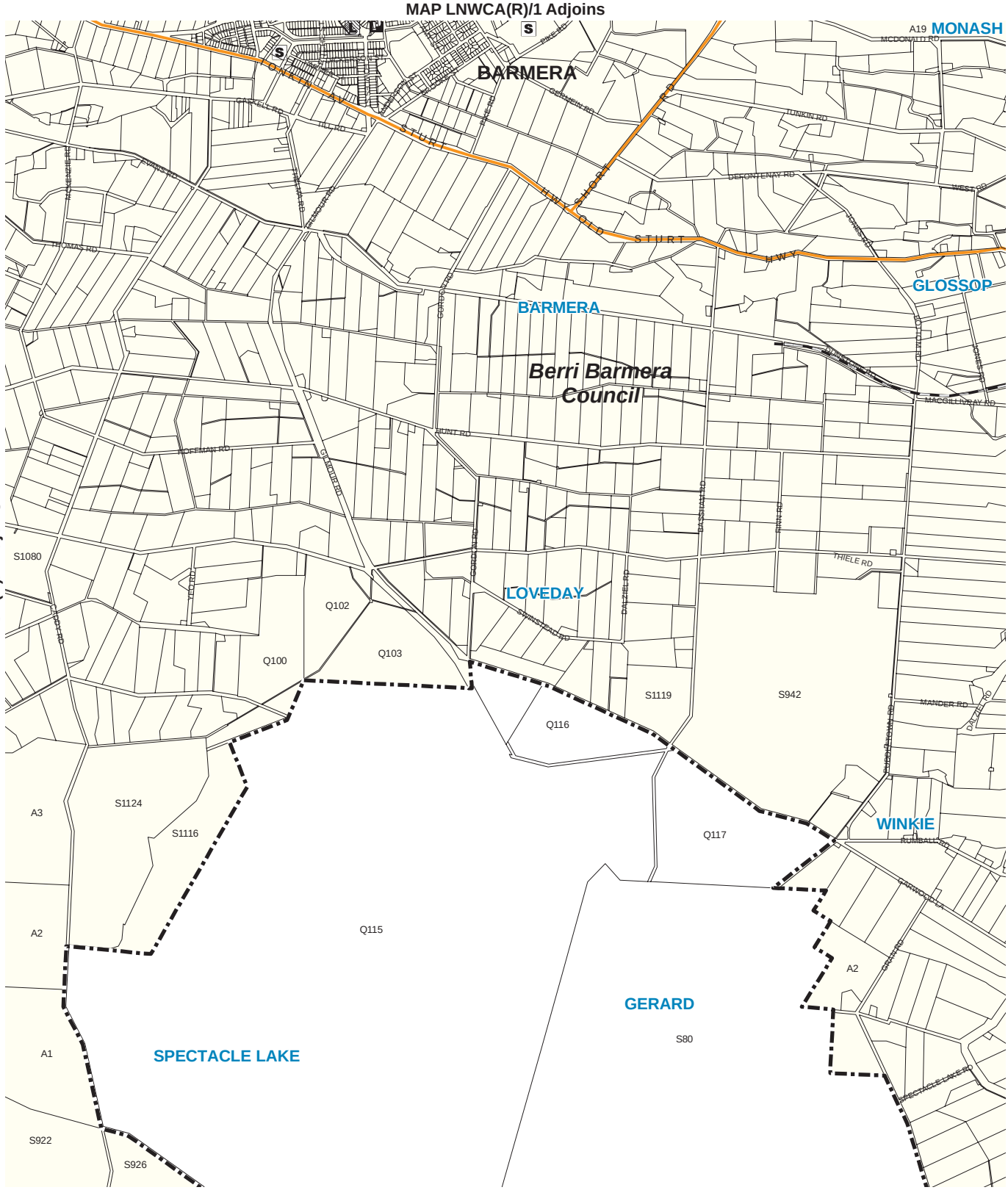
Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map LNWCA(R)/3

