Development Plan Amendment

By the Council

Clare & Gilbert Valleys Council

District Townships and Settlements Development Plan Amendment

Explanatory Statement and Analysis

August 2014

For Consultation

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Have Your Say

The Development Plan Amendment (DPA) is available for inspection at the Council premises at 4 Gleeson Street Clare, 19 Belvidere Road Saddleworth, 21 Torrens Road Riverton, Clare Valley Discovery Centre 33 Old North Road Clare, Riverton Community Library Oxford Terrace Riverton – and also on the website (www.claregilbertvalleys.sa.gov.au) - from 1 September 2014 until 27 October 2014.

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

Submissions should be sent to the Chief Executive Officer, Clare & Gilbert Valleys Council, 4 Gleeson Street Clare SA 5453 by 5pm on 27 October 2014.

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If required, a public hearing will be held on Monday 1 December 2014 at 7pm at the Clare & Gilbert Valleys Council Chambers, 4 Gleeson Street, Clare.

Explanatory Statement

Introduction

The Development Act 1993 provides the legislative framework for undertaking amendments to a Development Plan. The Development Act 1993 allows either the relevant Council or, under prescribed circumstances, the Minister responsible for the administration of the Development Act 1993 (the Minister), to amend a Development Plan.

Before amending a Development Plan, a Council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

The DPA includes:-

- An Explanatory Statement (this section)
- Analysis, which may include:
  - Background information
  - Investigations
  - Recommended policy changes
  - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

The DPA has been identified as a High Priority in the Clare & Gilbert Valleys Strategic Directions Report, 2013.

The Strategic Directions Report highlighted a series of policy improvements and zoning considerations as it affects the townships of Armagh, Auburn, Leasingham, Mintaro, Riverton and Saddleworth – and in the context of flood mapping the settlements of Manoora, Rhynie, Tarlee and Stockport.

Flood mapping, via recent findings of flood analysis by Australian Water Environments, will be incorporated into the Development Plan for district townships of Mintaro, Riverton and Saddleworth and settlements of Manoora, Rhynie, Tarlee and Stockport - excluding the township of Clare which has been identified as a separate Medium Priority DPA in the Strategic Directions Report.

The DPA does not affect the township of Clare (except for mapping of the Riesling Trail) or rural areas (except for a minor policy/procedural change for land division in the Primary Production Zone, as detailed below) - these areas have been identified as separate Medium Priority DPAs in the Strategic Directions Report for future years.

Statement of Intent

The Minister has agreed to support the Council initiating this DPA based on the background outlined in the Statement of Intent – as agreed to by the Minister on 9 May 2014.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

Affected area

The affected areas of the DPA are as follows:-

- Townships of Armagh, Auburn, Leasingham, Mintaro, Riverton and Saddleworth
- Flood mapping for the district townships of Mintaro, Riverton and Saddleworth and settlements of Manoora, Rhynie, Tarlee and Stockport.

The Council has identified, in its Strategic Directions Report, that it would undertake a separate DPA as it affects the township of Clare – as a medium priority. The District Townships and Settlements DPA would however affect the township of Clare in relation to the mapping of the Riesling Trail on constraints maps and related policy.

Summary of proposed policy changes

The DPA proposes the following changes:-

Desired Character Statements

- Update Desired Character Statements for relevant zones

Flood mapping

- Inclusion of flood mapping as it affects district townships of Mintaro, Riverton and Saddleworth and settlements of Manoora, Rhynie, Tarlee and Stockport – with corresponding Version 6 SA Planning Policy Library Hazard provisions

Armagh

- Rezoning the existing rural living area to the south of Blyth Road at Hayward Heights to Rural Living Zone
- Inclusion of related policy to better control the siting and design of outbuildings fronting Blyth Road

Auburn

- Rezoning of land at Auburn to north of the township (with corresponding Concept Plan Map CGV/3) and small area to the south of township to Residential Zone
- Rezoning of the existing area of rural living development to the south east of Auburn to Rural Living Zone
- Rezoning land containing the recreation facilities and caravan park to south of the town to Recreation Zone

Leasingham

- Establishing a new Precinct Area (Precinct 5 Leasingham) within the Primary Production Zone
- Introduce specific policy to protect and enhance the open natural landscapes and to restrict the construction of dwellings

Mintaro

- Introduce a new Concept Plan (Concept Plan Map CGV/7 and CGV/8), and related policy amendments, as it affects the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) – with spatial lot development guidelines for dwellings
- Rezoning of Lots 376-379 on the north western fringe of the township from Policy Area 9 (Township Fringe) to Policy Area 8 (Rural Living)
- Amend the non-complying exception for the State Heritage Area (Mintaro) Zone, as it relates to the Rural Living (Policy Area 8), by removing the non-complying clause as it applies to a detached dwelling

Riverton

- Reduce the area affected by the Riverton Low Density Housing Policy Area 4 now that the township has a Community Wastewater Management System (CWMS)
- Introduce a new Concept Plan (Concept Plan Map CGV/4 and CGV/5) for the orderly release of residential land to the west of the township
- Rezoning of Commercial Zone to a Residential Zone and introduce a new Concept Plan (Concept Plan Map CGV/4 and CGV/6) for the orderly development of this land