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/5 Adjoins

MAP LNWCA(R)/6 Adjoins

N

0 2,000 m

S School

L Public Library

P Police Station

Railways

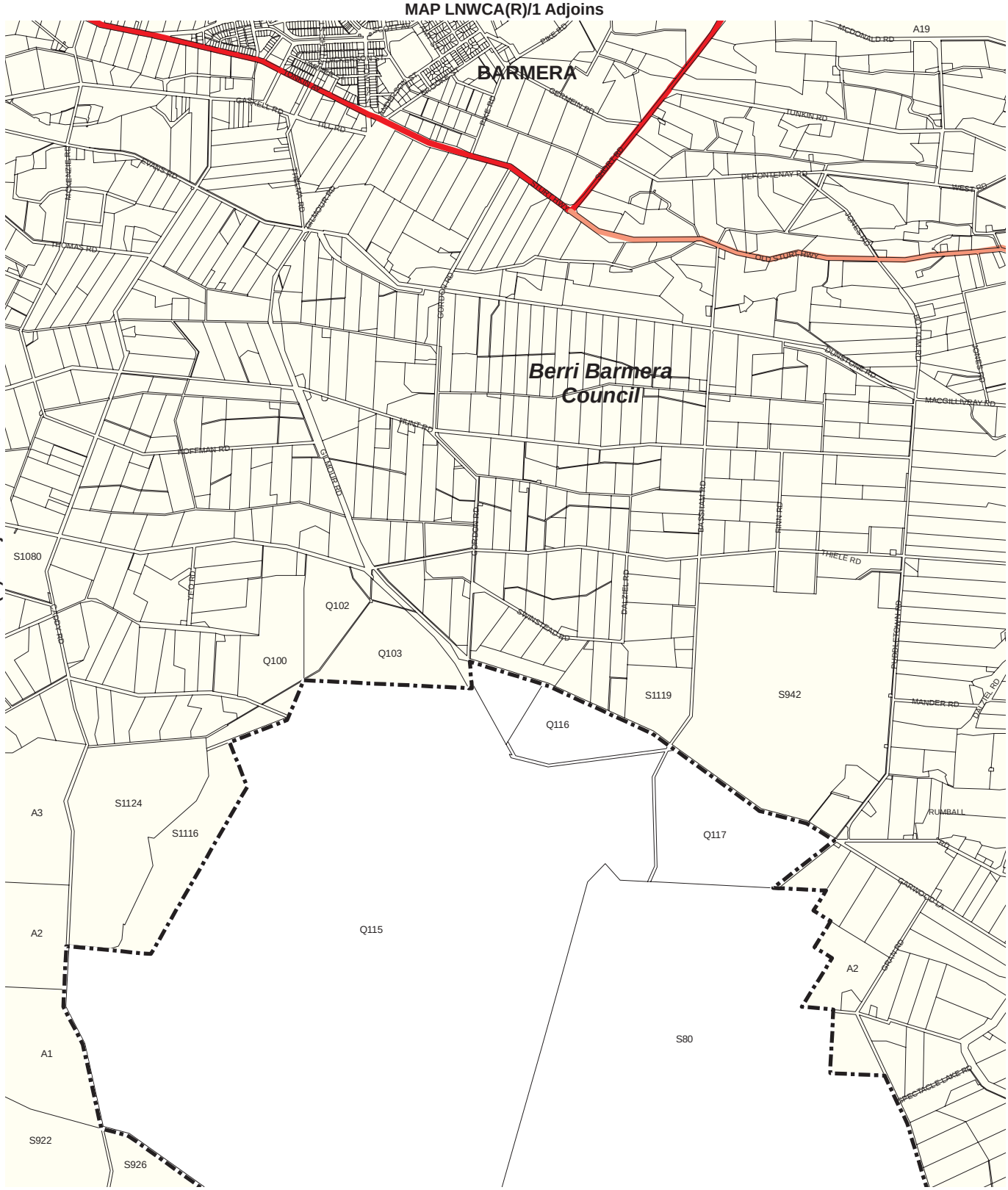
Tourist Routes

Development Plan Boundary

Location Map LNWCA(R)/4

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/5 Adjoins

MAP LNWCA(R)/6 Adjoins

N

0 2,000 m

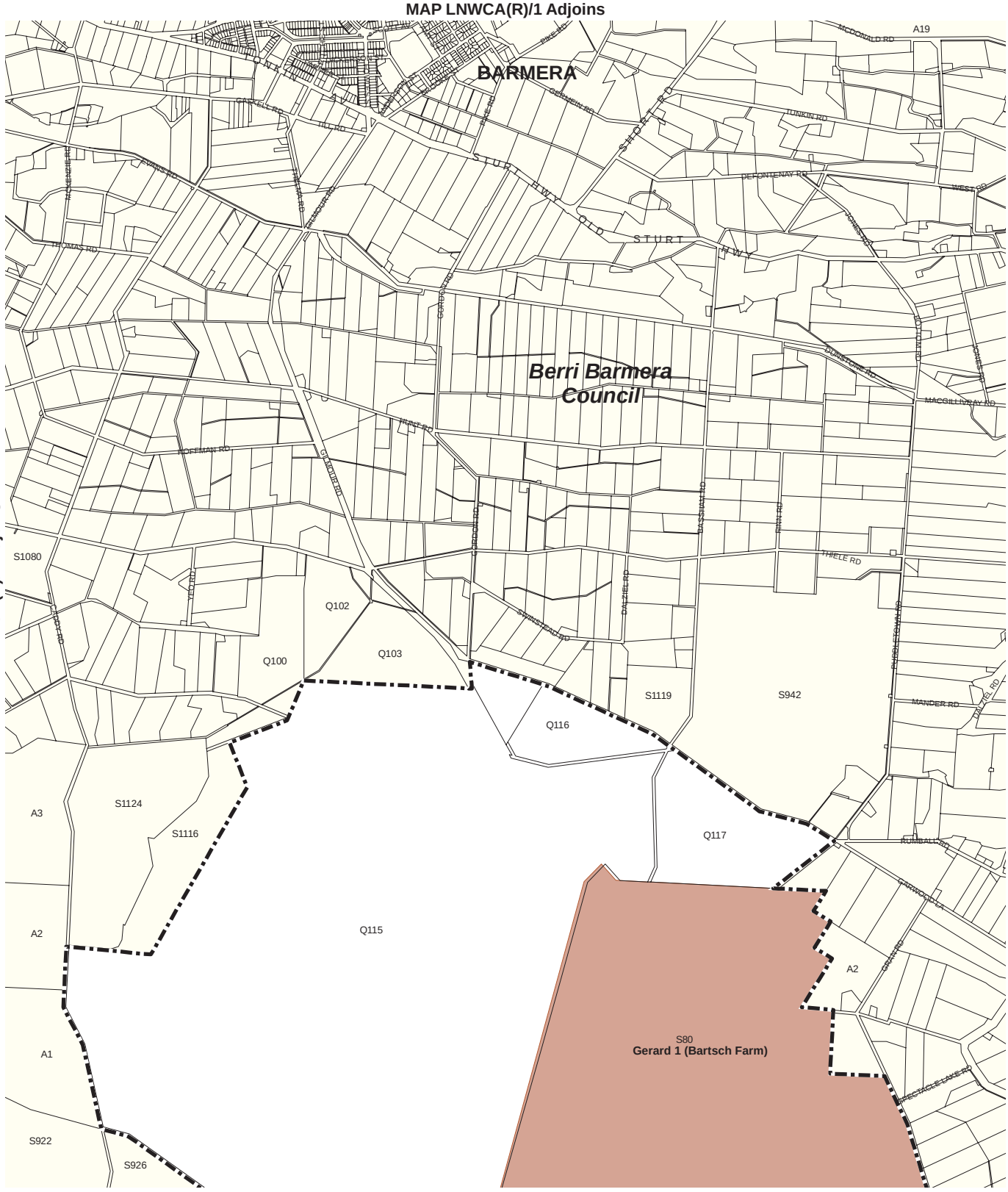
Overlay Map LNWCA(R)/4

TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

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

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/5 Adjoins

MAP LNWCA(R)/6 Adjoins

N

0 2,000 m

Overlay Map LNWCA(R)/4

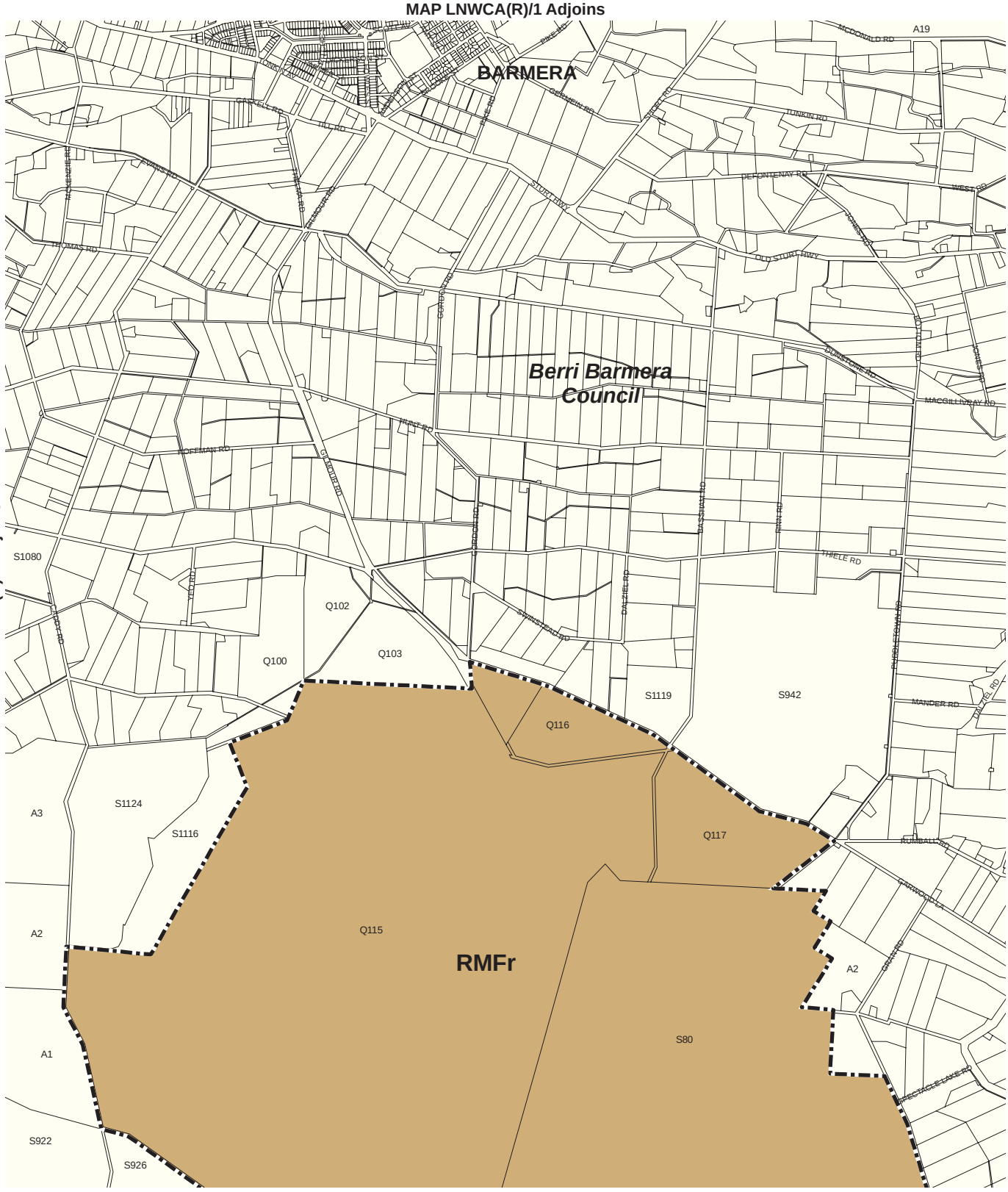
ABORIGINAL LANDS AND NATURAL RESOURCES

Aboriginal Lands

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/5 Adjoins

MAP LNWCA(R)/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map LNWCA(R)/4

Zones

RMFr River Murray Fringe

Zone Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

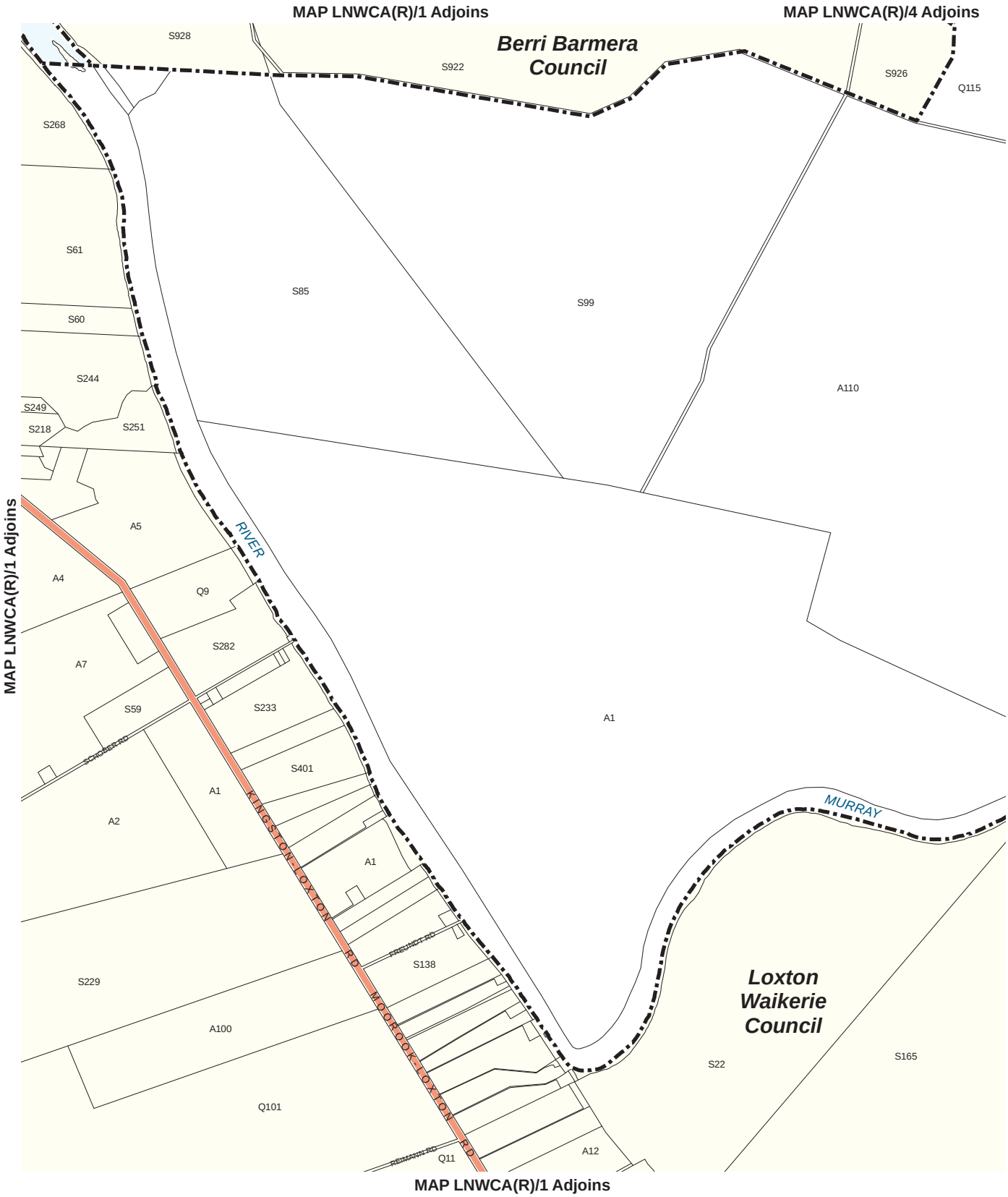


Location Map LNWCA(R)/5

Waterbodies

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

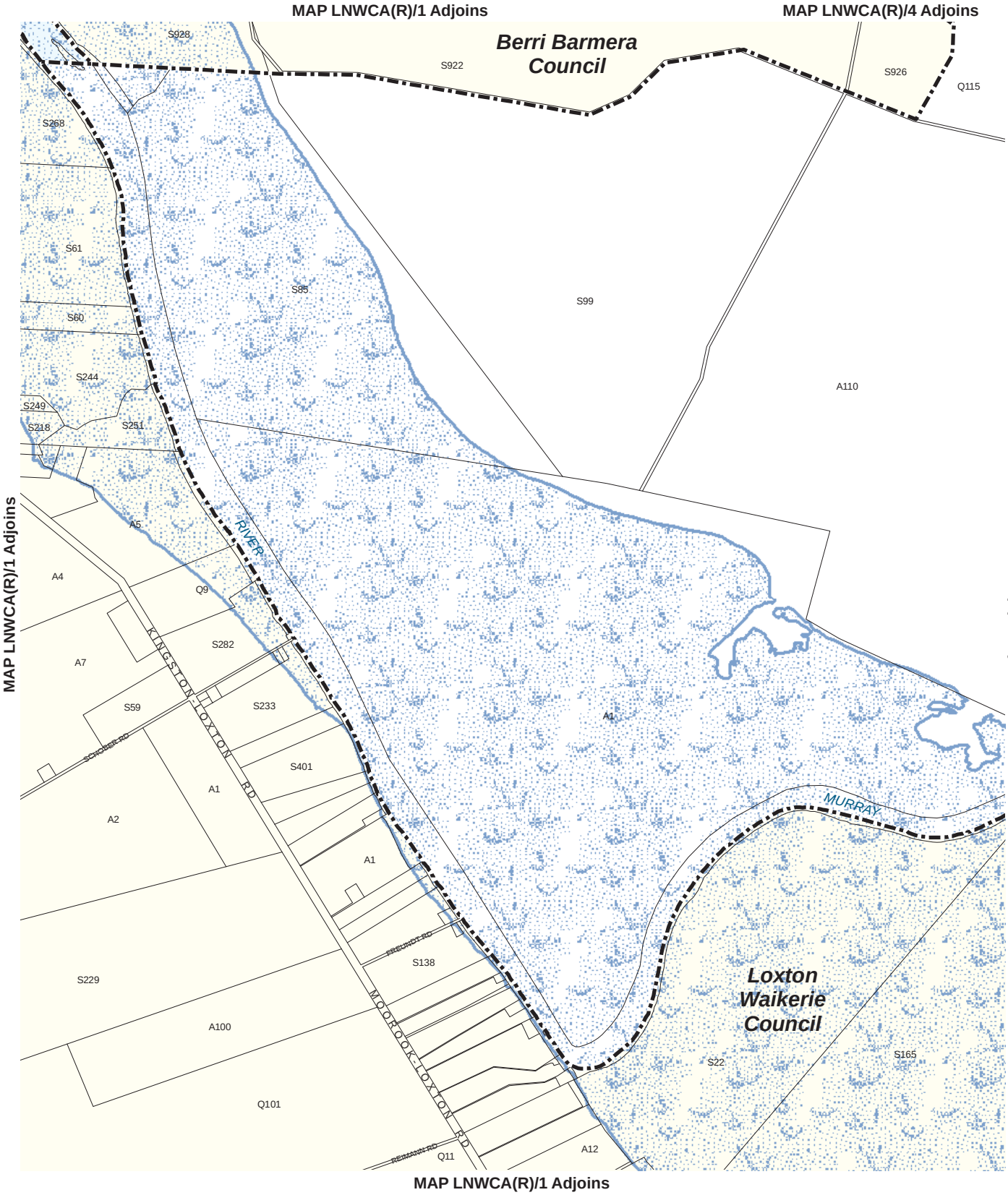
Overlay Map LNWCA(R)/5

TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



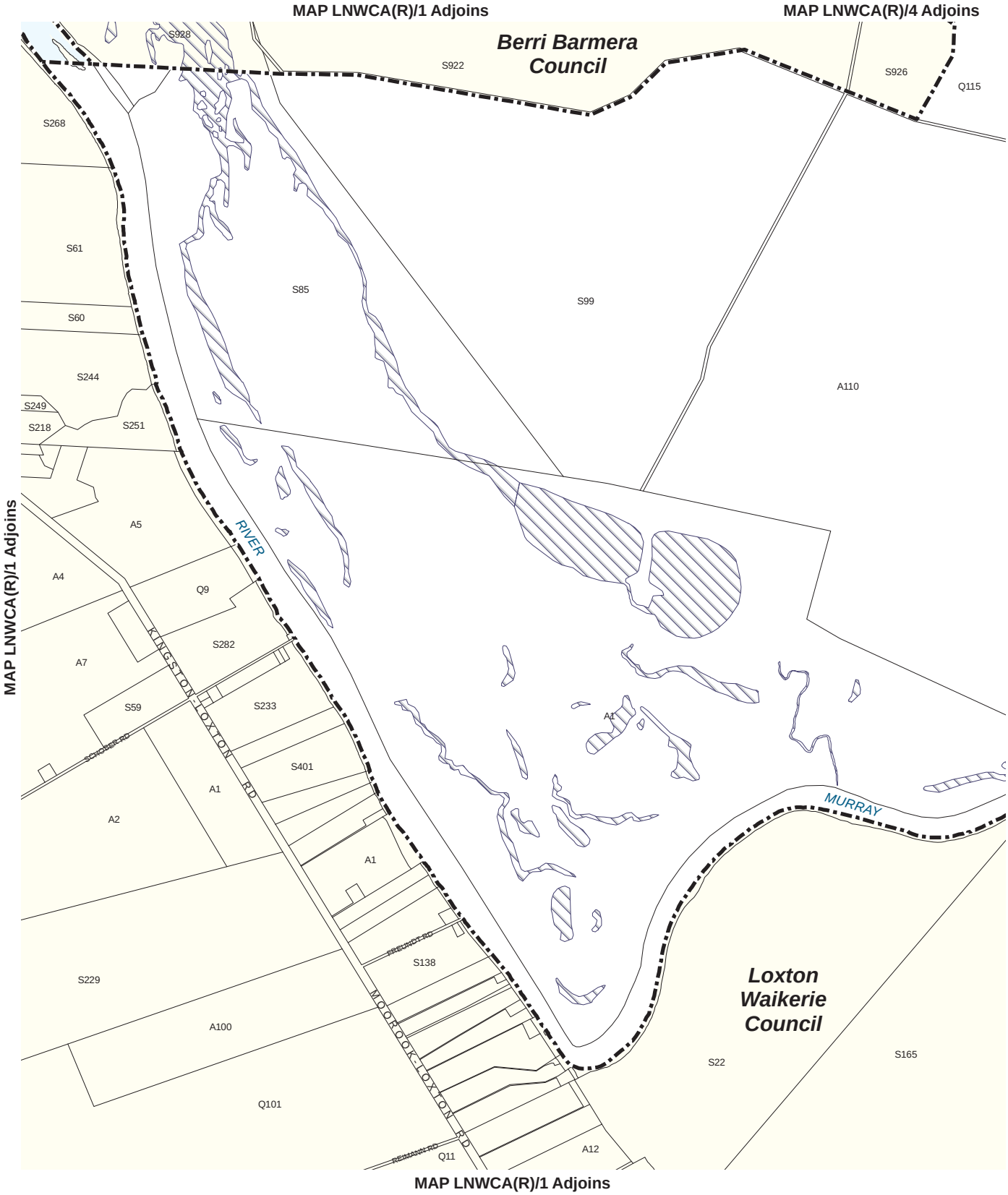
Overlay Map LNWCA(R)/5

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

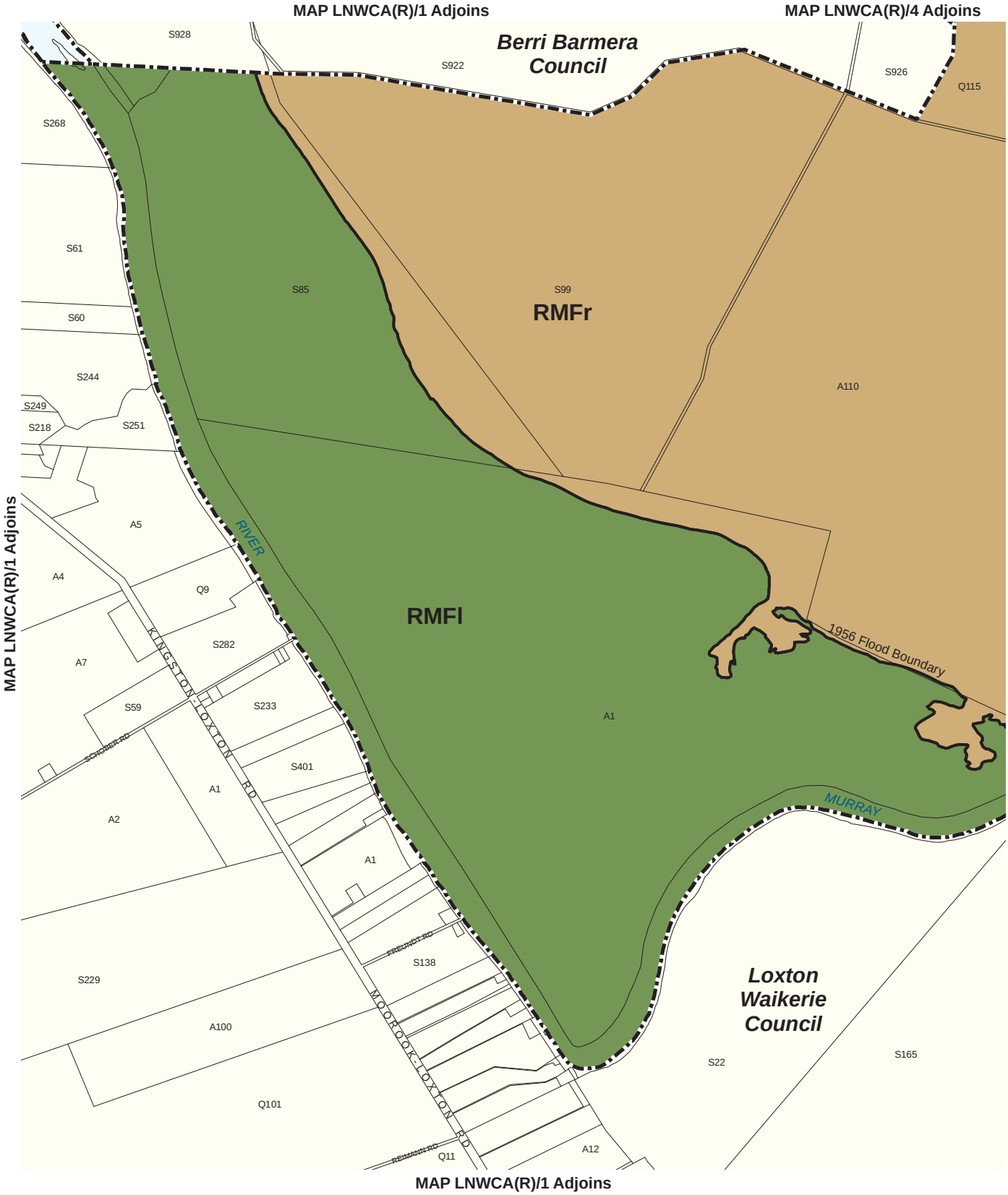
Overlay Map LNWCA(R)/5

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

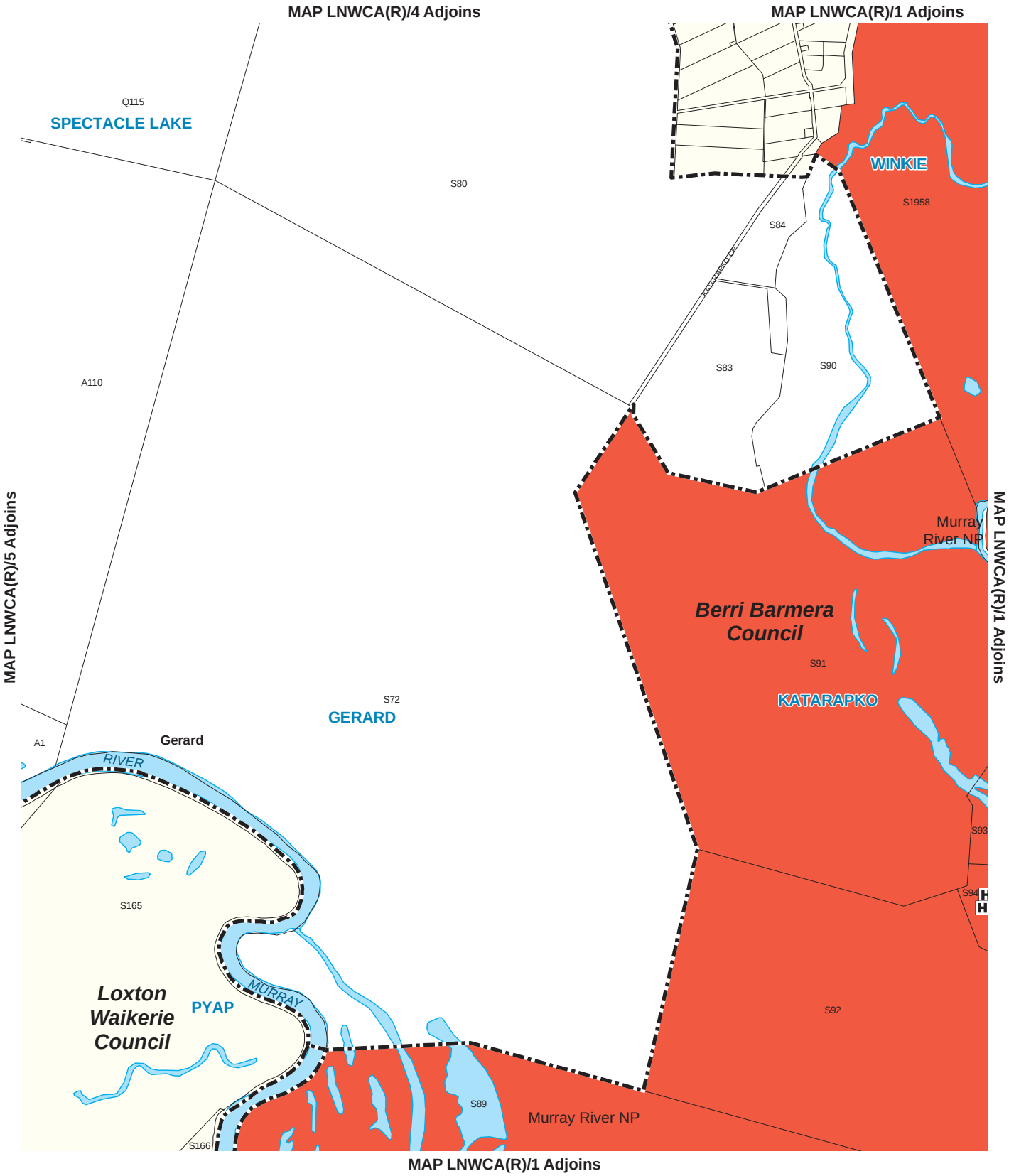
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Zone Map LNWCA(R)/5

Zones

- RMFl River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

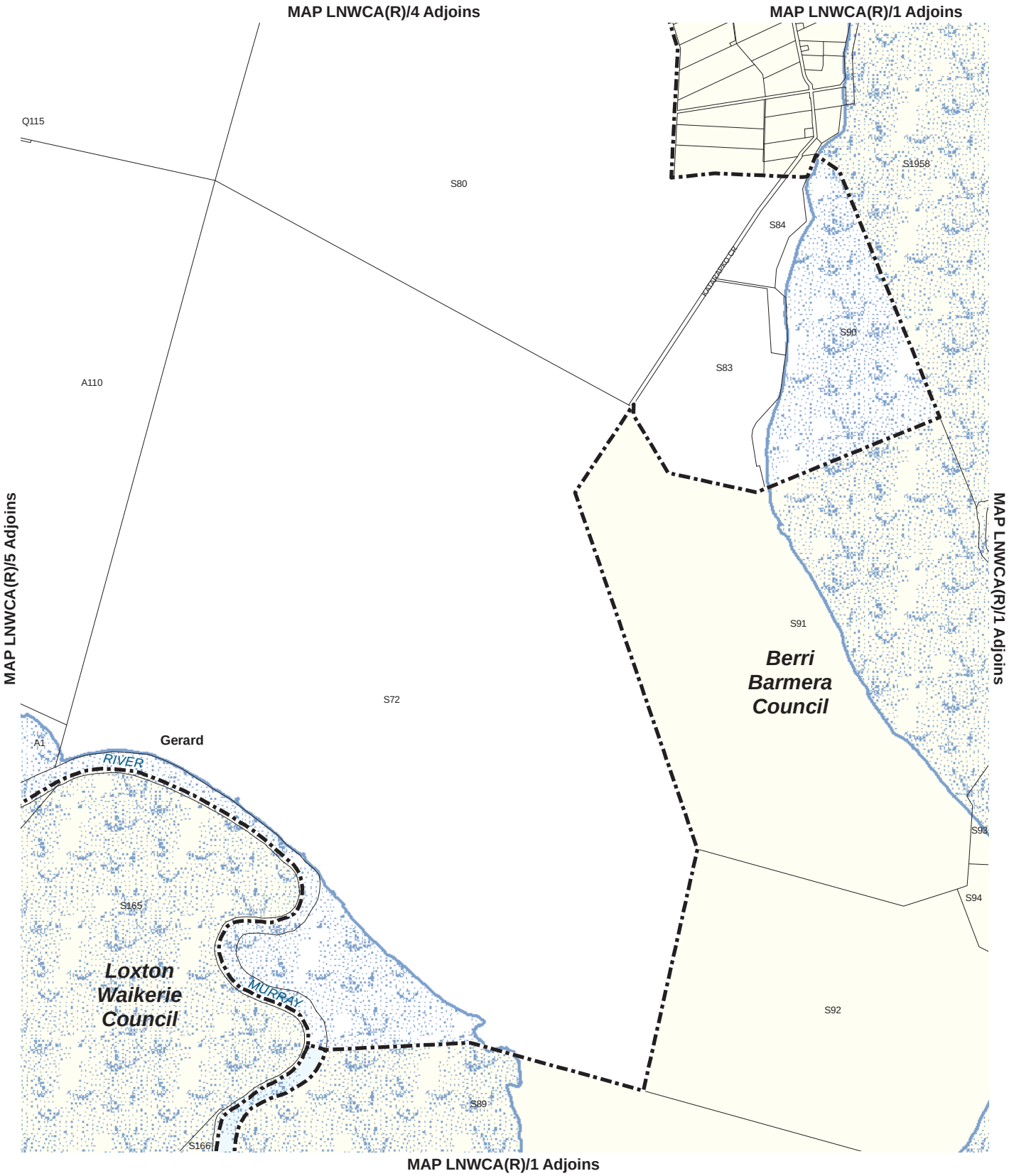
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Location Map LNWCA(R)/6

Other Health Services
Waterbodies
National Park
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



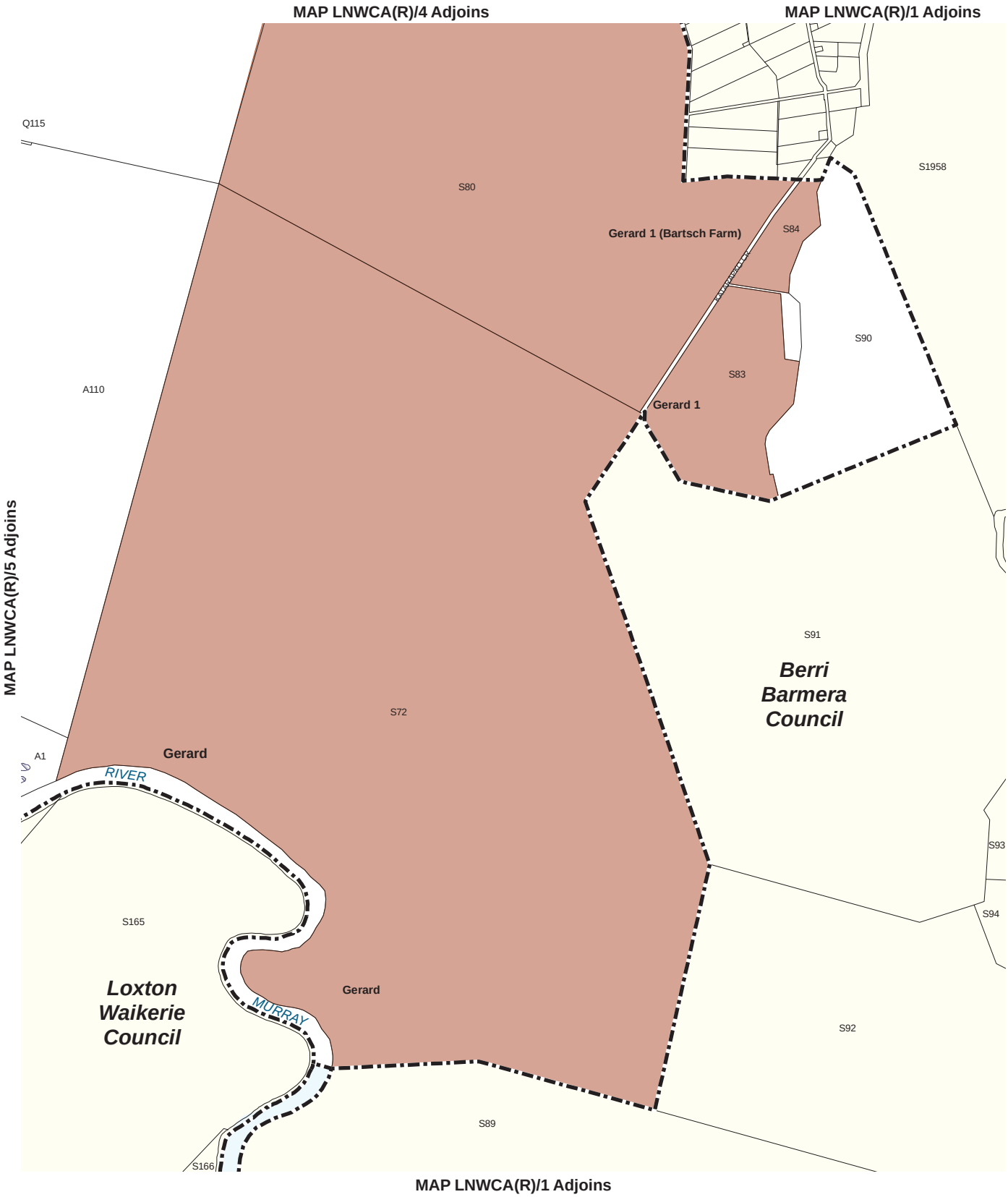
Overlay Map LNWCA(R)/6

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

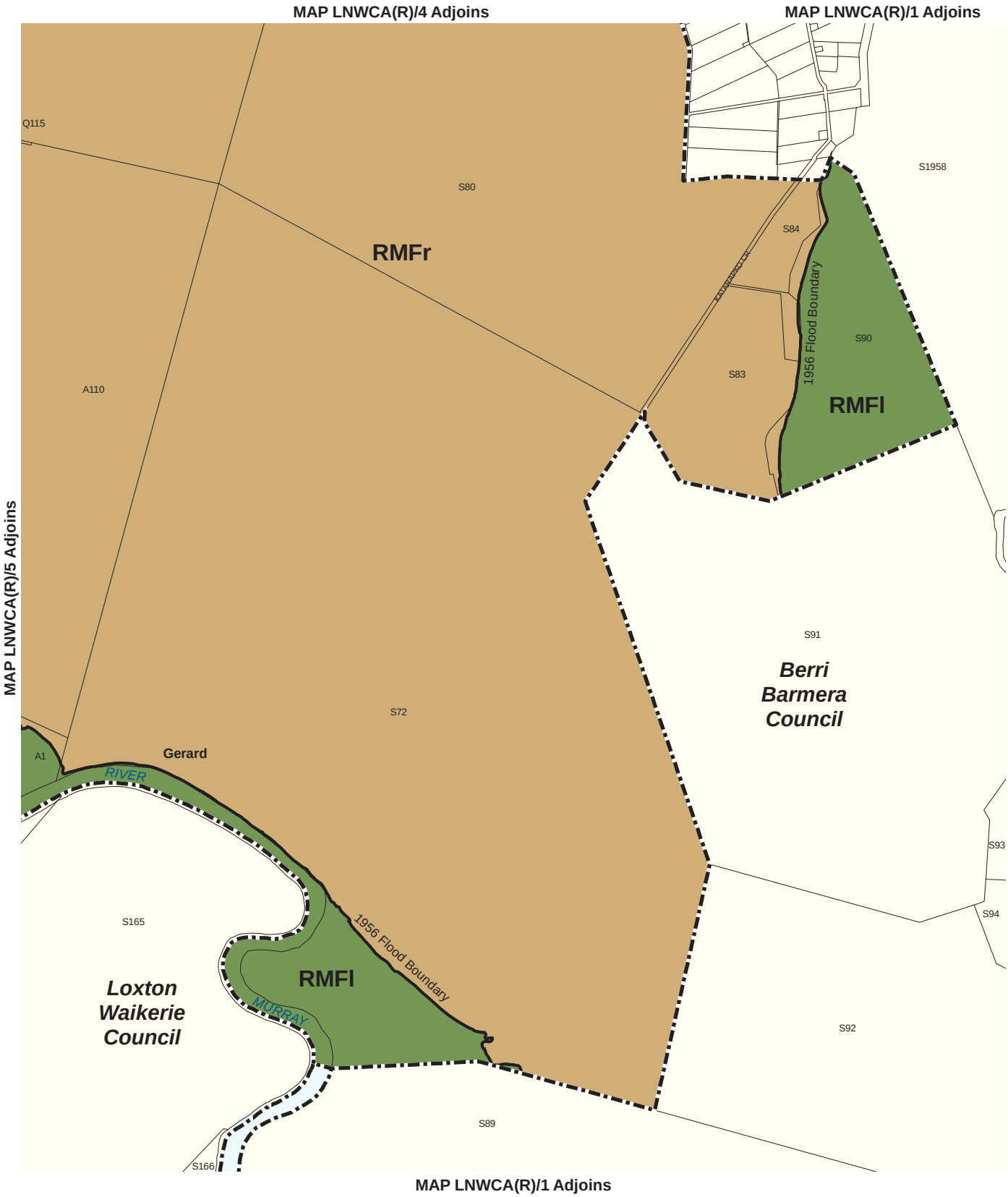
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Overlay Map LNWCA(R)/6

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance
Aboriginal Lands
Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

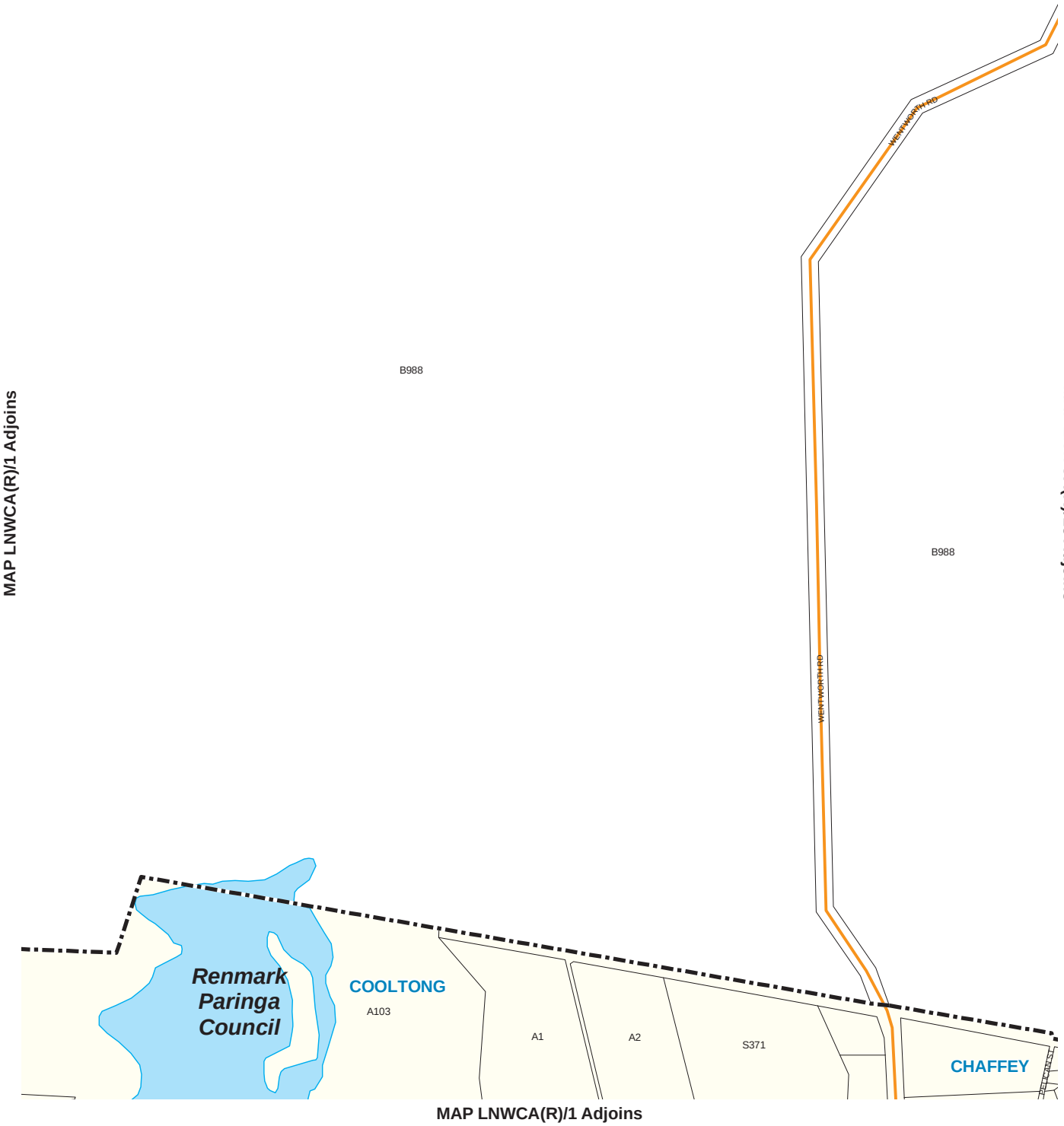
Zone Map LNWCA(R)/6

Zones

- RMFl River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins

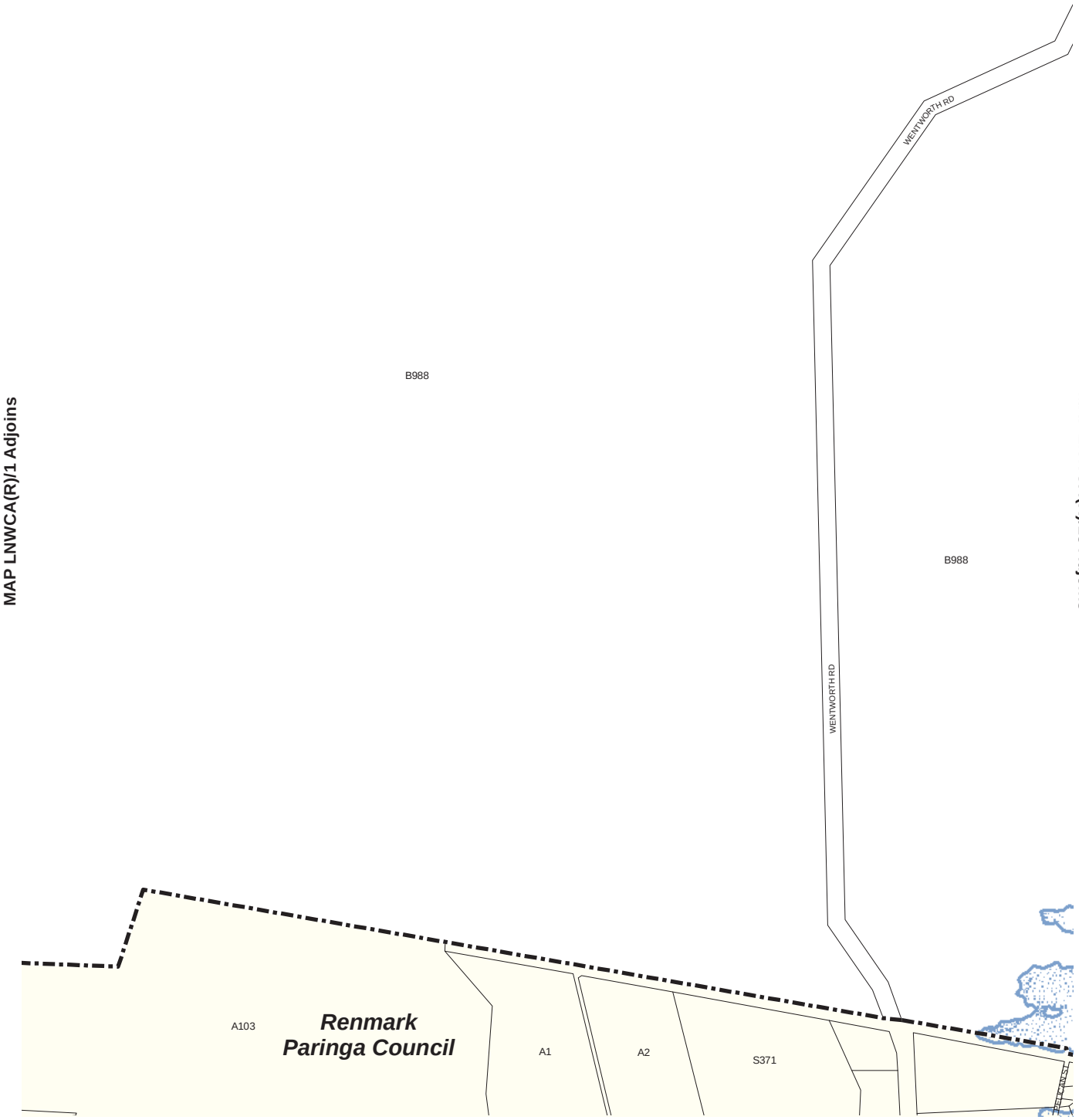


Location Map LNWCA(R)/7

Tourist Routes
Waterbodies
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/13 Adjoins

MAP LNWCA(R)/1 Adjoins

N

0 1,000 m

Overlay Map LNWCA(R)/7

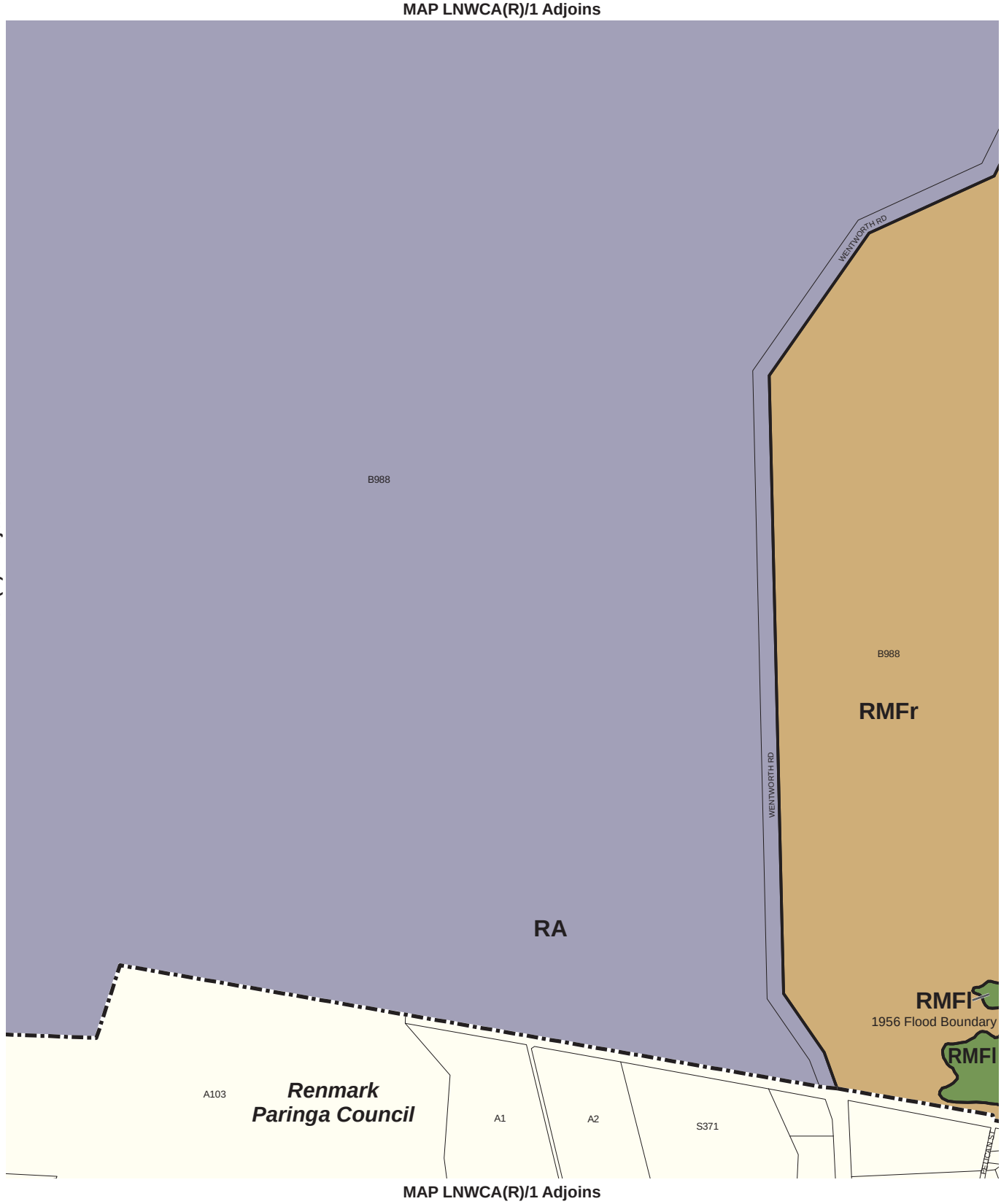
HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

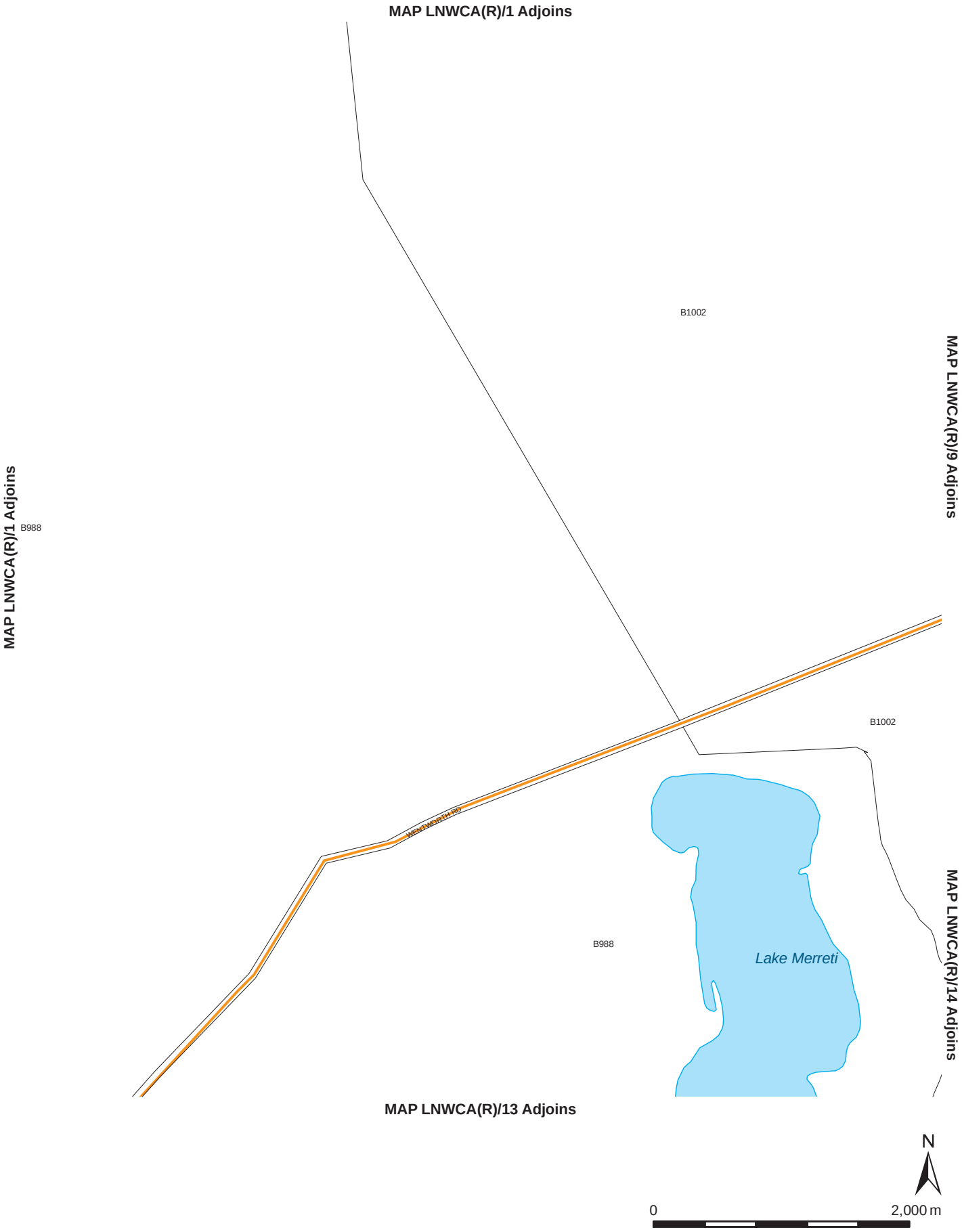
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Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map LNWCA(R)/7

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

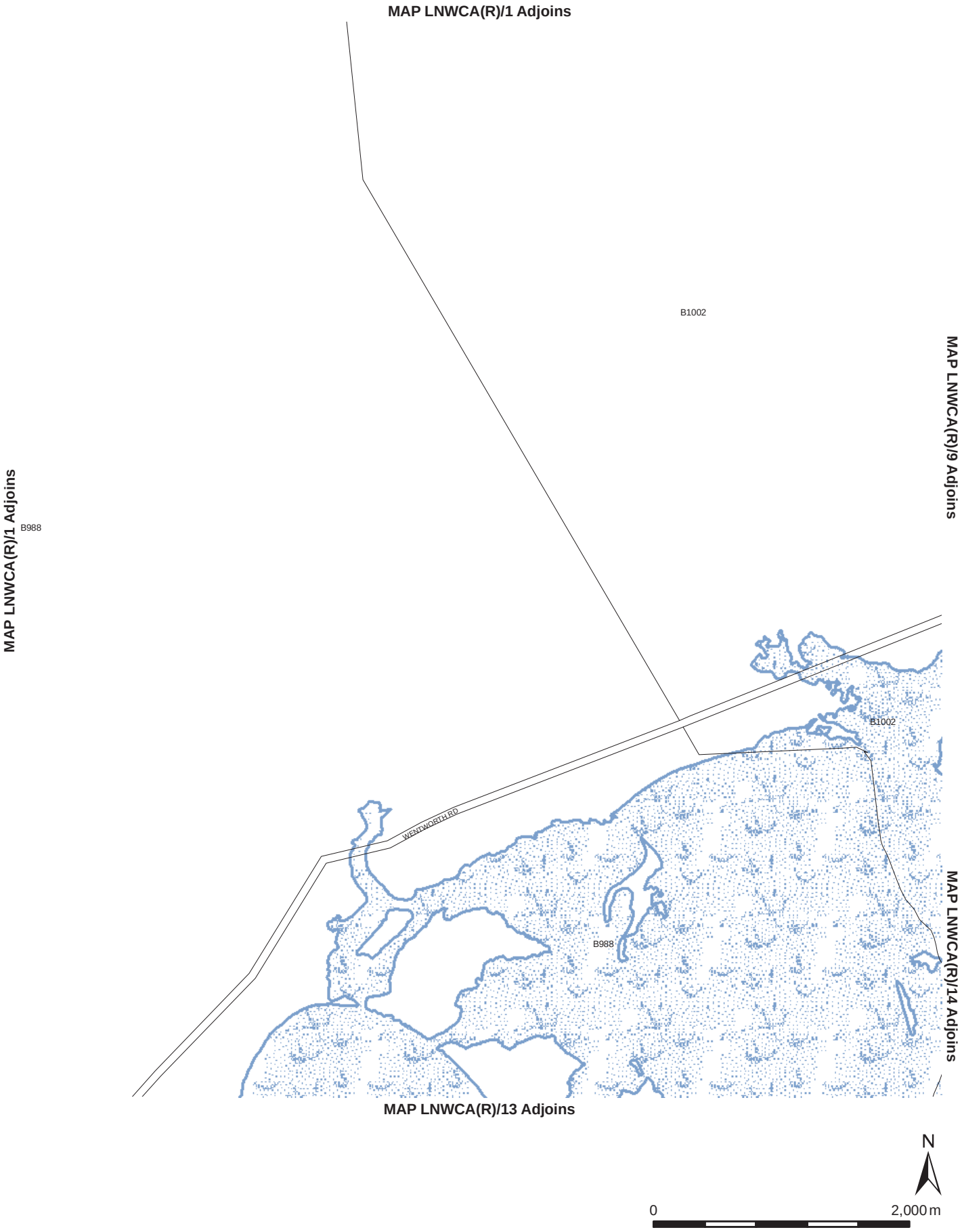


Location Map LNWCA(R)/8

Tourist Routes

Waterbodies

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

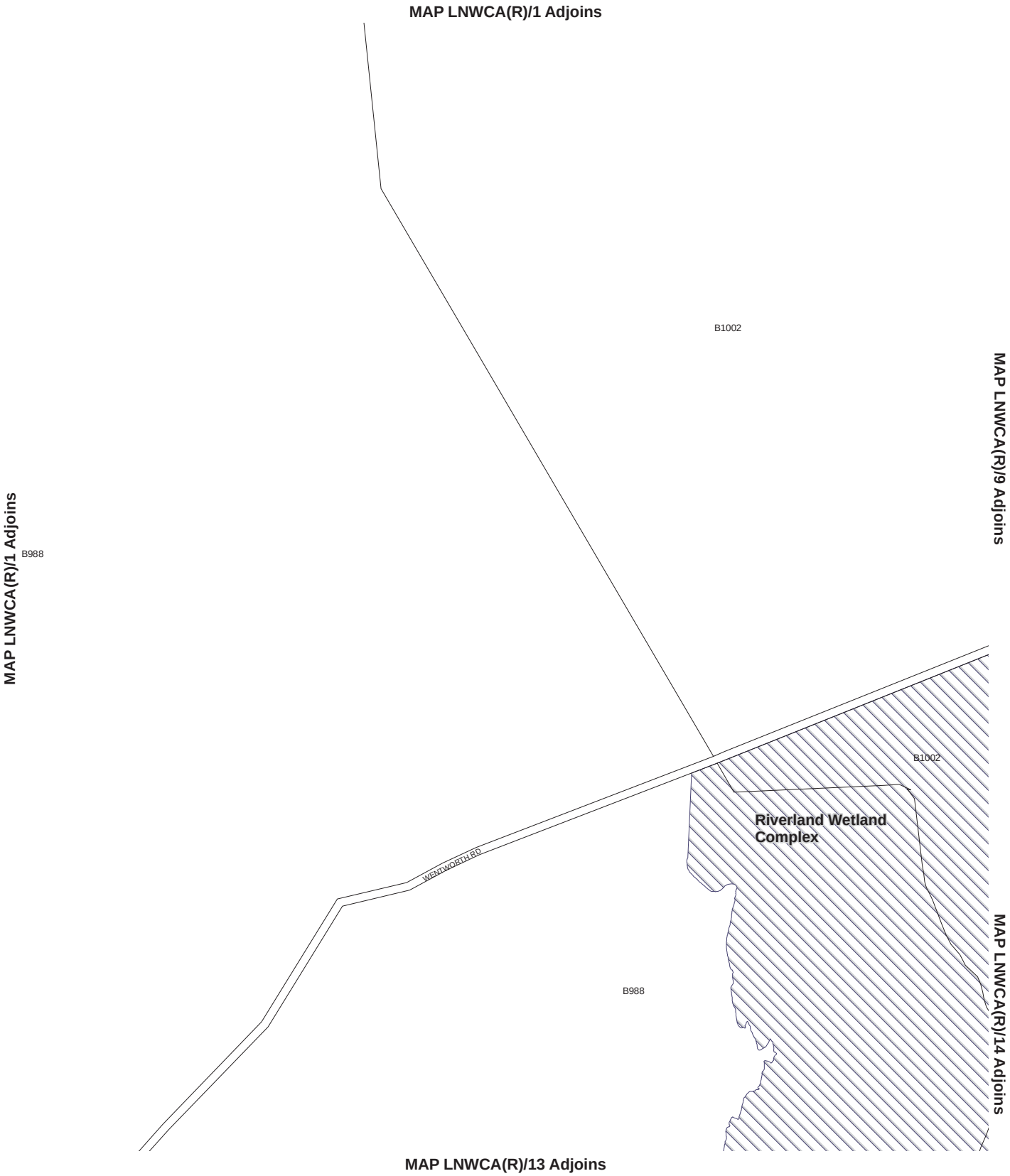


Overlay Map LNWCA(R)/8

HAZARDS

1956 Flood Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

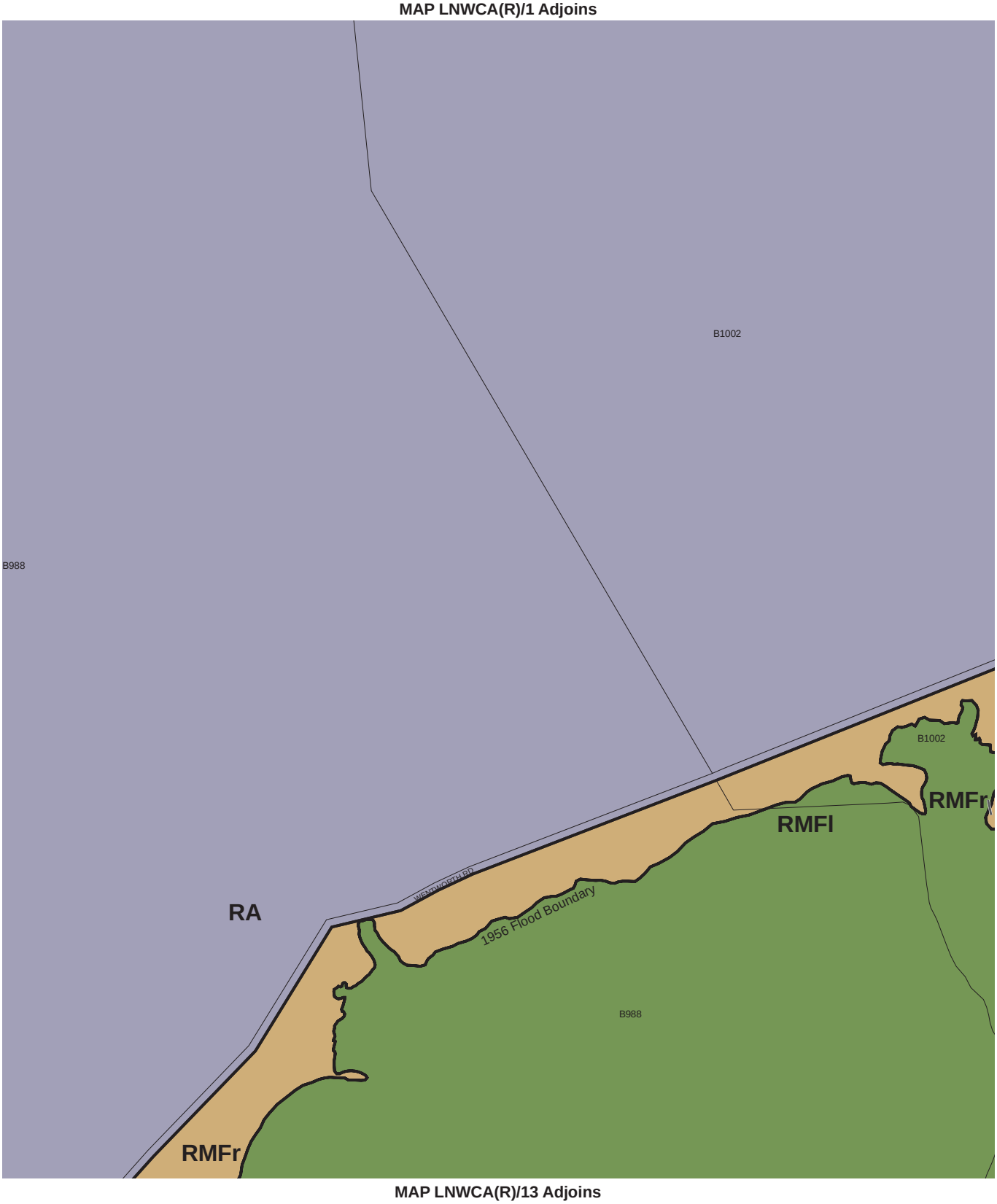
Overlay Map LNWCA(R)/8

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/9 Adjoins

MAP LNWCA(R)/14 Adjoins

MAP LNWCA(R)/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map LNWCA(R)/8

Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins

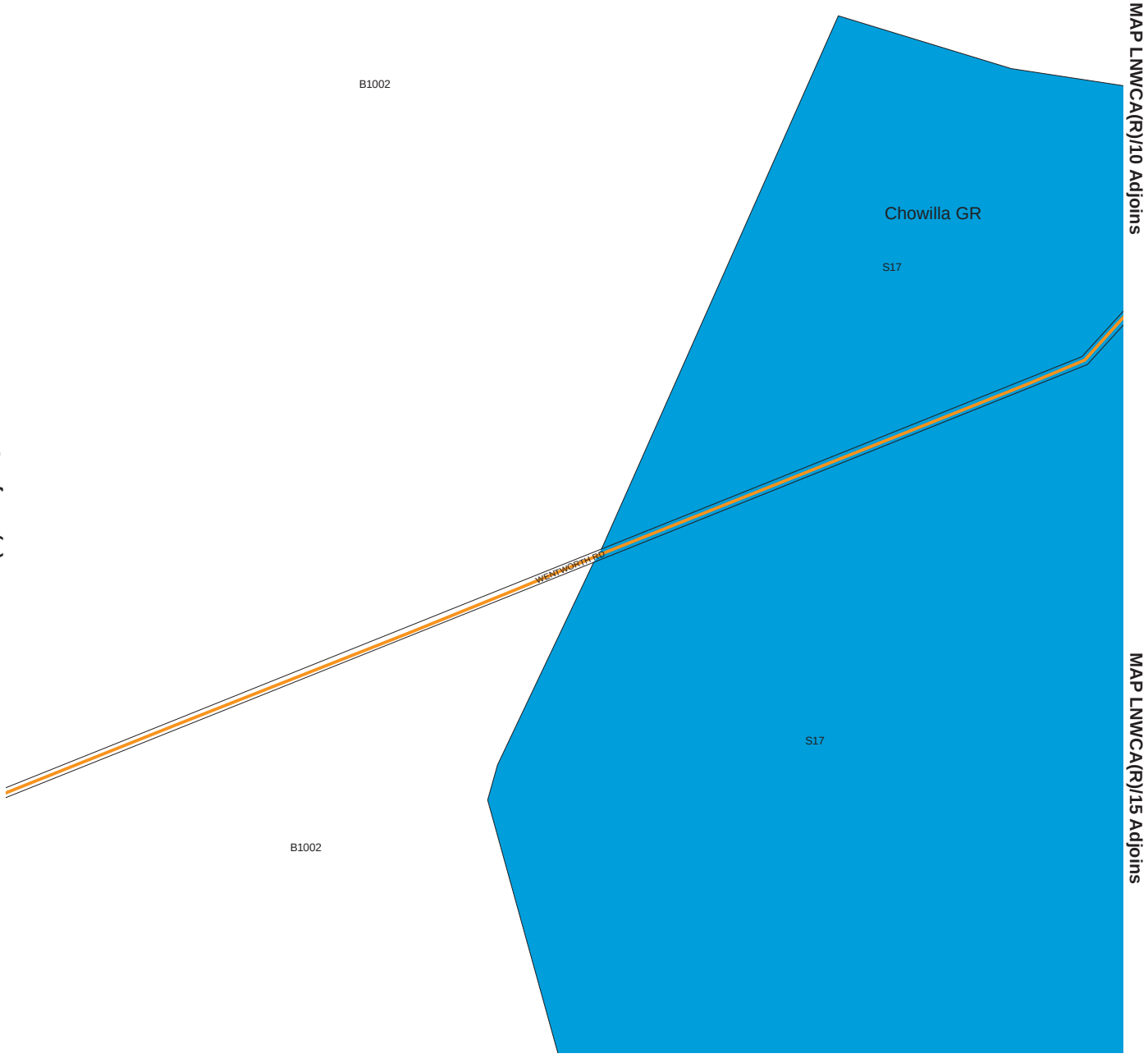
MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/10 Adjoins

MAP LNWCA(R)/8 Adjoins

MAP LNWCA(R)/15 Adjoins

MAP LNWCA(R)/14 Adjoins



N

0 2,000 m

Location Map LNWCA(R)/9

Tourist Routes

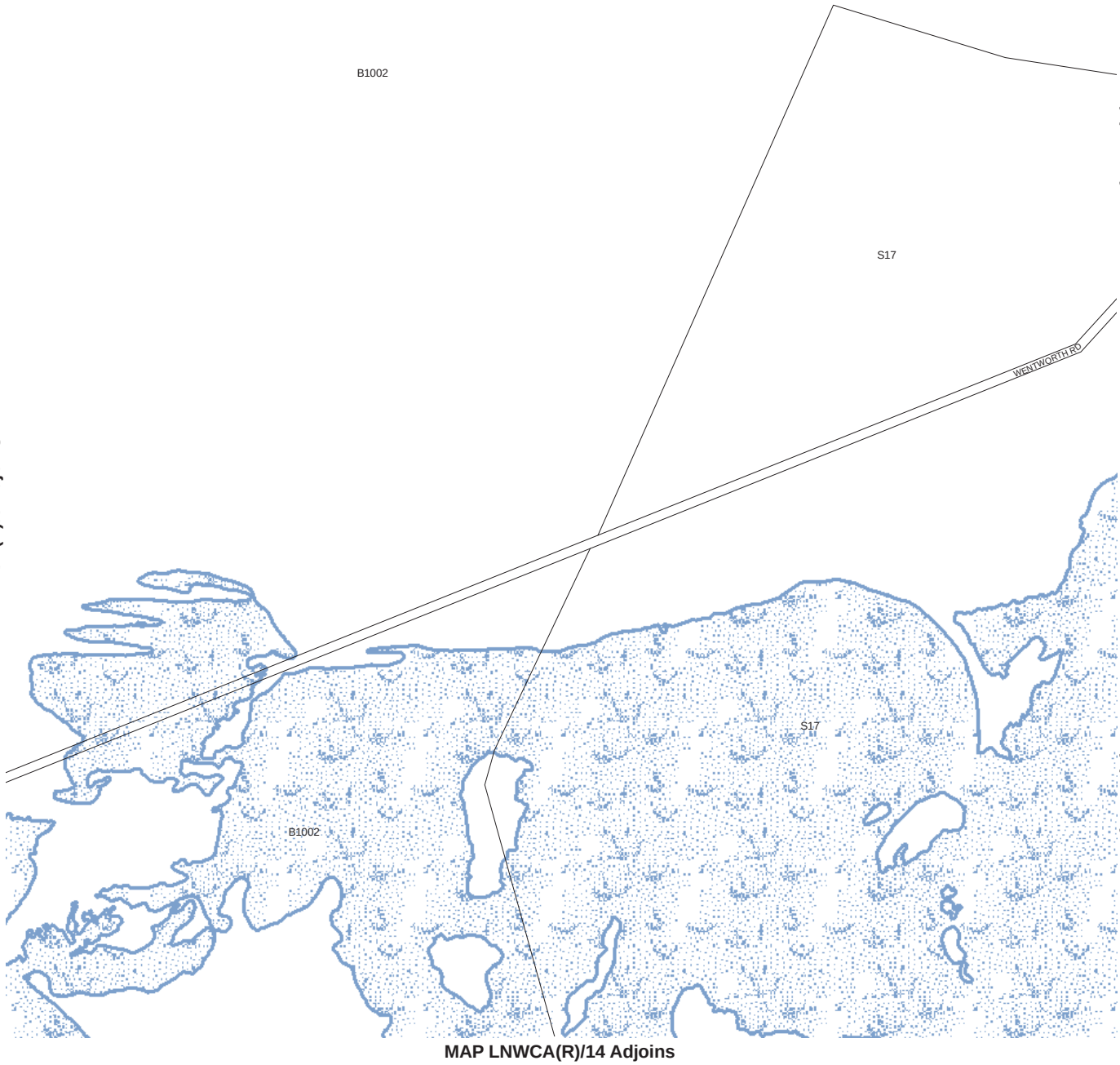
Game Reserve

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/10 Adjoins



MAP LNWCA(R)/8 Adjoins

MAP LNWCA(R)/15 Adjoins

MAP LNWCA(R)/14 Adjoins

N

0 2,000 m

Overlay Map LNWCA(R)/9

HAZARDS

1956 Flood Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



N

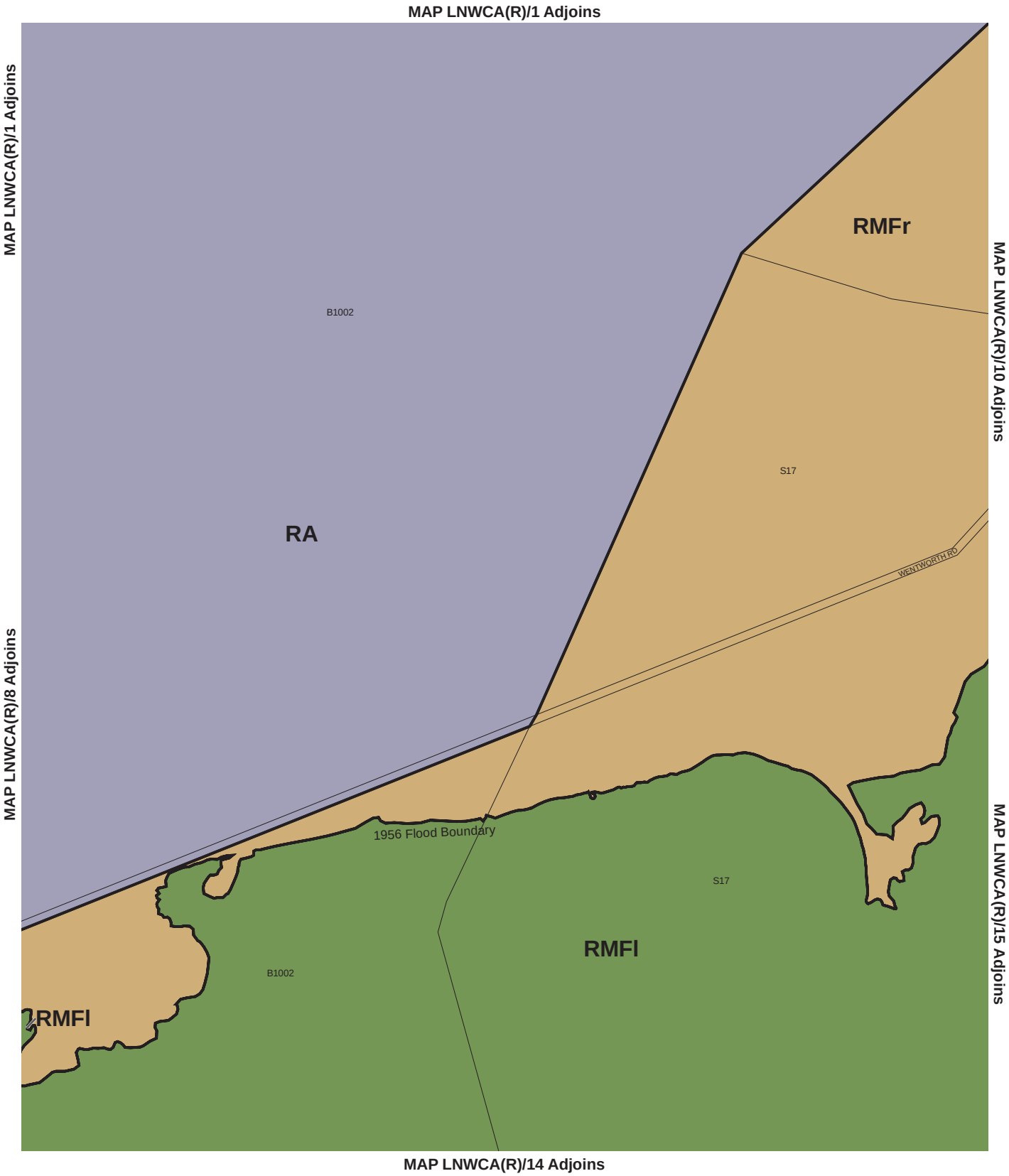
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Overlay Map LNWCA(R)/9

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance



Lamberts Conformal Conic Projection, GDA94

N

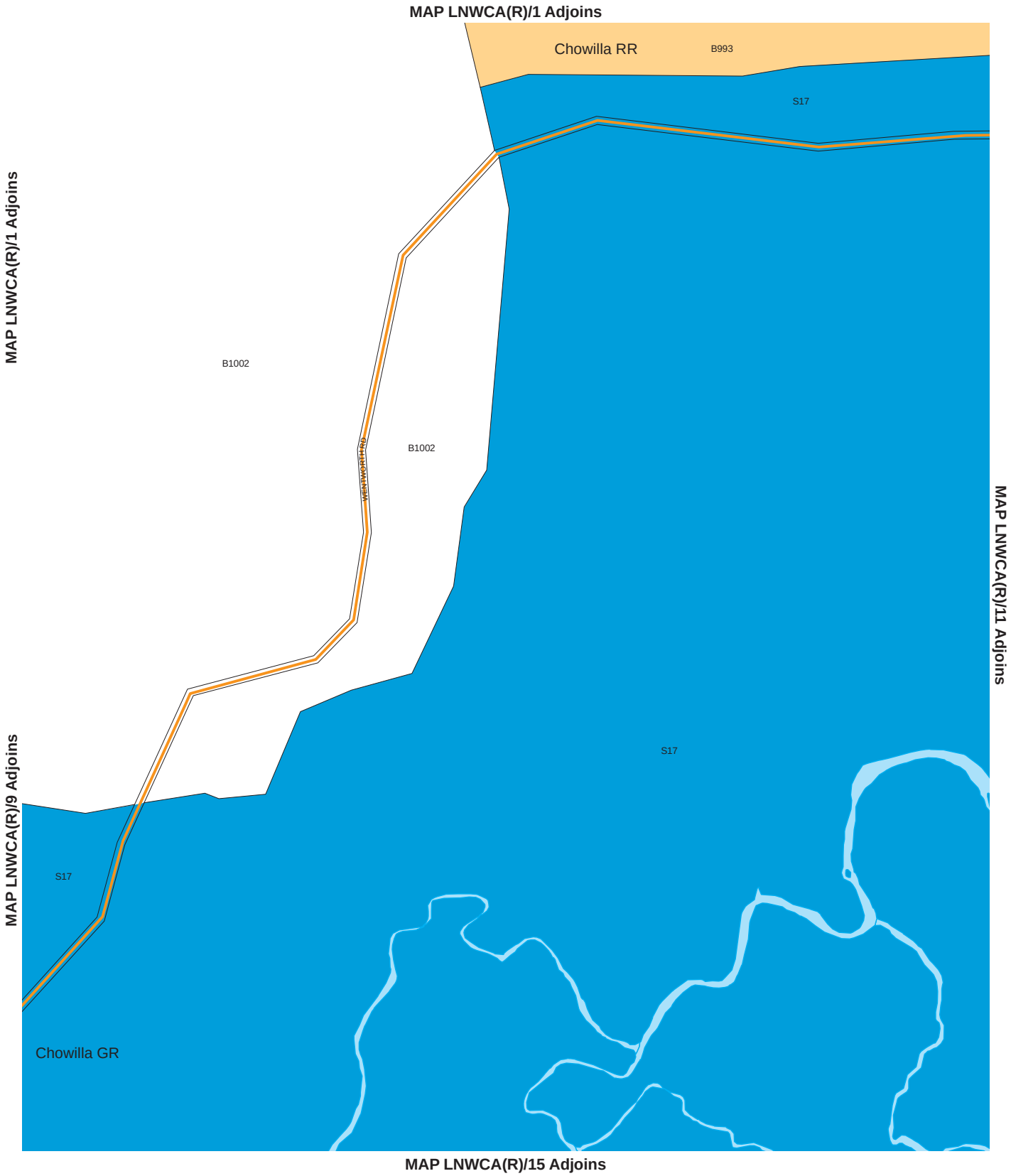
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Zone Map LNWCA(R)/9

Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary

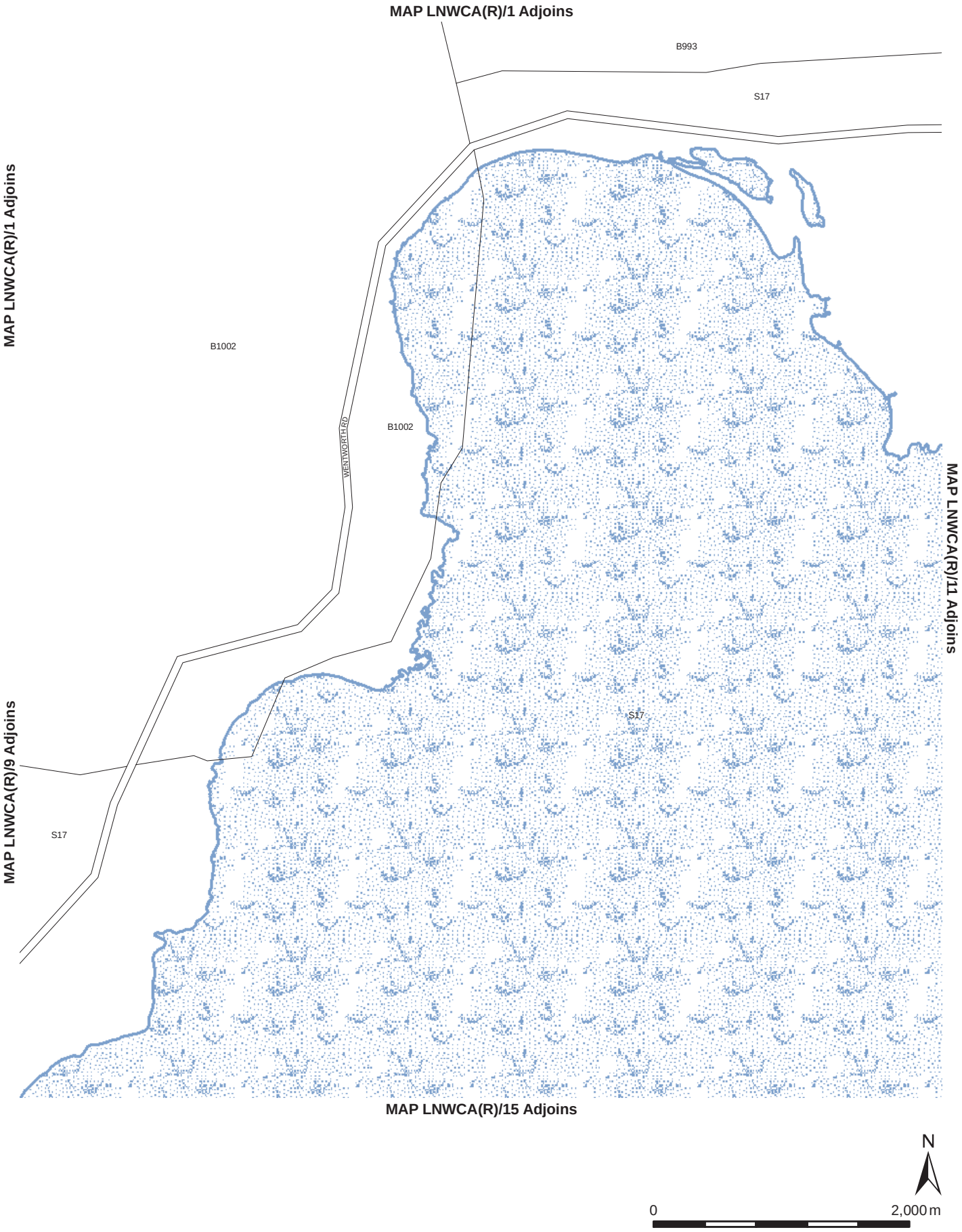
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Location Map LNWCA(R)/10

Tourist Routes
Waterbodies
Game Reserve
Regional Reserve

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

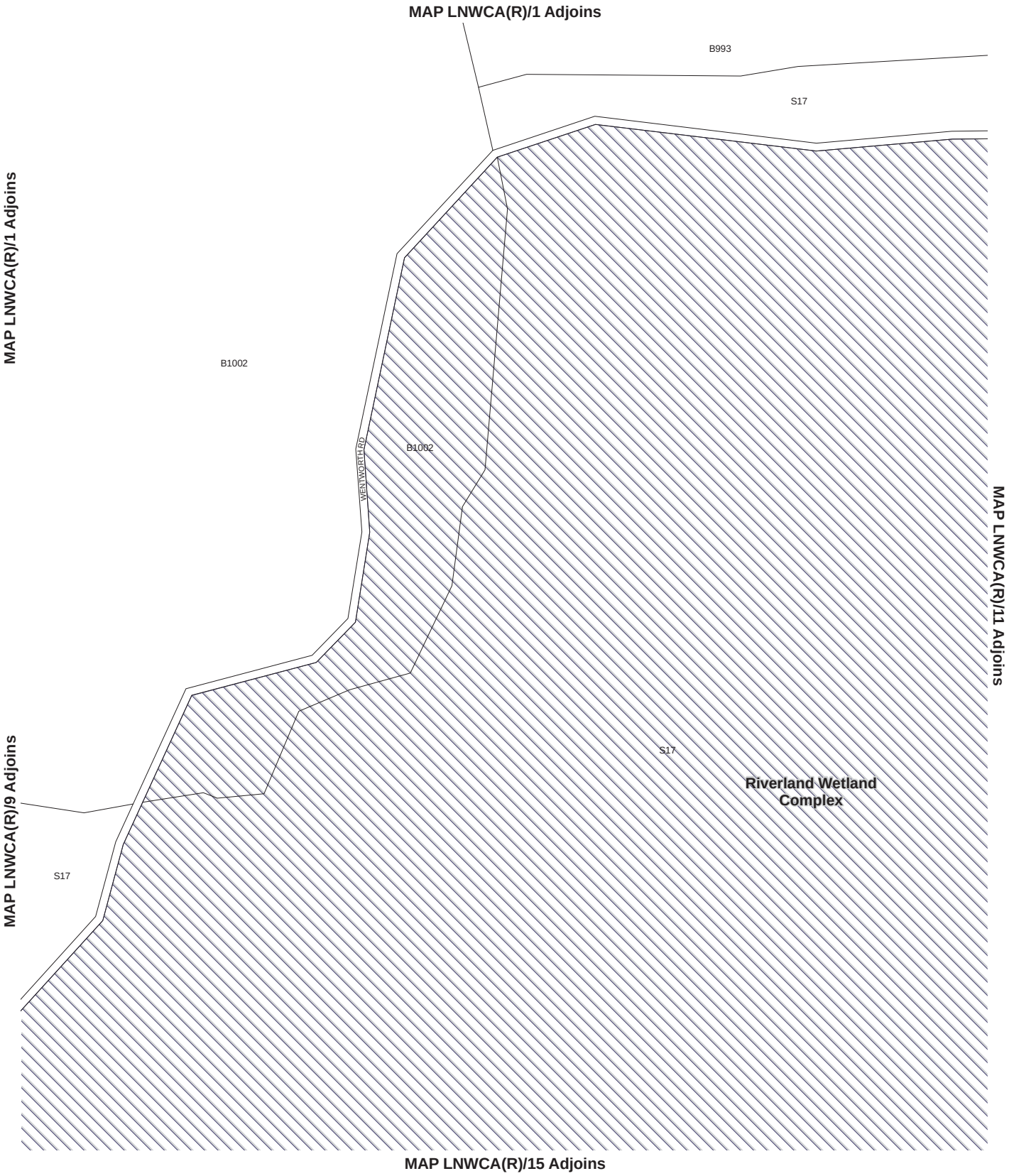


Overlay Map LNWCA(R)/10

HAZARDS

1956 Flood Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

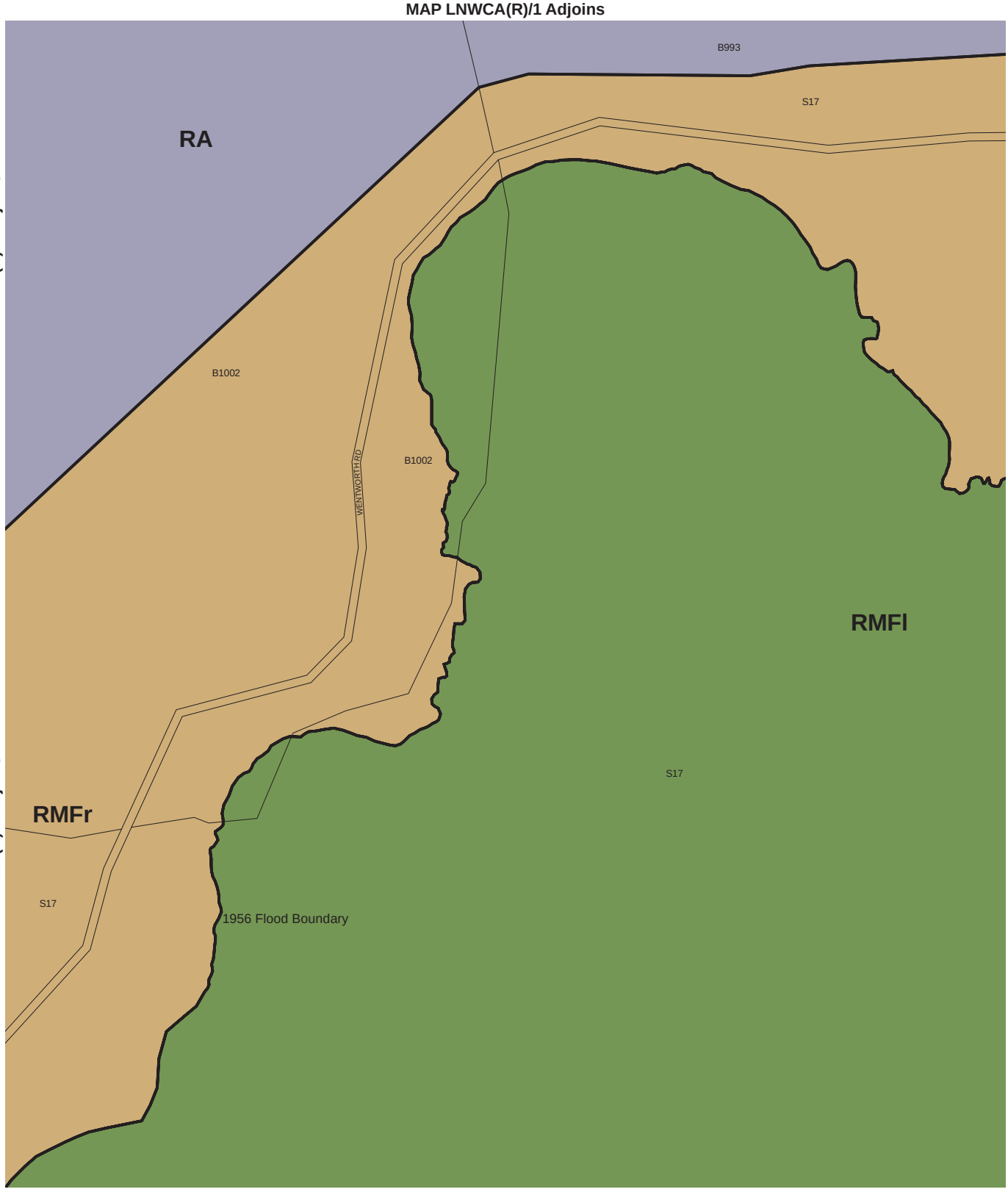
Overlay Map LNWCA(R)/10

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/11 Adjoins

MAP LNWCA(R)/9 Adjoins

MAP LNWCA(R)/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

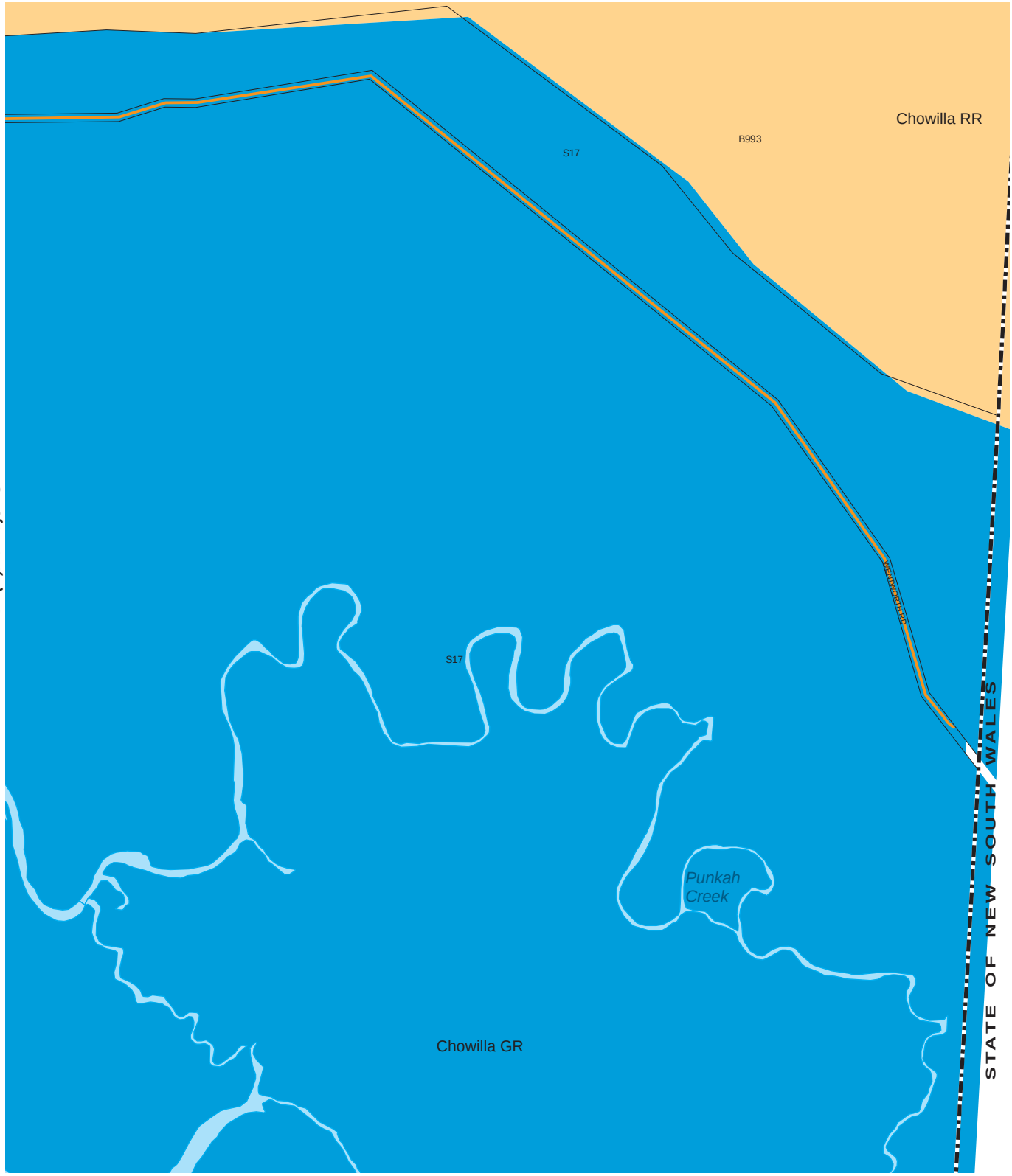
Zone Map LNWCA(R)/10

Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/10 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/16 Adjoins

N

0 2,000 m

Location Map LNWCA(R)/11

Tourist Routes
Waterbodies
Game Reserve
Regional Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



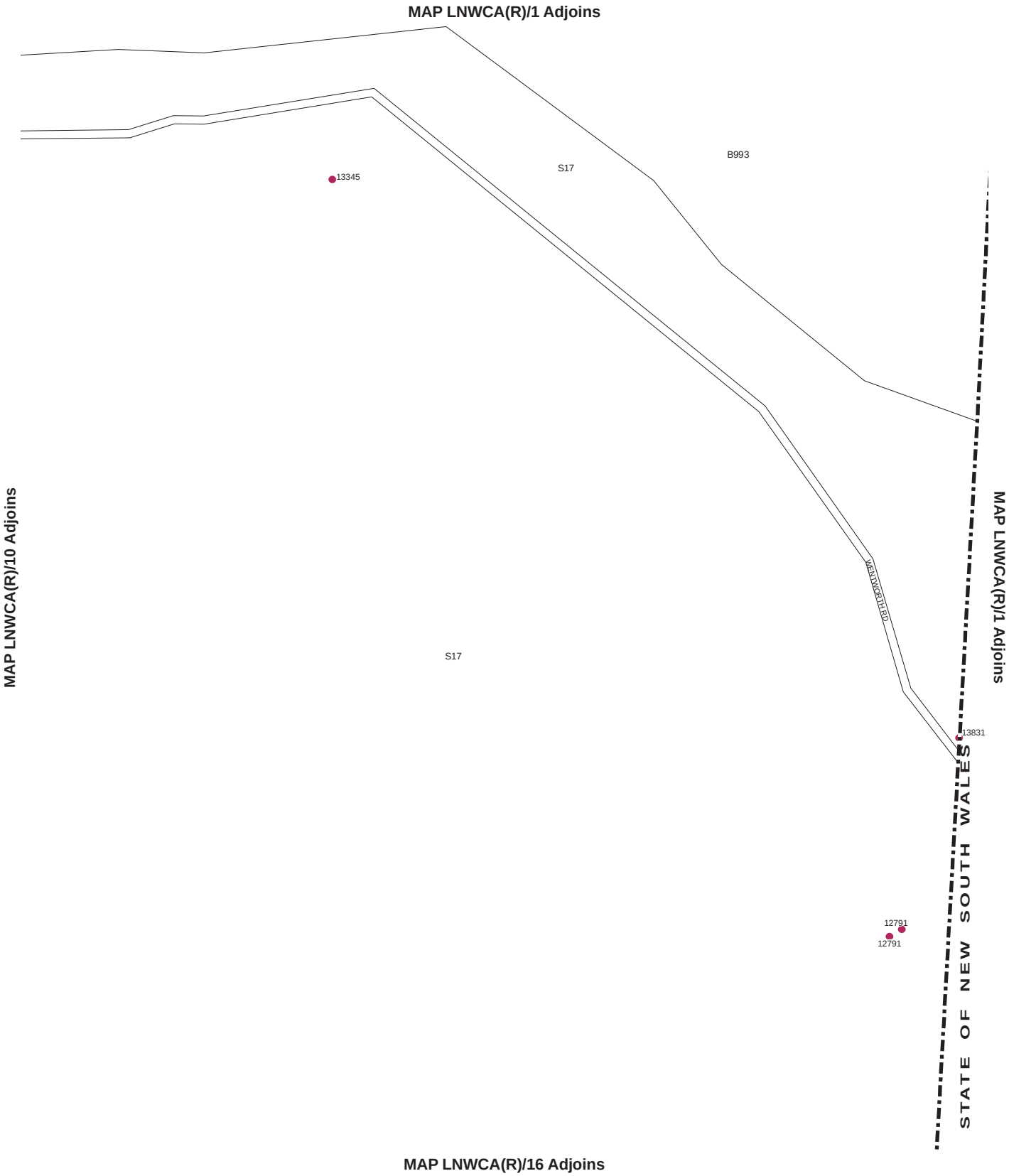
Overlay Map LNWCA(R)/11

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



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

N

0 2,000 m

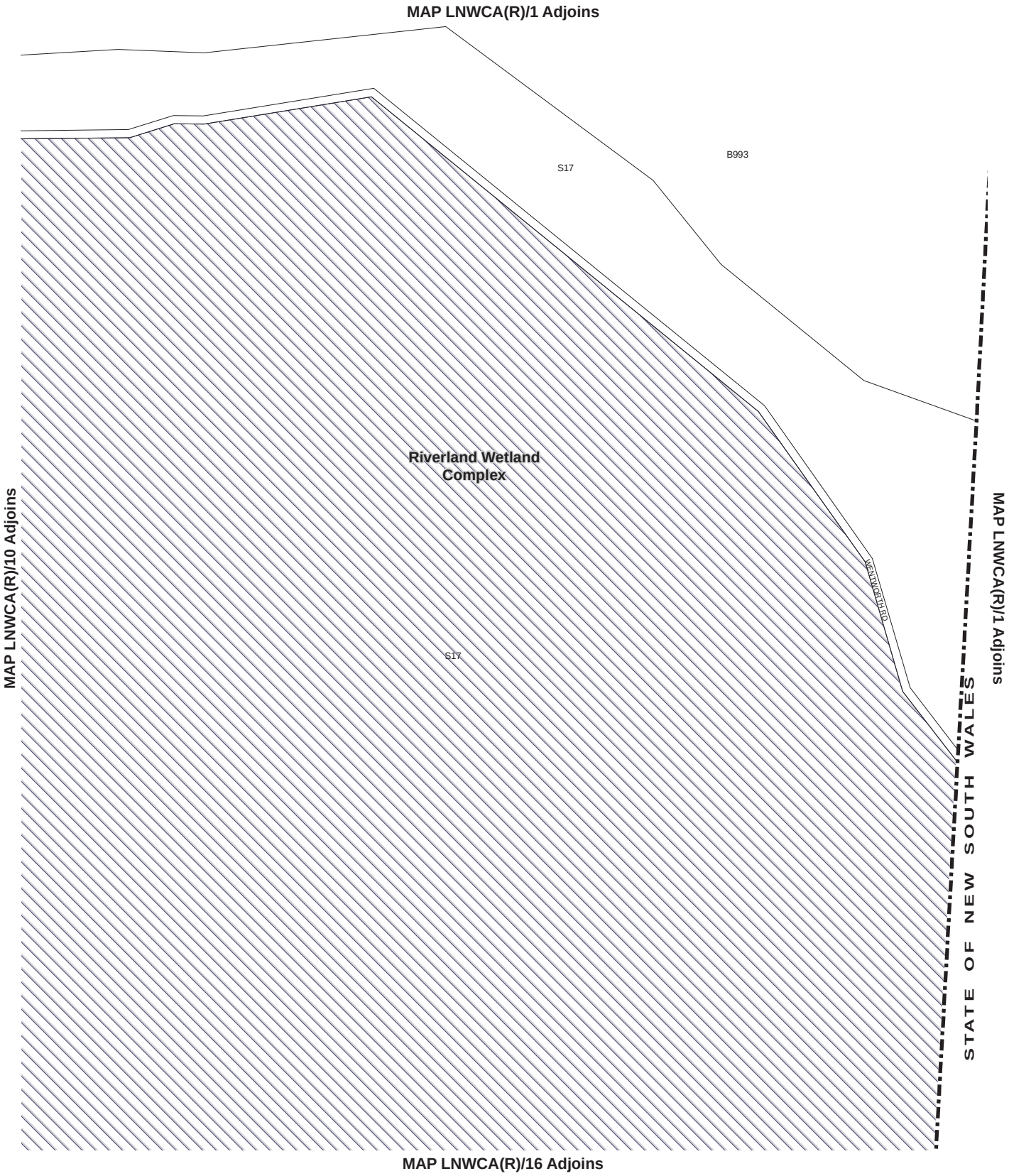
Overlay Map LNWCA(R)/11

HERITAGE

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

State heritage place

Development Plan Boundary



N

0 2,000 m

Overlay Map LNWCA(R)/11

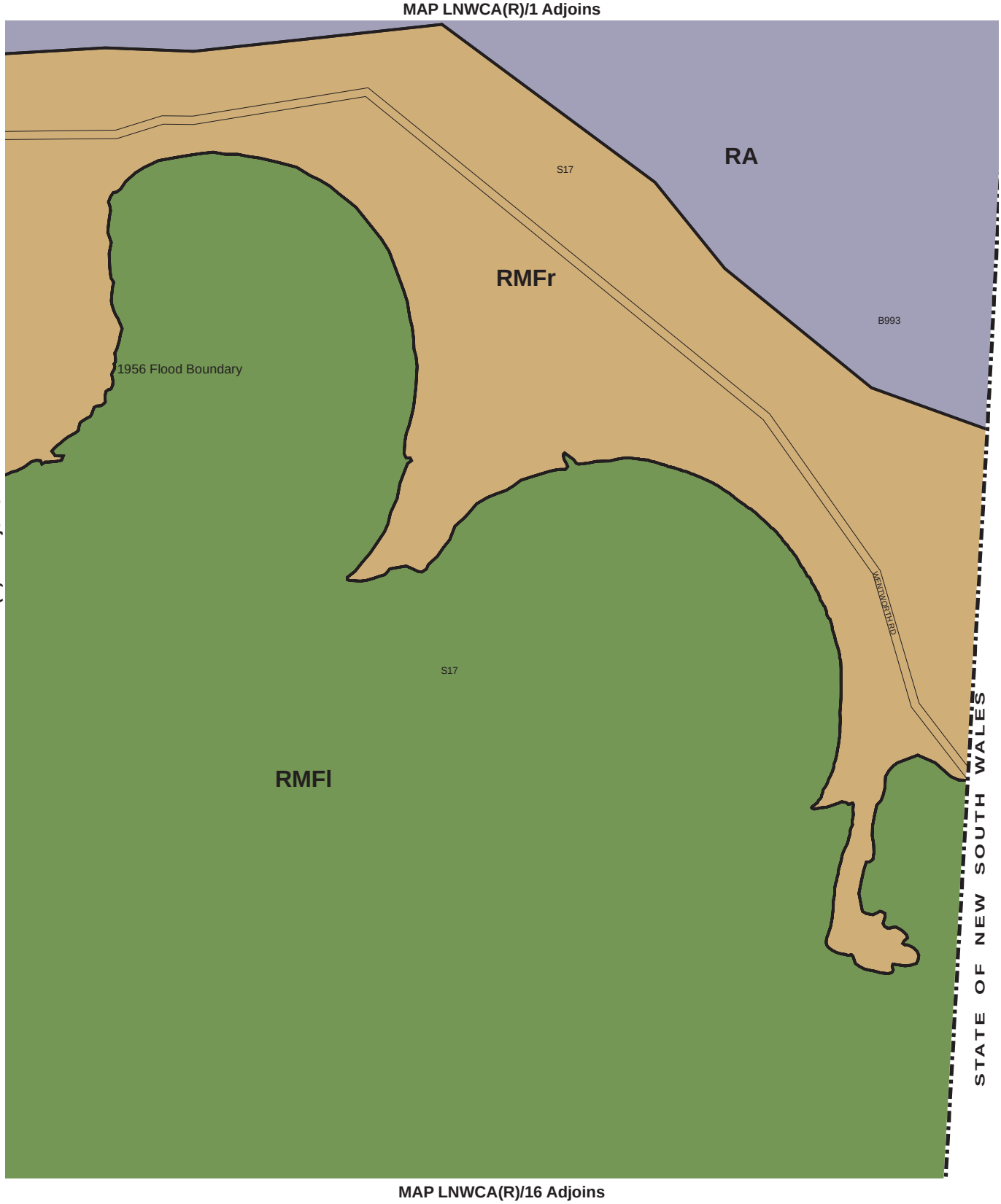
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

Development Plan Boundary

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/10 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zones

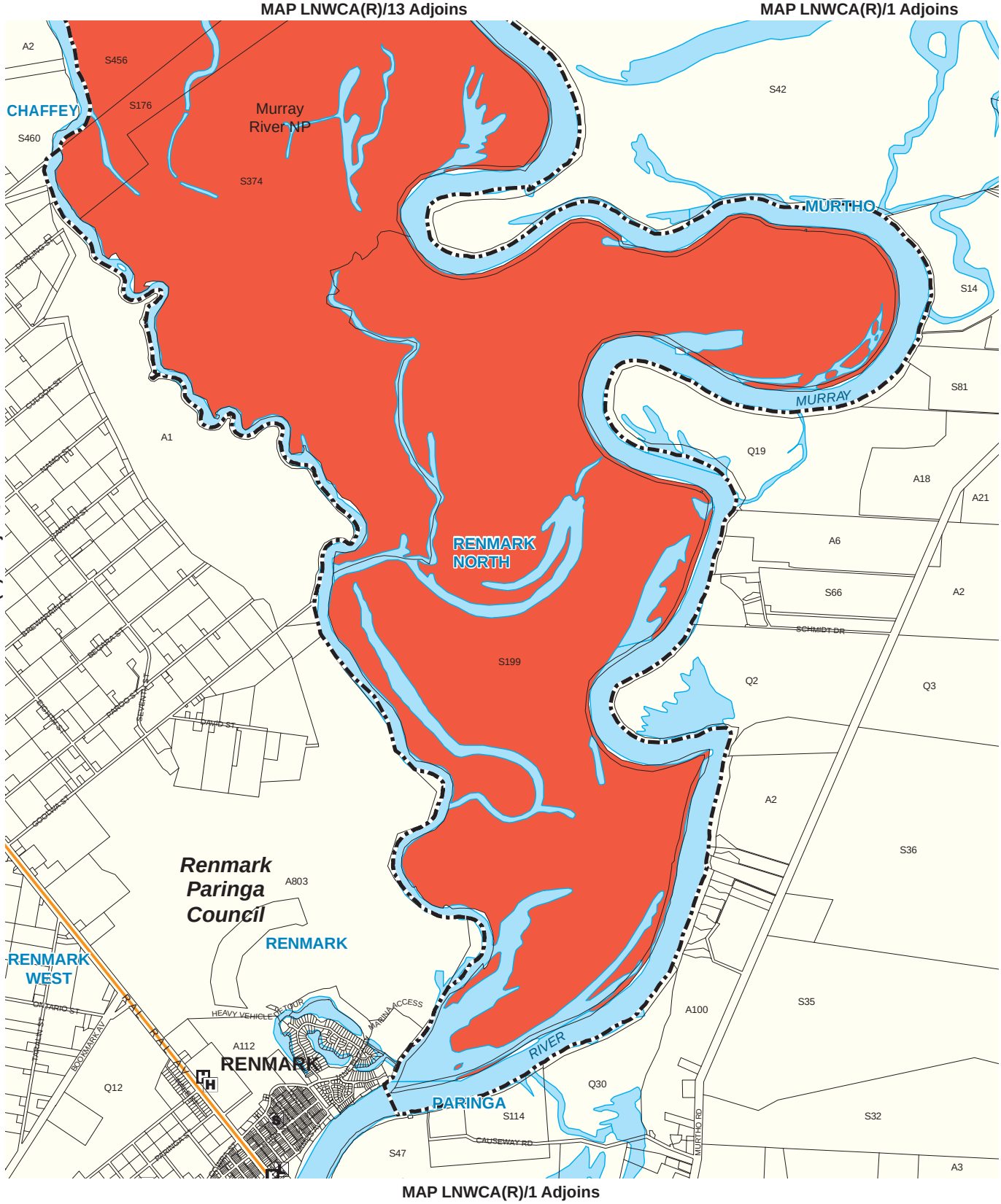
- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map LNWCA(R)/11

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/13 Adjoins

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

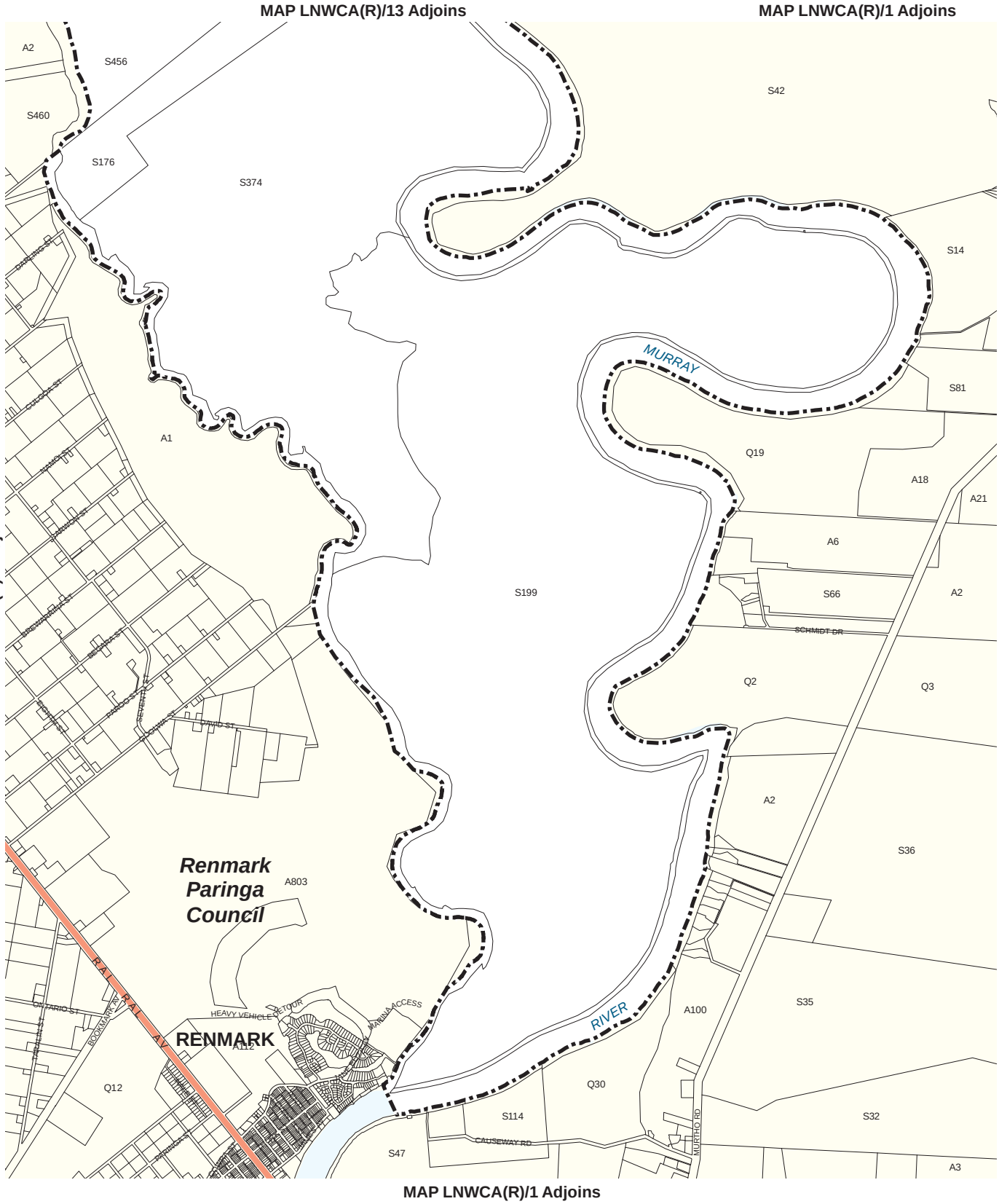
N

0 2,000 m

- School
- Public Library
- Other Health Services
- Hospital
- Police Station
- Tourist Routes
- Waterbodies
- National Park
- Development Plan Boundary

Location Map LNWCA(R)/12

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

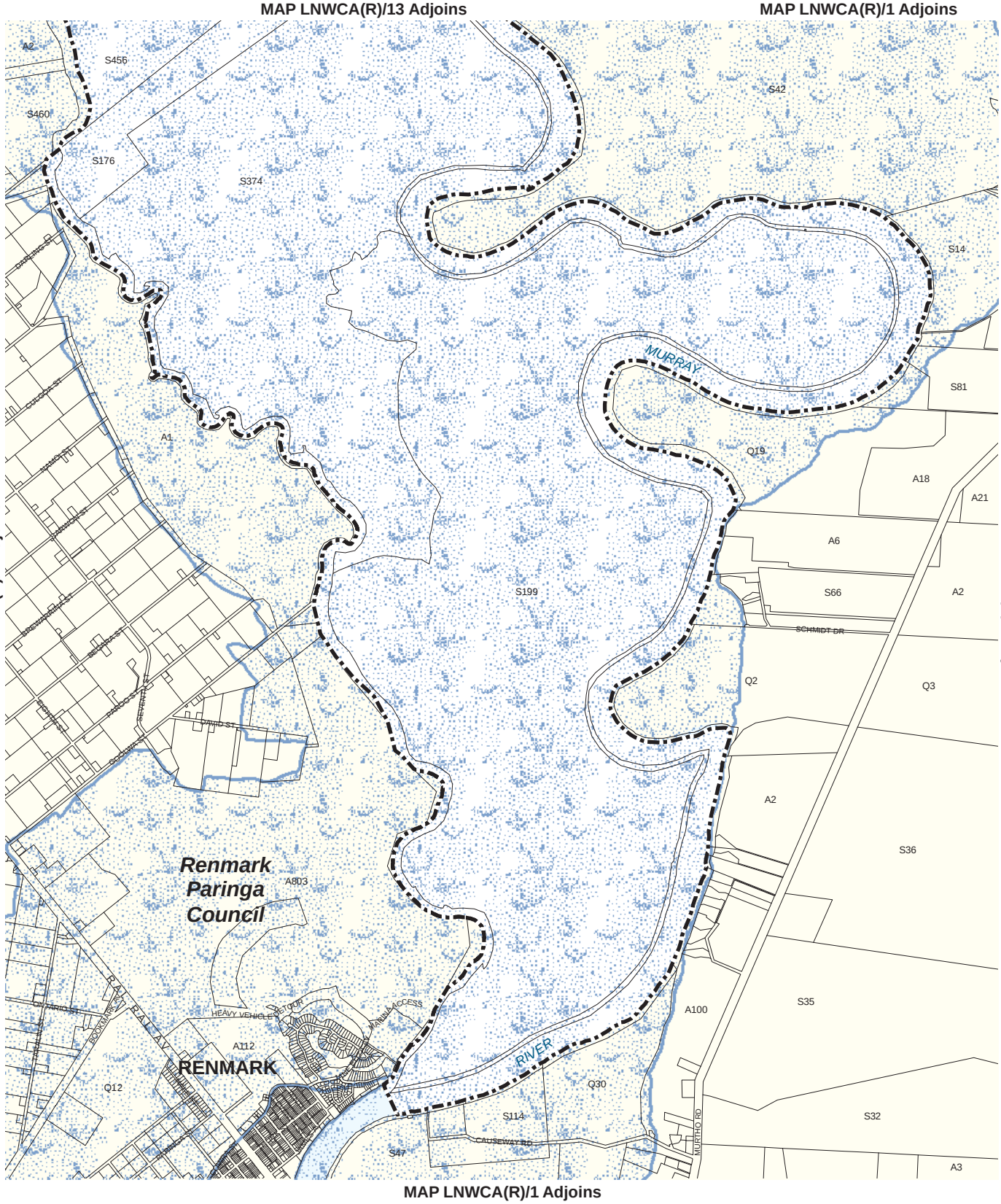

MAP LNWCA(R)/13 Adjoins
MAP LNWCA(R)/1 Adjoins
MAP LNWCA(R)/1 Adjoins
MAP LNWCA(R)/1 Adjoins
MAP LNWCA(R)/1 Adjoins
A2
S456
S460
S176
S374
S42
S14
MURRAY
S81
A1
Q19
A18
A21
A6
S199
S66
A2
SCHMIDT DR
Q2
Q3
A2
S36
Renmark Paringa Council
A803
RAILROAD AV
ONTARIO ST
HEAVY VEHICLE DETOUR
MARINA ACCESS
RENMARK
A112
RIVER
A100
S35
Q12
Q30
S114
S32
CAUSEWAY RD
MURTHO RD
S47
A3
N
0
2,000 m
Overlay Map LNWCA(R)/12
TRANSPORT
Secondary Arterial Roads
Development Plan Boundary
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/13 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

N

0 2,000 m

Overlay Map LNWCA(R)/12

HAZARDS

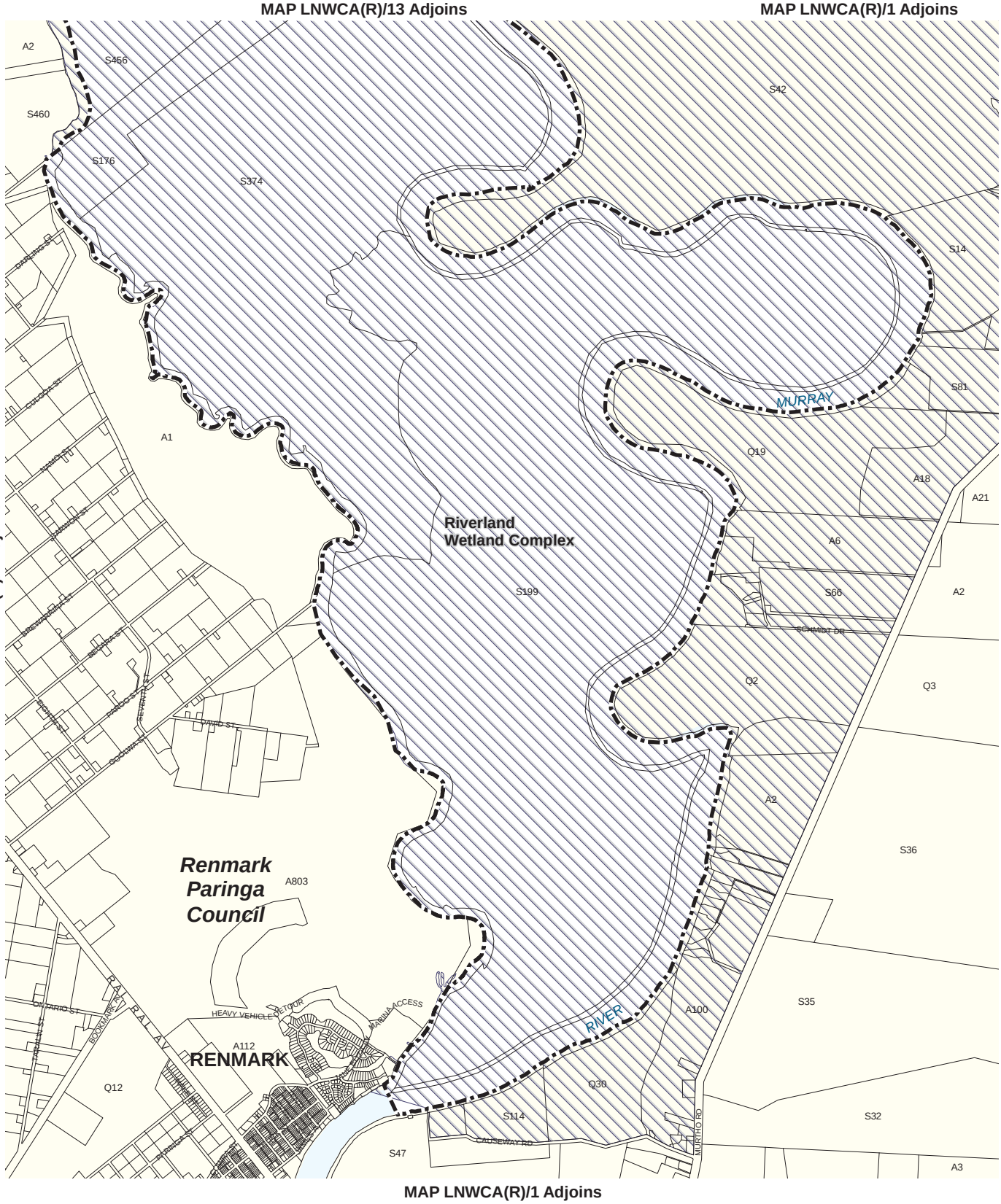
1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/13 Adjoins

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

N

0 2,000 m

Overlay Map LNWCA(R)/12

ABORIGINAL LANDS AND NATURAL RESOURCES

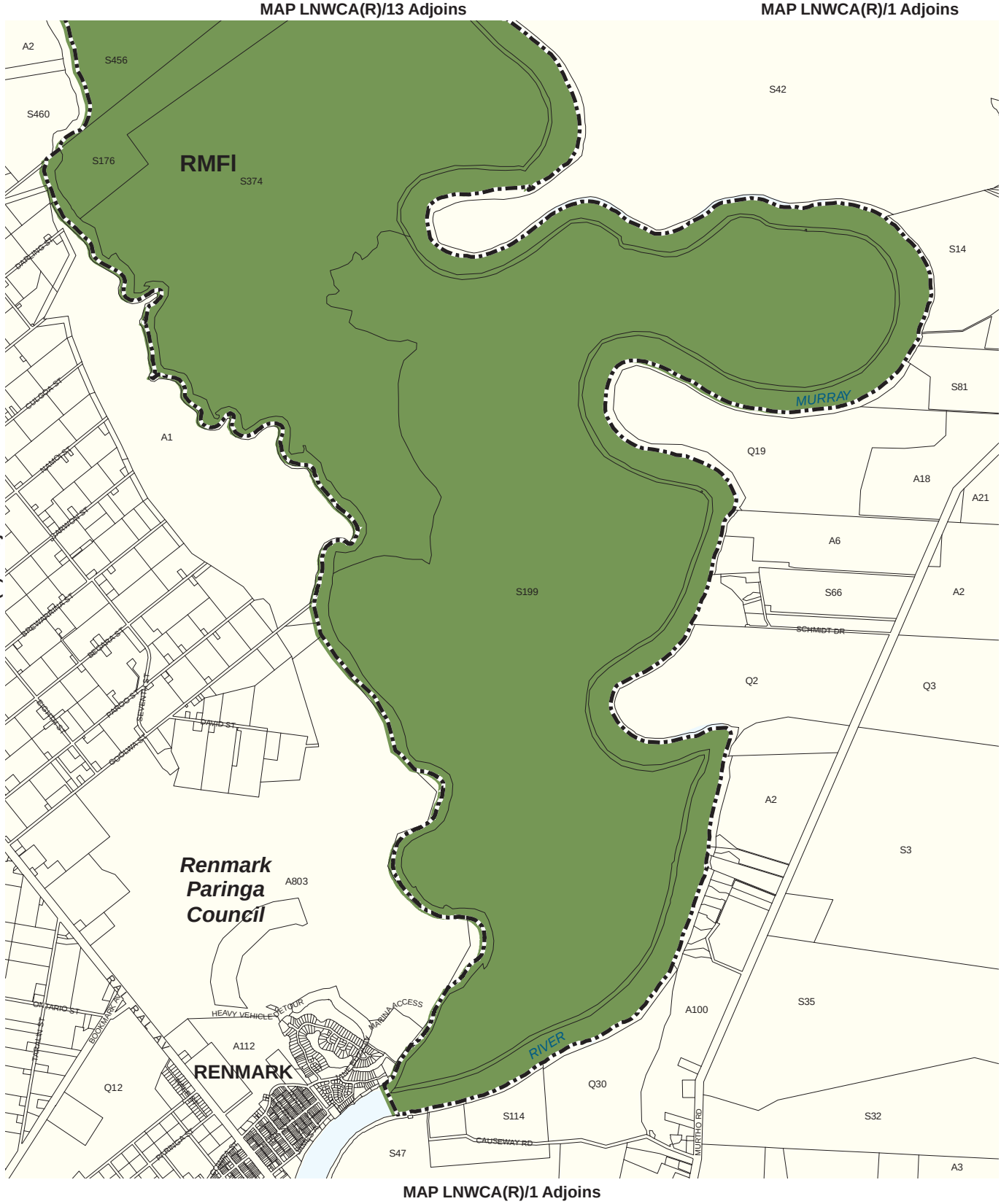
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

Development Plan Boundary

MAP LNWCA(R)/13 Adjoins

MAP LNWCA(R)/1 Adjoins



MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map LNWCA(R)/12

Zones

RMFI River Murray Flood

Zone Boundary

Development Plan Boundary

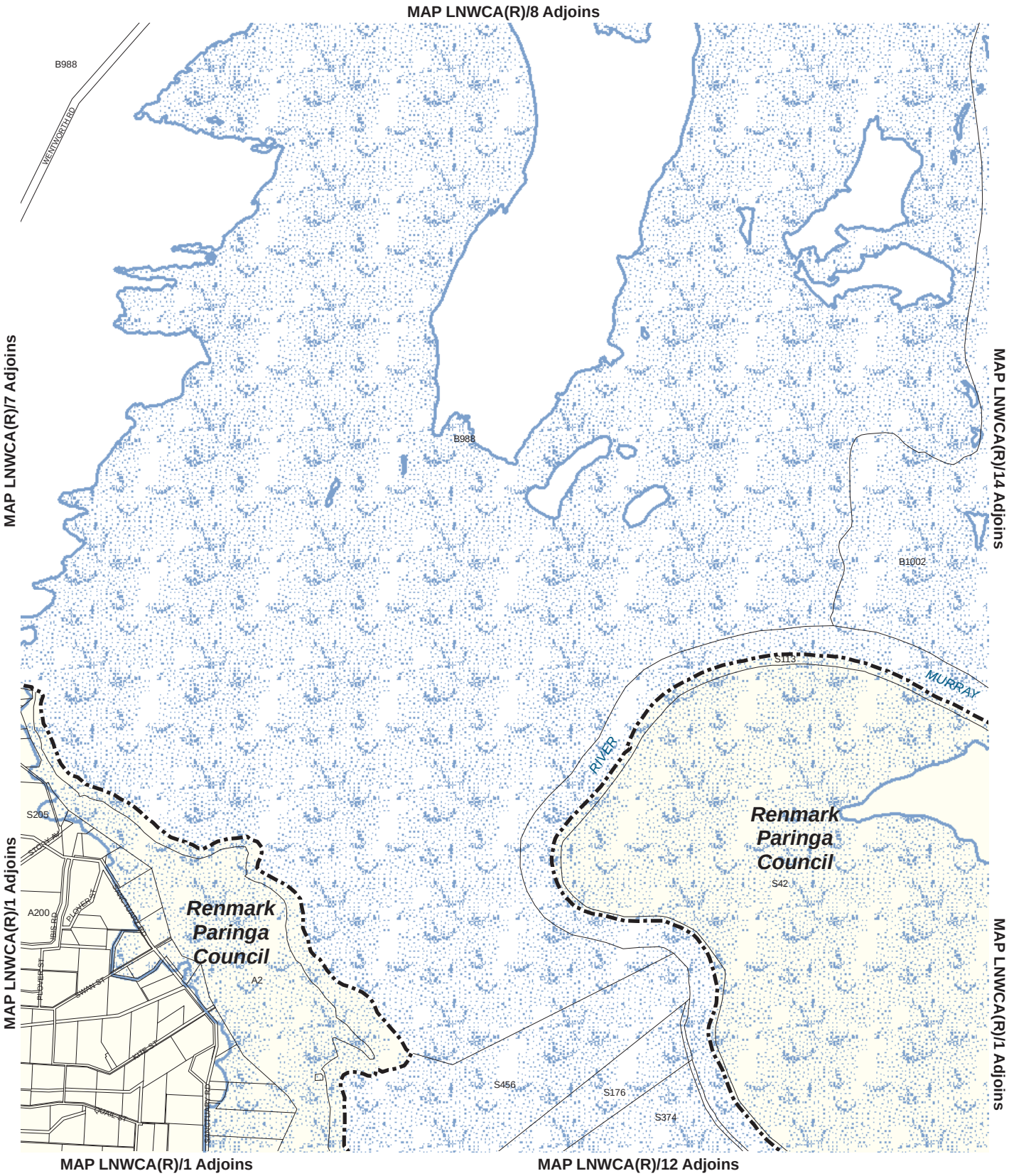
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Location Map LNWCA(R)/13

Tourist Routes
Waterbodies
National Park
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



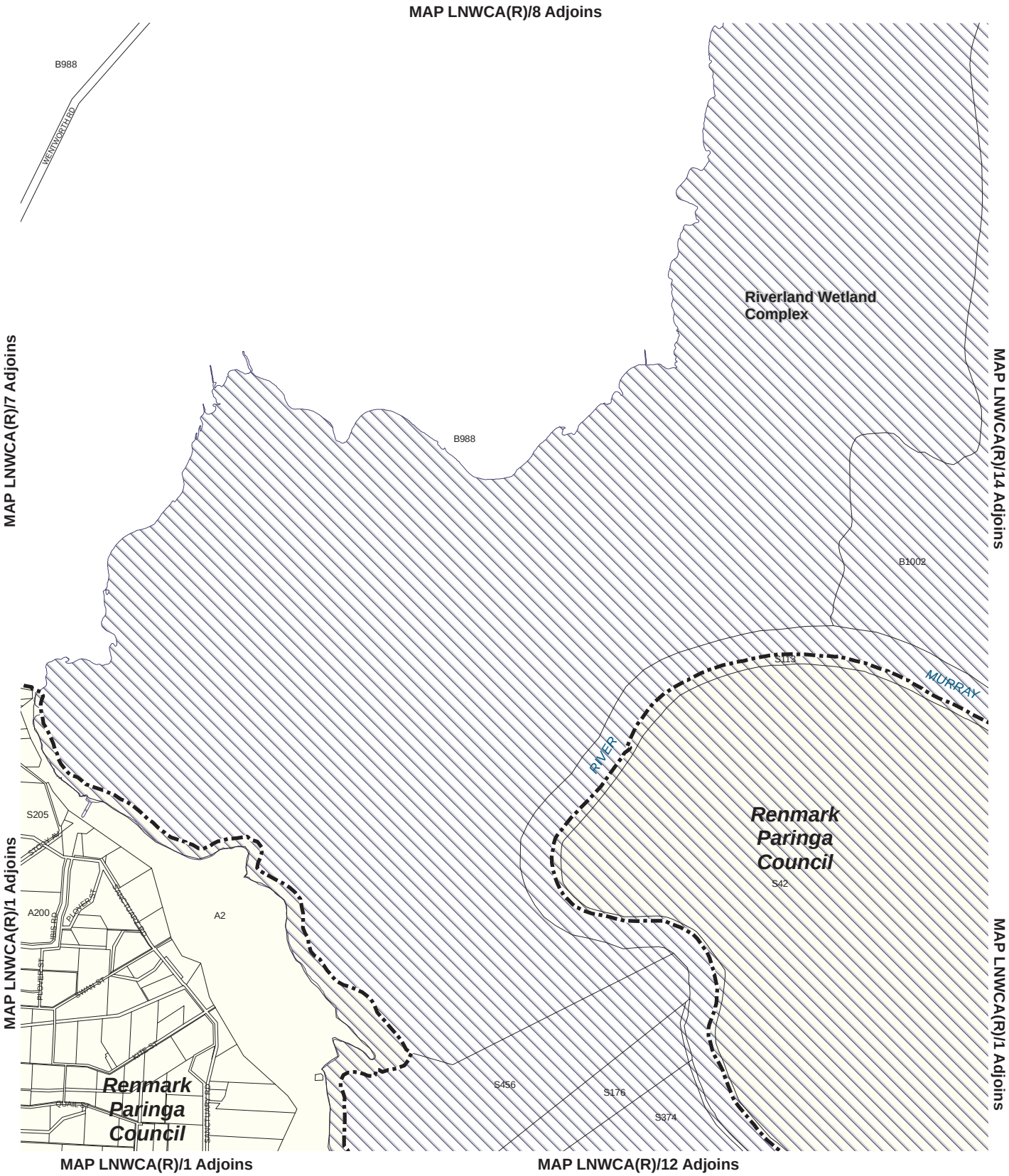
Overlay Map LNWCA(R)/13

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

Overlay Map LNWCA(R)/13

ABORIGINAL LANDS AND NATURAL RESOURCES

Wetlands of National Importance

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/8 Adjoins



MAP LNWCA(R)/7 Adjoins

MAP LNWCA(R)/14 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/12 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

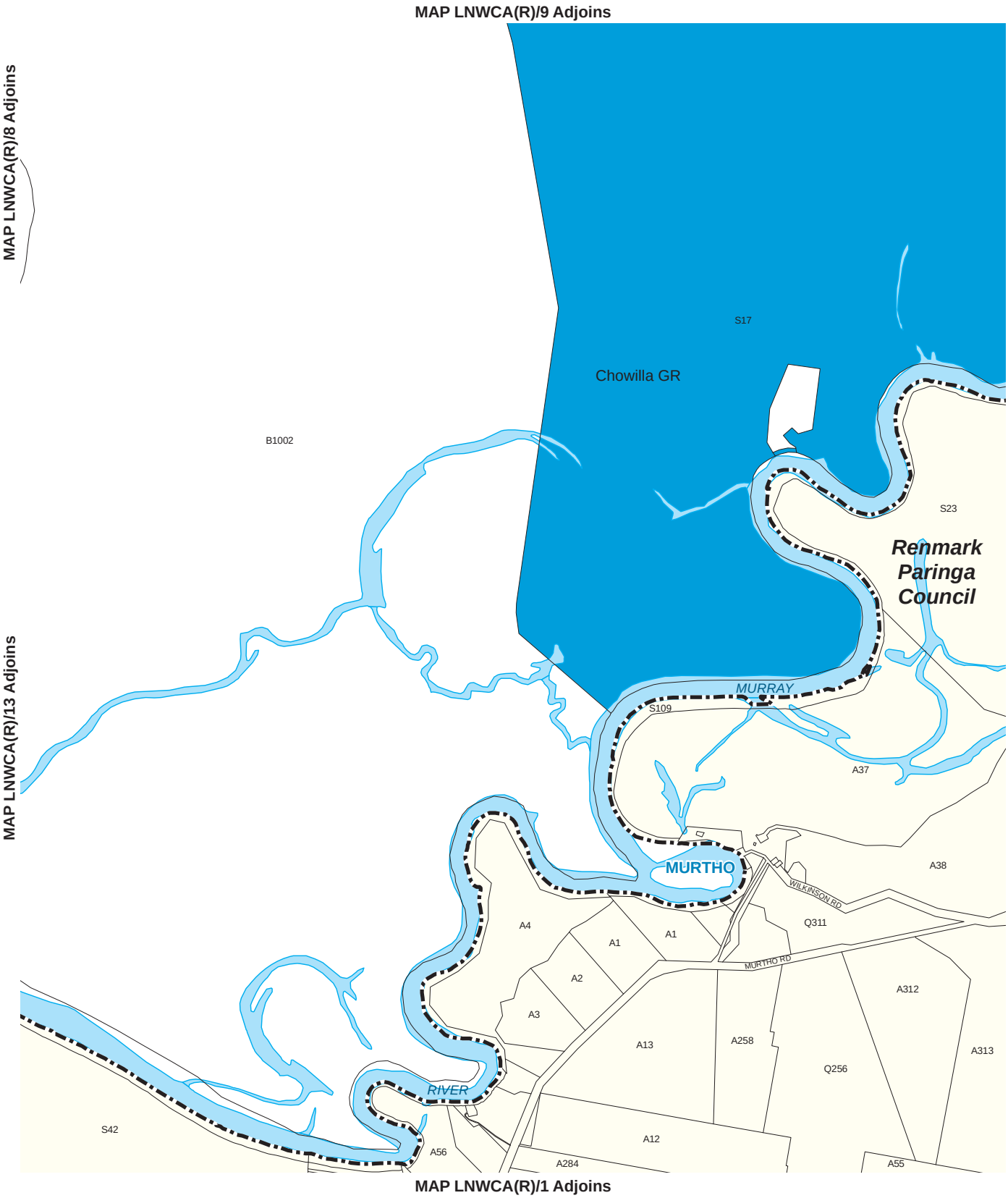
0 2,000 m

Zones

- RA — Remote Areas
- RMFl — River Murray Flood
- RMFr — River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map LNWCA(R)/13

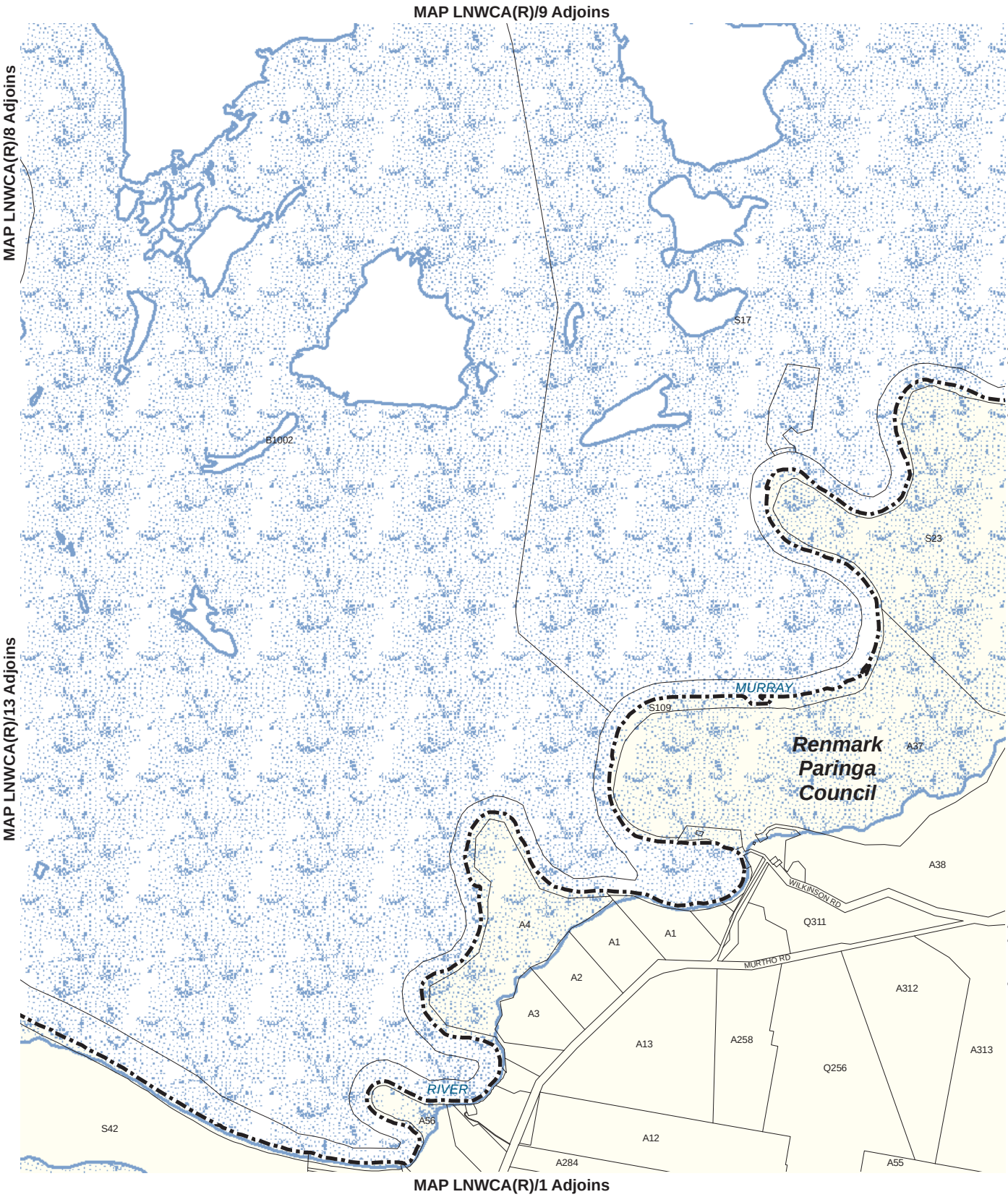
LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Location Map LNWCA(R)/14

Waterbodies
Game Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



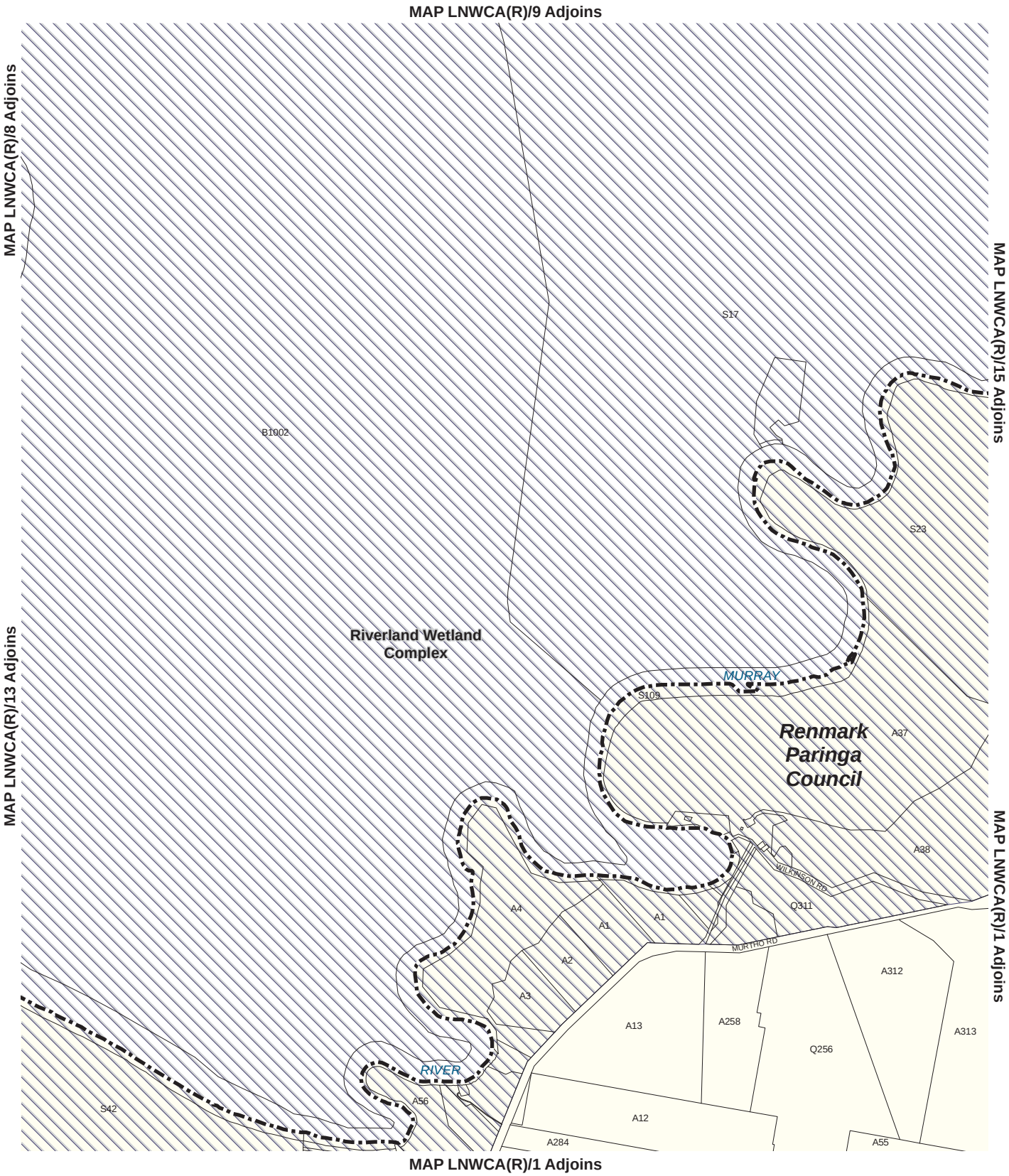
Overlay Map LNWCA(R)/14

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

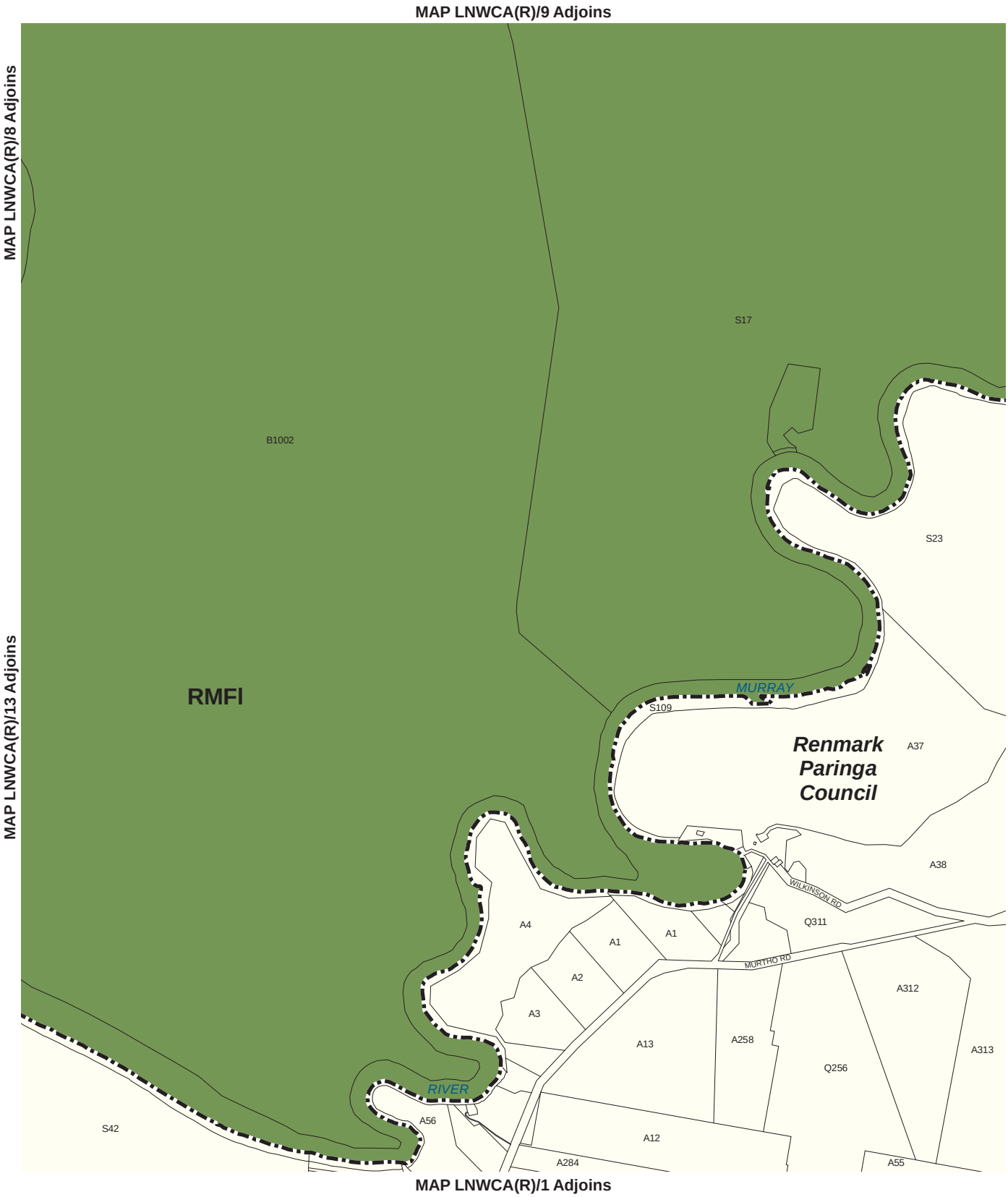
Overlay Map LNWCA(R)/14

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map LNWCA(R)/14

Zones

- RMFl — River Murray Flood
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

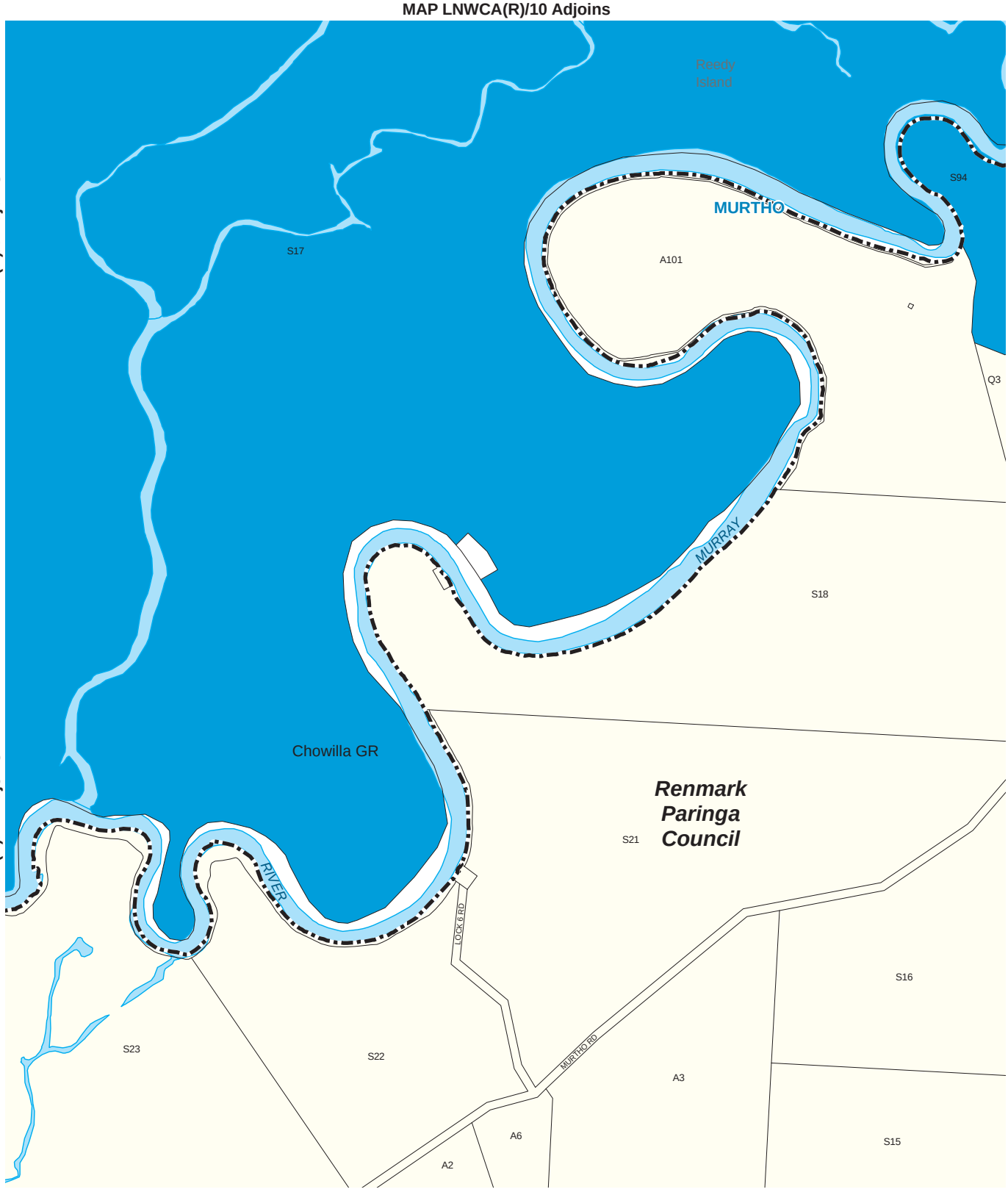
MAP LNWCA(R)/10 Adjoins

MAP LNWCA(R)/9 Adjoins

MAP LNWCA(R)/16 Adjoins

MAP LNWCA(R)/14 Adjoins

MAP LNWCA(R)/1 Adjoins



N

0 2,000 m

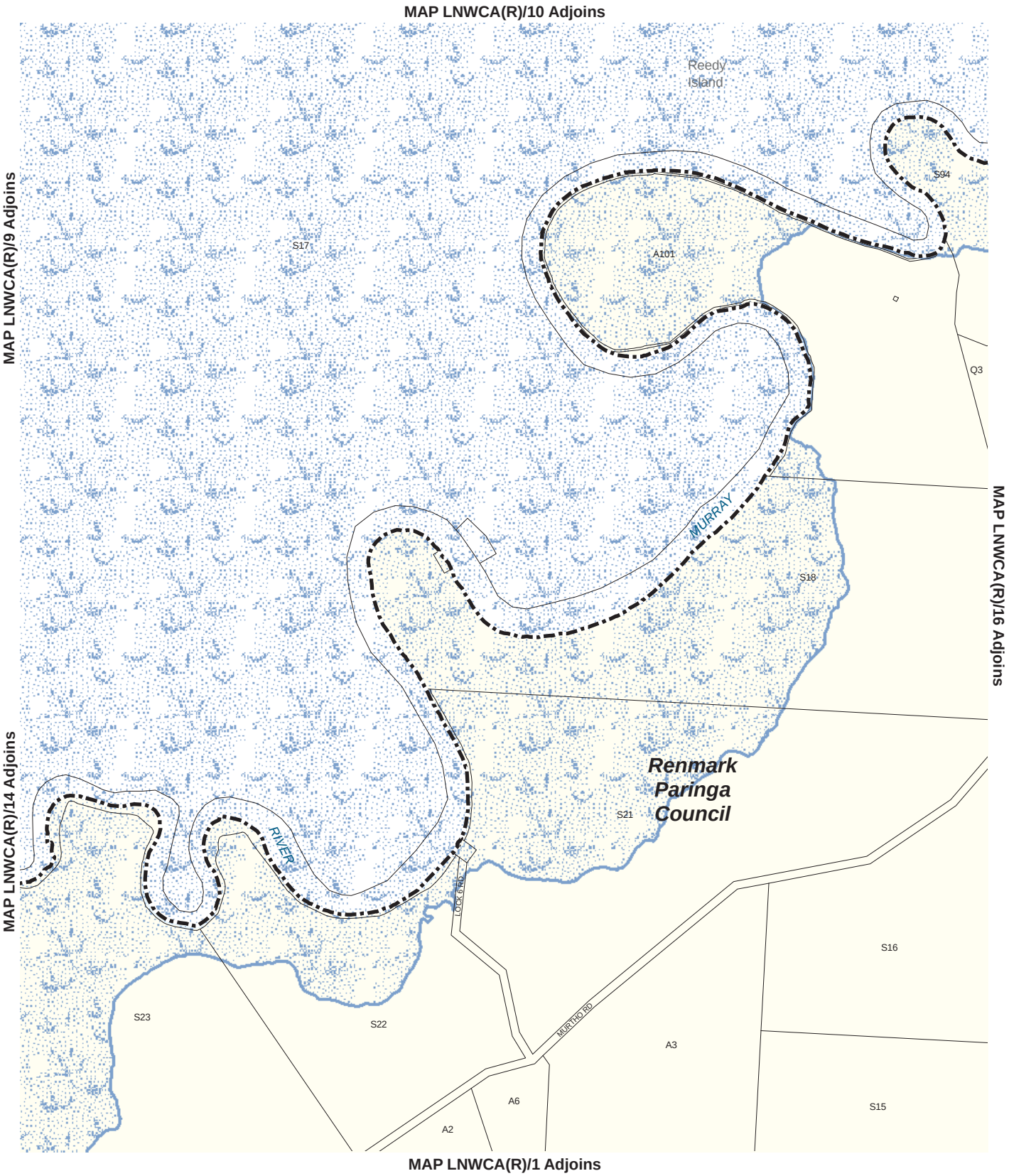
Location Map LNWCA(R)/15

Waterbodies

Game Reserve

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



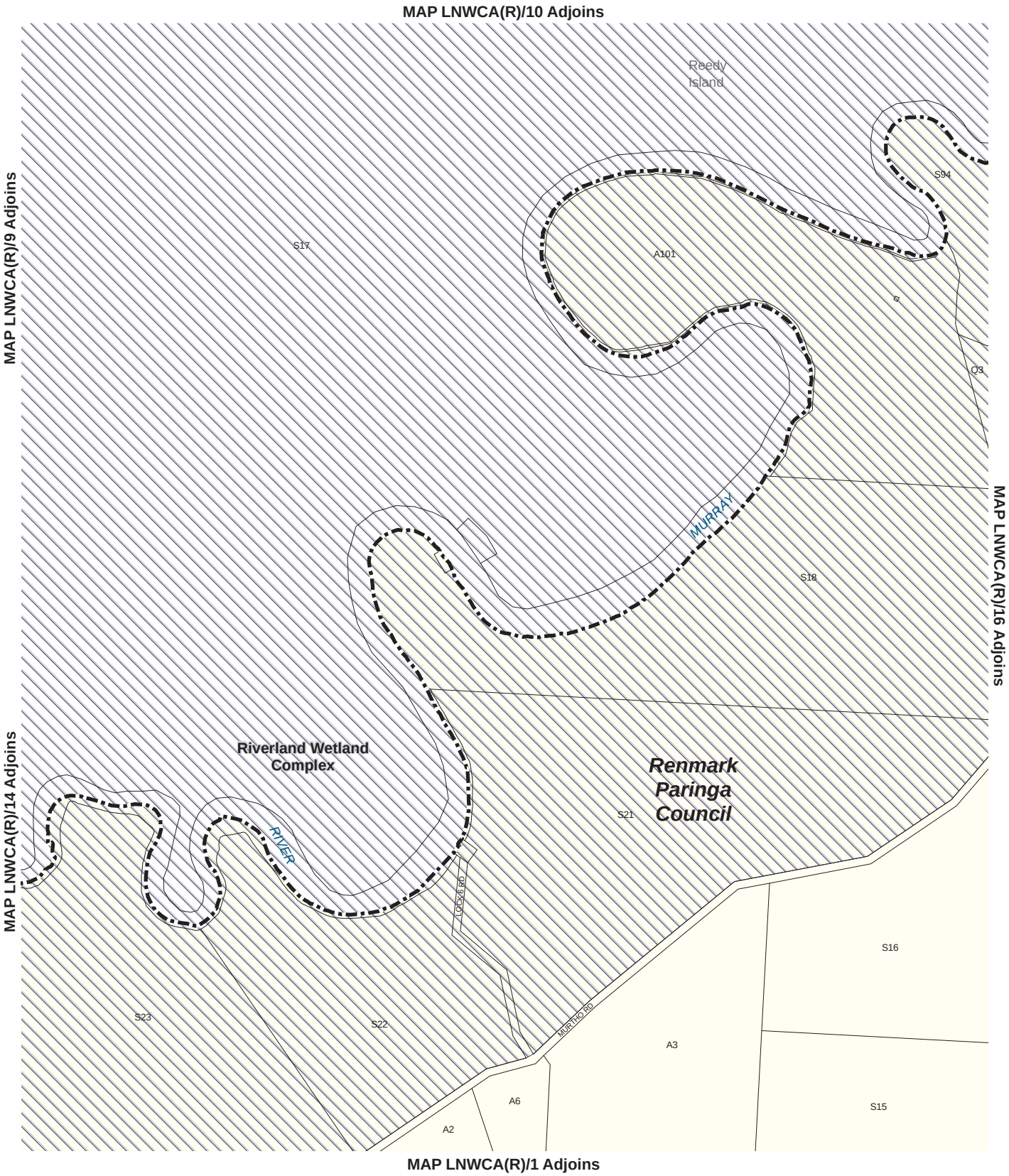
Overlay Map LNWCA(R)/15

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

Overlay Map LNWCA(R)/15

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

Development Plan Boundary

MAP LNWCA(R)/10 Adjoins



MAP LNWCA(R)/9 Adjoins

MAP LNWCA(R)/16 Adjoins

MAP LNWCA(R)/14 Adjoins

MAP LNWCA(R)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map LNWCA(R)/15

Zones

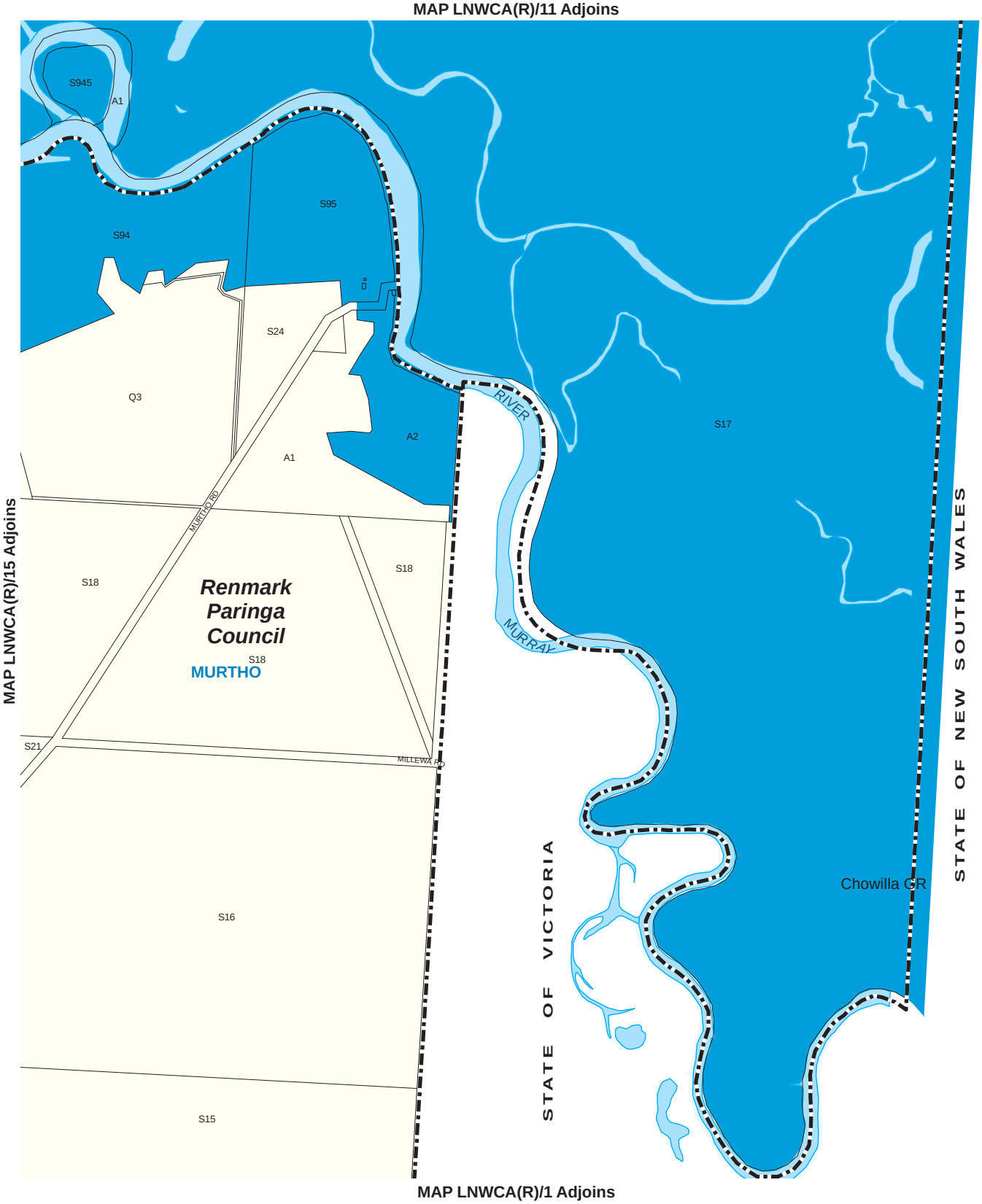
RMFl River Murray Flood

Zone Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

MAP LNWCA(R)/11 Adjoins



MAP LNWCA(R)/15 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

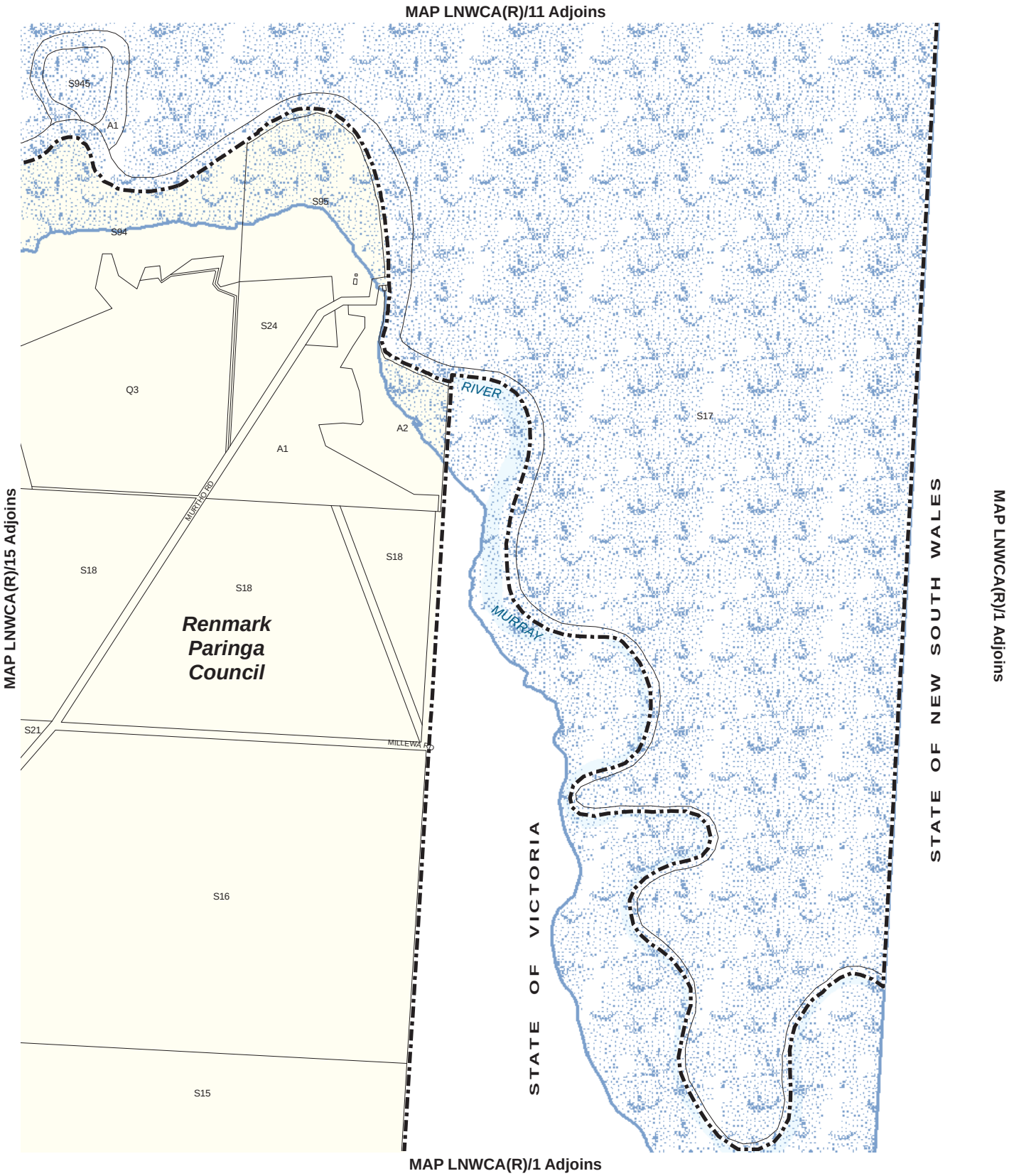
N

0 2,000 m

Location Map LNWCA(R)/16

Waterbodies
Game Reserve
Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



N

0 2,000 m

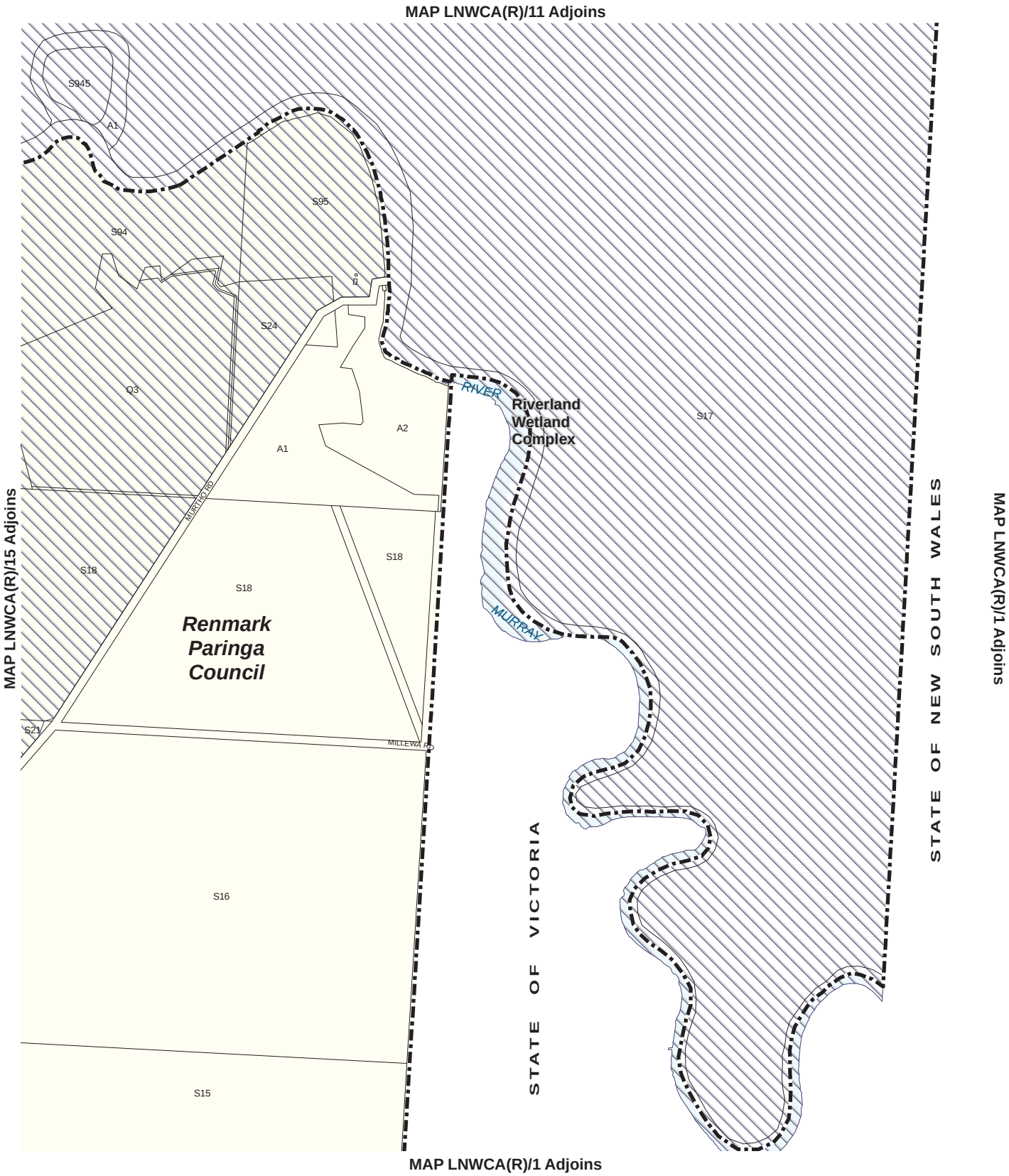
Overlay Map LNWCA(R)/16

HAZARDS

1956 Flood Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)



Overlay Map LNWCA(R)/16

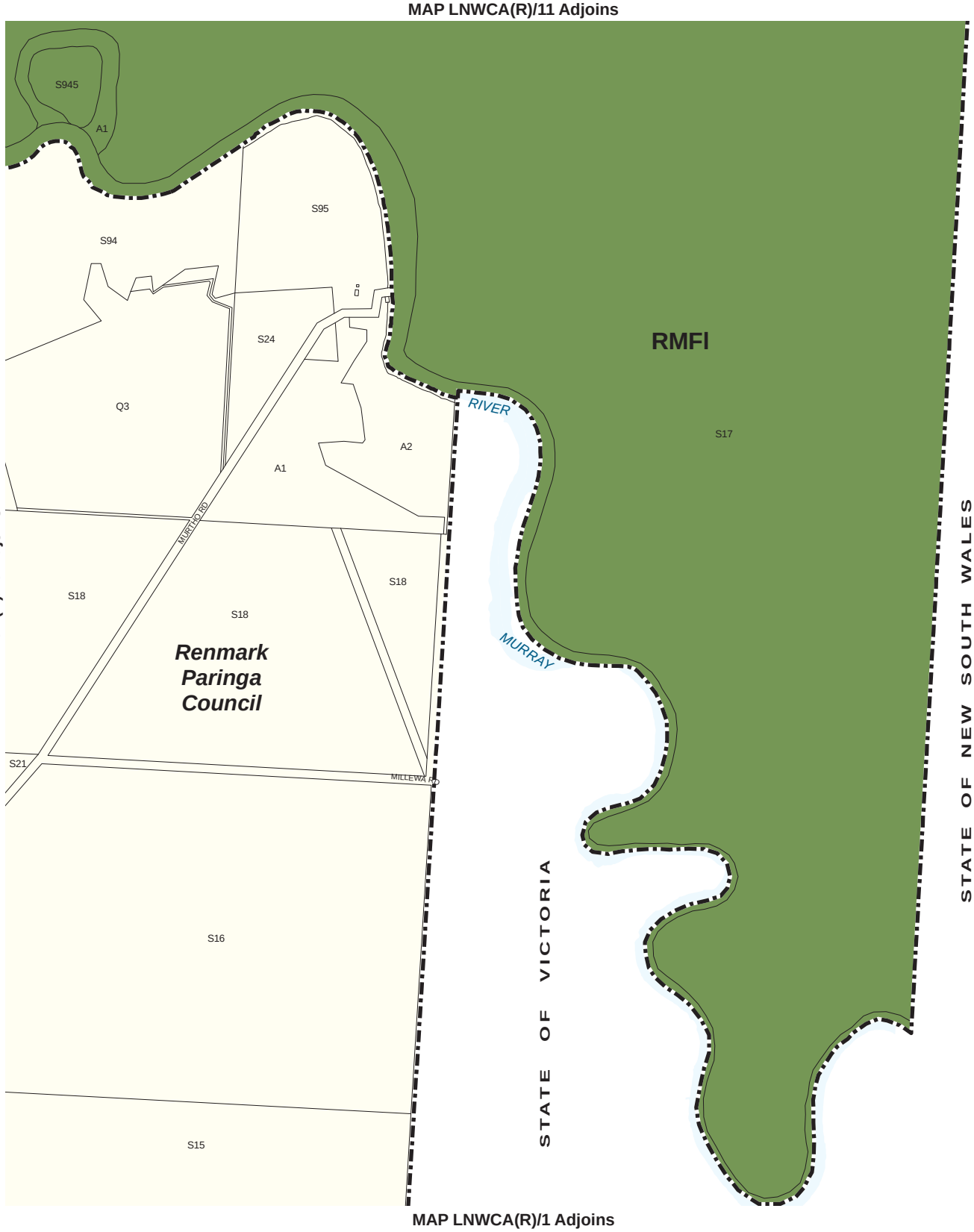
ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

Wetlands of National Importance

Development Plan Boundary

MAP LNWCA(R)/11 Adjoins



MAP LNWCA(R)/15 Adjoins

MAP LNWCA(R)/1 Adjoins

MAP LNWCA(R)/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map LNWCA(R)/16

Zones

RMFl River Murray Flood

Zone Boundary

Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (RIVERLAND)

LNWCA (Whyalla)
Spatial Extent Maps

Map Reference Tables LNWCA (Whyalla)

Index Maps

Index Map Reference
LNWCA(W) Index Map

Zone Maps

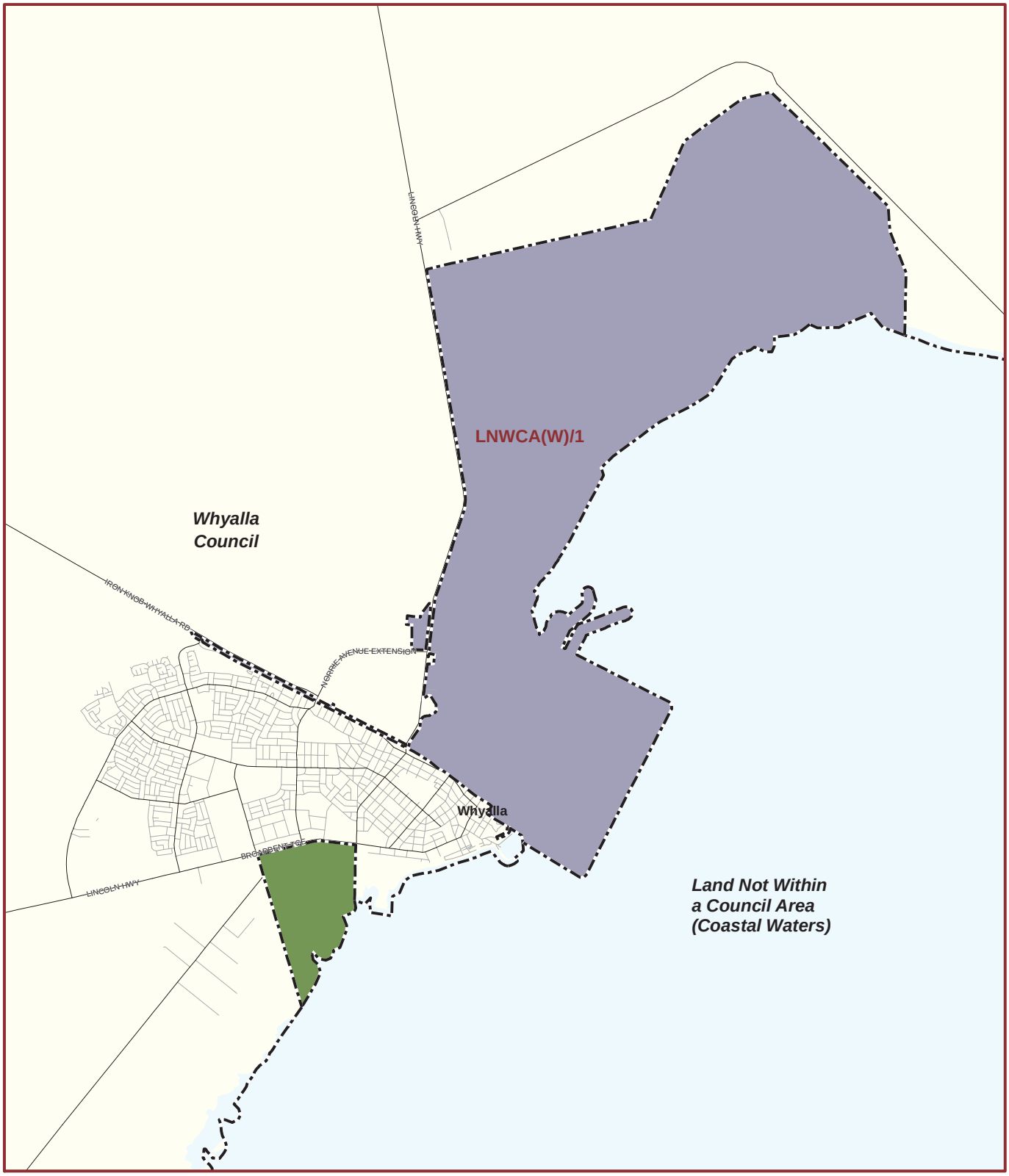
Zone Name	Map Numbers
Coastal Conservation	LNWCA(W)/1
Remote Areas	LNWCA(W)/1

Overlay Maps

Issue	Map Numbers
Location	LNWCA(W)/1
Transport	LNWCA(W)/1
Hazards	LNWCA(W)/1
Aboriginal Lands and Natural Resources	LNWCA(W)/1

Structure Plan

Structure Plan Title	Map Numbers
Whyalla Town Plan	LNWCA(W)/1



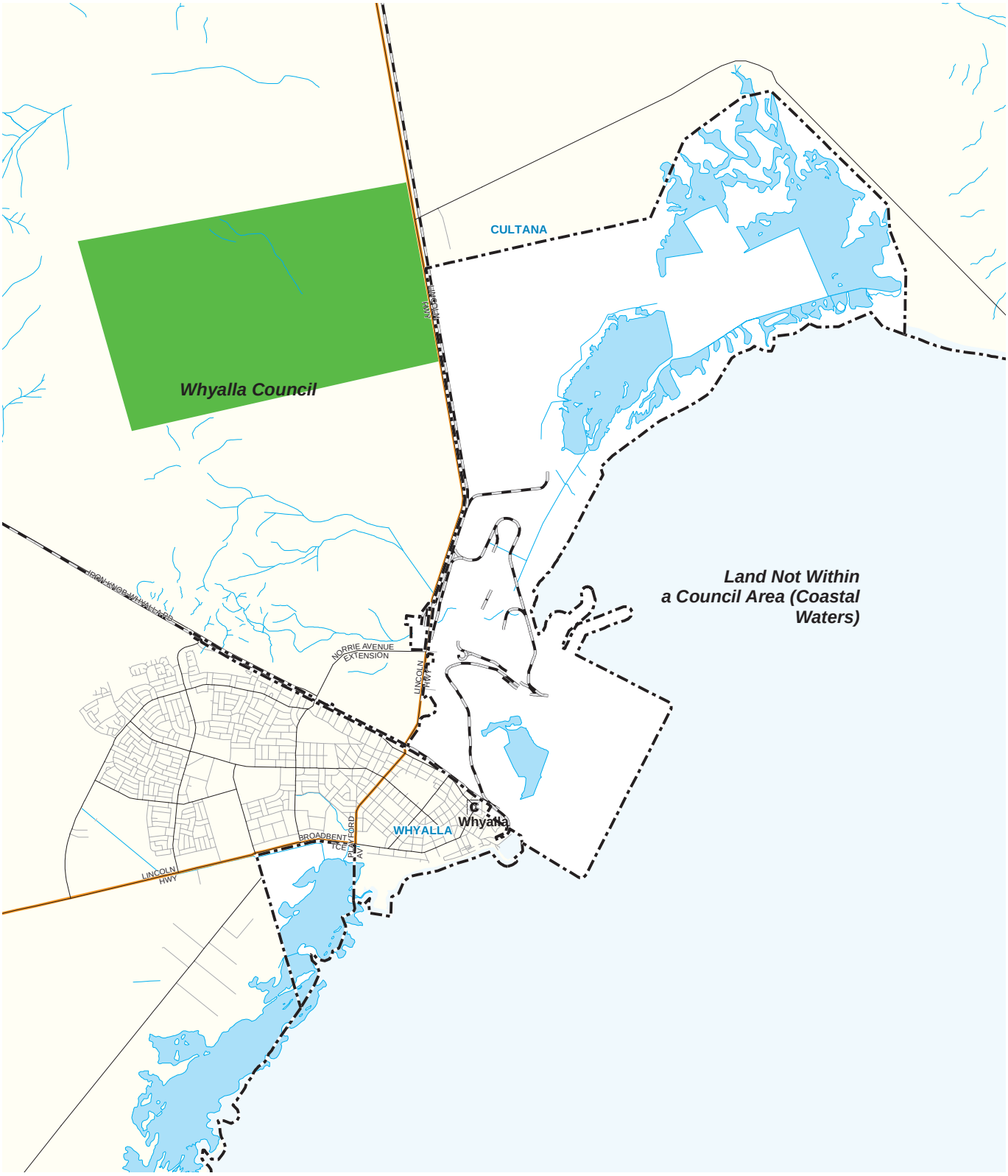
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps LNWCA(W)/1 to Map LNWCA(W)/0 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

N

0 10 km

LNWCA(W) Index Map

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)



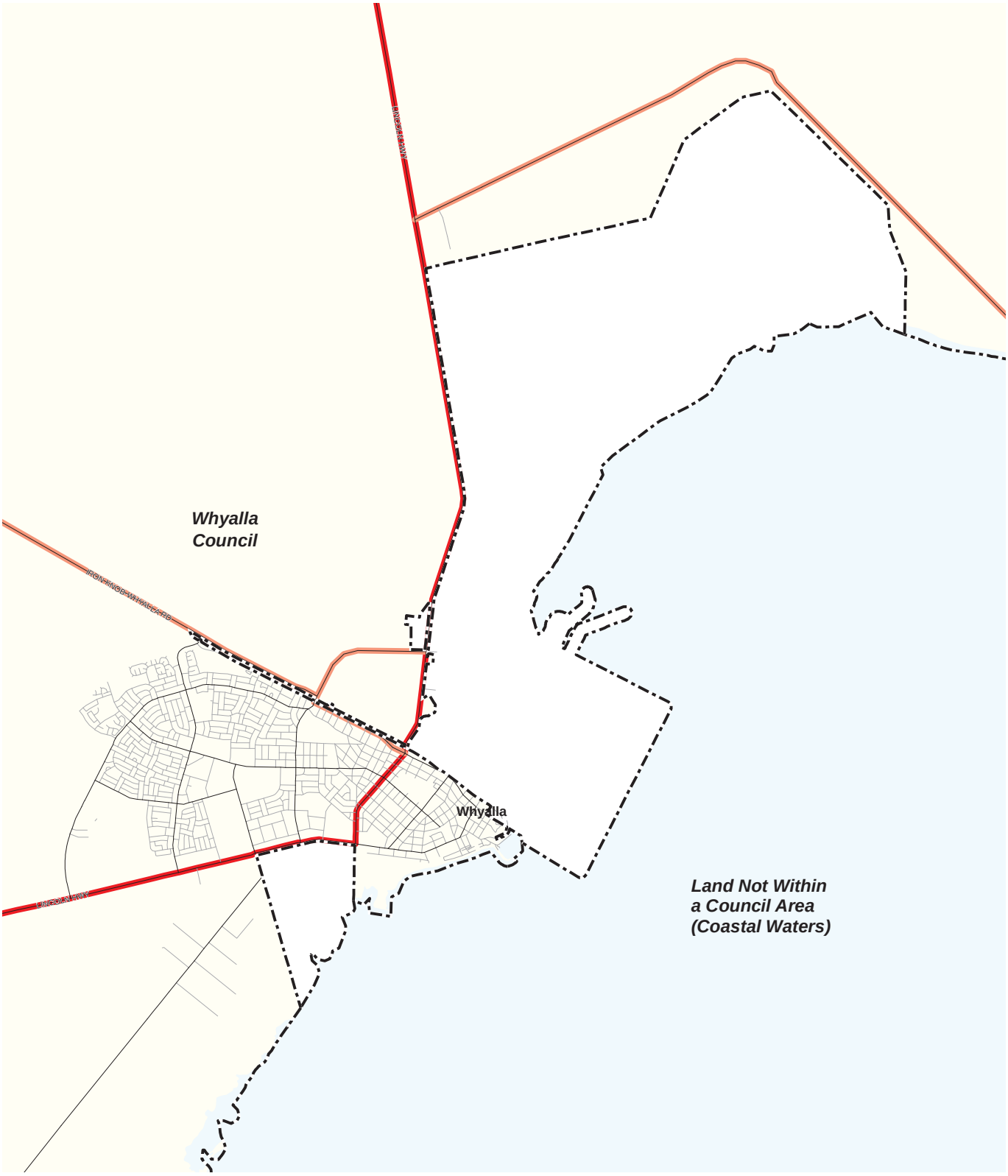
N

0 10 km

Council Office
Railways
Tourist Routes
Waterway / drain / channel
Conservation Park
Waterbodies
Development Plan Boundary

Location Map LNWCA(W)/1

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)



N

0 10 km

Overlay Map LNWCA(W)/1

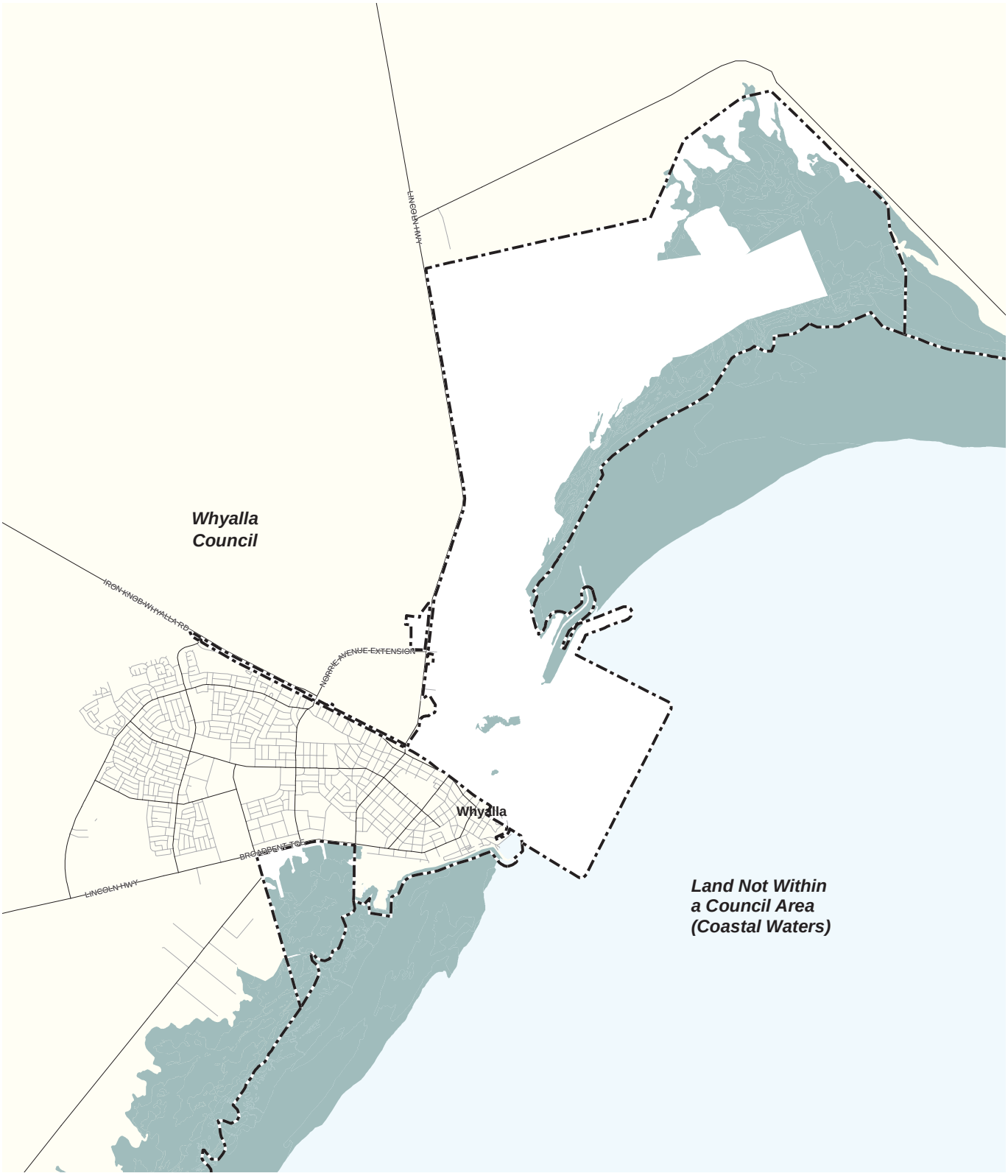
TRANSPORT

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary



N

0 10 km

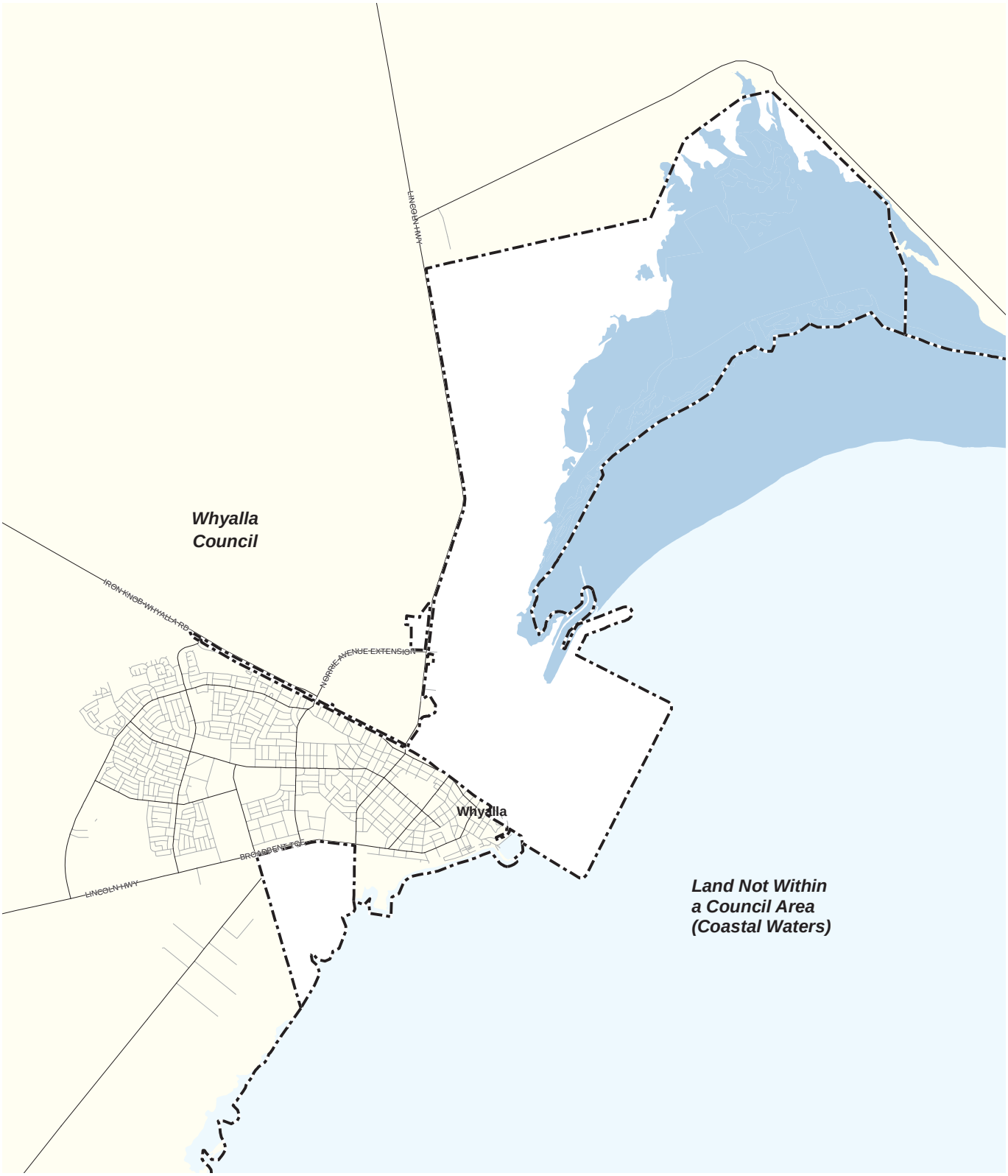
Overlay Map LNWCA(W)/1

HAZARDS

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)

Coastal Acid Sulfate Soils

Development Plan Boundary



N

0 10 km

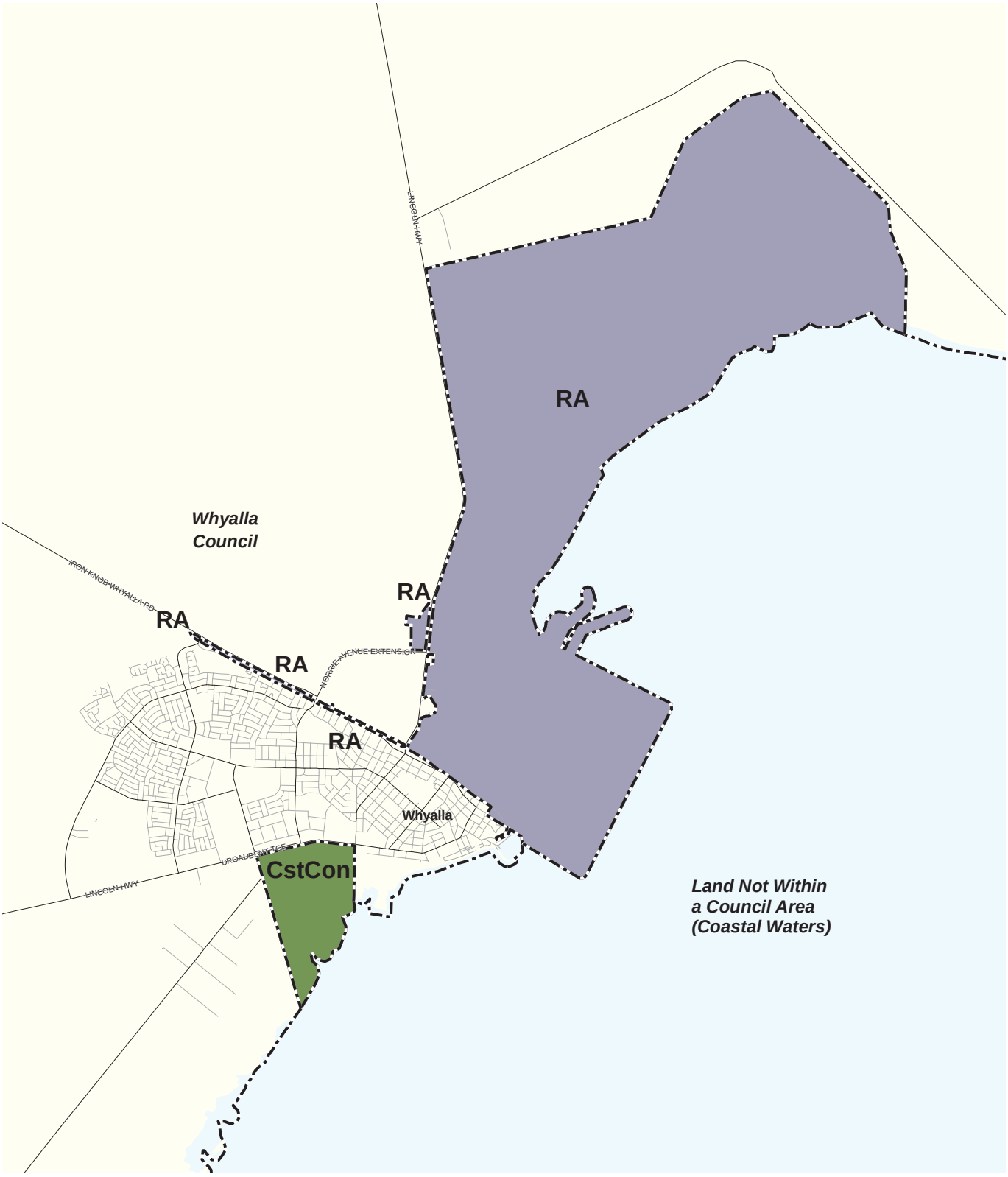
Overlay Map LNWCA(W)/1

ABORIGINAL LANDS AND NATURAL RESOURCES

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)

Wetlands of National Importance

Development Plan Boundary



N

0 10 km

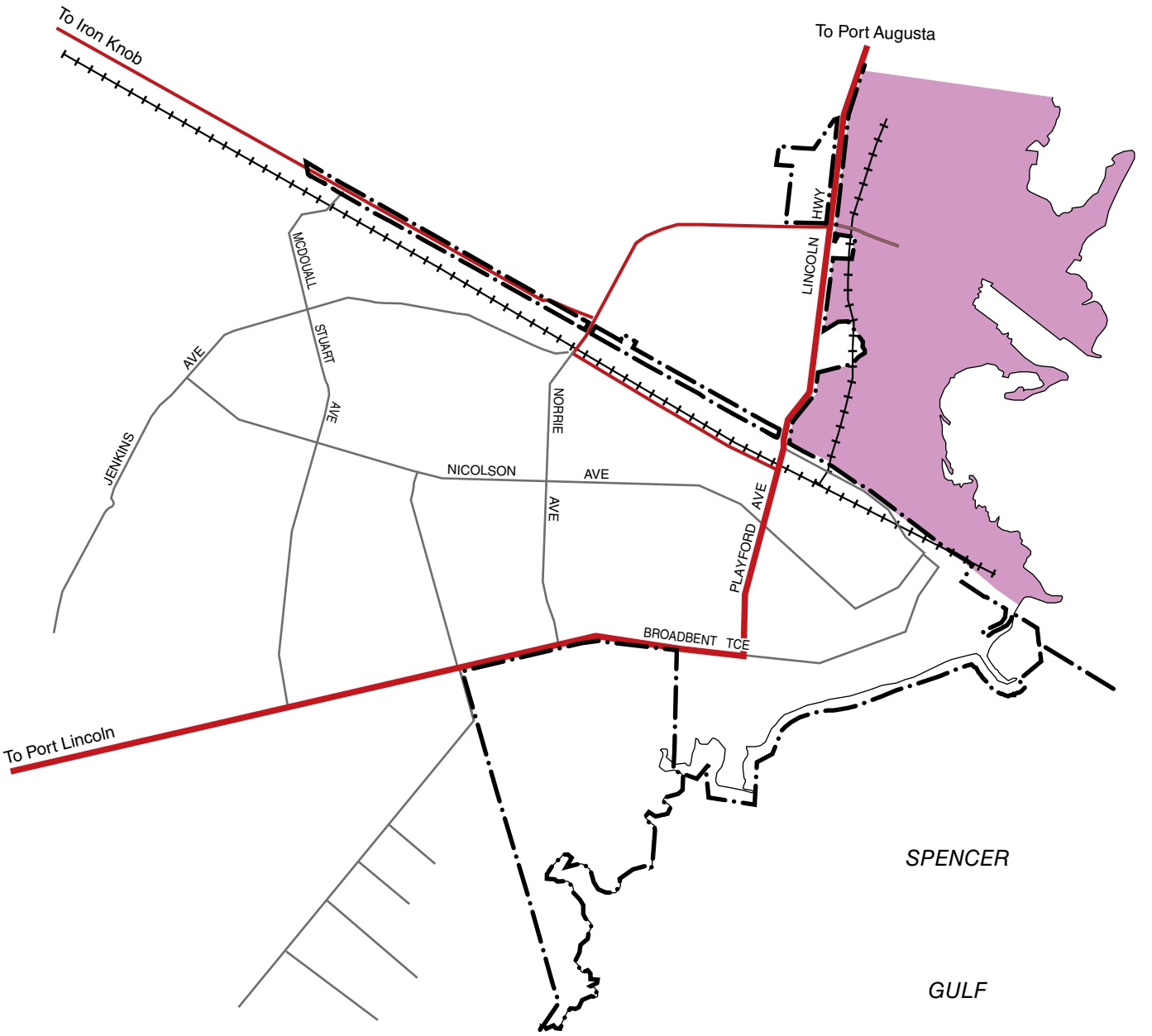
Zone Map LNWCA(W)/1

Zones

- CstCon — Coastal Conservation
- RA — Remote Areas
- Zone Boundary
- Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)

LNWCA (Whyalla) Structure Plans



Industrial
Local Road
Secondary Arterial Road
Primary Arterial Road
Railway
Development Plan Boundary

N

0 km 1 2 3 4

STRUCTURE PLAN LNWCA(W)/1

WHYALLA TOWN PLAN

LAND NOT WITHIN A COUNCIL AREA (WHYALLA)