Saddleworth

- Rezoning of the Rural Living Zone, incorporated as part of the adjacent Industry Zone – with associated buffer separation criteria
- Rezoning of Lot 3 Lauren Lane (off of Hill Street) to Residential Zone
- Rezoning of land on the north western corner of Crawfords Road and Behns Road to Industry Zone – land that is the subject of a recent development for bulk handling and storage facility
- Rezoning of Winkler Park within a Recreation Zone
- Rezoning of land to the north of the township (bounded by Barrier Highway, Hazeleigh Road, Mcauliffes Road and the school) to Deferred Urban Zone

Trails

- Amend Transport Overlay maps to identify the Riesling Trail and Rattler Trail
- Introduce new provisions and related illustrations to guide development in proximity to trails, within the Open Space and Recreation and the Siting and Visibility module (and cross referenced to the Transport Overlay maps)

General policy matters

- Introduce Version 6 of the SA Planning Policy Library into the Development Plan, with existing local variations
- Introduce Principles of Development Control into the Design and Appearance module for the control and management of second hand transportable dwellings
- Amend the non-complying exception for land division in the Primary Production Zone – in order to make boundary realignments a merit form of development
- Introduce Principles of Development Control and related illustrations into the Sloping Land module
- Minor consequential amendments

Legal requirements

Prior to the preparation of this DPA, Council received advice from a person or persons holding prescribed qualifications pursuant to Section 25(4) of the Development Act 1993.

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

- Accords with the Planning Strategy
- Accords with the Statement of Intent
- Accords with other parts of council's Development Plan
- Complements the policies in Development Plans for adjoining areas
- Accords with relevant infrastructure planning
- Satisfies the requirements prescribed by the Development Regulations 2008.

Interim operation

Interim operation pursuant to Section 28(1) of the Development Act 1993, is not sought.

Consultation

The following key stakeholders will be consulted on the DPA:-

- Department of Planning, Transport and Infrastructure
- Department of Environment, Water and Natural Resources
- Department of Communities and Social Inclusion
- Department of Education and Child Development
- Department of Further Education, Employment, Science and Technology
- Department of Health
- Department of Primary Industries and Regions
- Department of Manufacturing, Innovation, Trade, Resources and Energy
- ElectraNet
- Environment Protection Authority
- Department of the Premier and Cabinet
- SA Water Corporation
- SA Power Networks
- SA Country Fire Service
- SA Tourism Commission.

The following agencies, Members of Parliament, interested parties, individuals and Councils will be consulted on the DPA:-

- Geoff Brock, Member for Frome - State Member of Parliament
- Nick Champion, Member for Wakefield - Federal Member of Parliament
- Regional Development Australia - Yorke and Mid North
- Northern and Yorke Natural Resources Management Board
- Adjoining Councils

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:-

- A notice in the Government Gazette
- A notice in the Northern Argus
- Via Council's community news
- Via Council's website
- Via district wide Progress Associations
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.

All written and verbal submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

Important Note for Agencies: This DPA includes Version 6 modules from the SA Planning Policy Library.

As the policy library was subject to Agency Consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition.

Agencies are invited to comment on any additional issues (if relevant).

The final stage

Upon the conclusion of the consultation process, Council will consider the comments received and make any appropriate changes. A report on this (the Summary of Consultations and Proposed Amendments Report) will be sent to the Minister.

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

Analysis

1. Background

The DPA has been identified as a High Priority in the Clare & Gilbert Valleys Strategic Directions Report, 2013.

The Strategic Directions Report highlighted a series of policy improvements and zoning considerations as it affects the townships of Armagh, Auburn, Leasingham, Mintaro, Riverton and Saddleworth.

Flood mapping, via recent findings of flood analysis by Australian Water Environments, will be incorporated into the Development Plan for district townships of Mintaro, Riverton and Saddleworth and settlements of Manoora, Rhynie, Tarlee and Stockport - excluding the township of Clare which has been identified as a separate Medium Priority DPA in the Strategic Directions Report.

The DPA does not affect the township of Clare (except for mapping of the Riesling Trail) or rural areas (except for a minor policy/procedural change for land division in the Primary Production Zone, as detailed below) - these areas have been identified as separate Medium Priority DPAs in the Strategic Directions Report for future years.

Consistent with the Statement of Intent, the following matters have been considered as part of this DPA:-

Desired Character Statements

- Update Desired Character Statements for relevant zones

Flood mapping

- Include flood mapping as it affects district wide townships of Mintaro, Riverton and Saddleworth and settlements of Manoora, Rhynie, Tarlee and Stockport, as contained within recent flood studies – with related flood management policy

Armagh

- Consider rezoning the existing rural living area to the south of Blyth Road at Hayward Heights – to a Rural Living Zone
- Include related policy to better control the siting and design of outbuildings fronting Blyth Road

Auburn

- Consider rezoning of land at Auburn, based on the findings of the Strategic Directions Report and Structure Plan – land to north of township and small area to south of township – and to recognise existing area of rural living development to the south east of Auburn within a Rural Living Zone
- Recognise recreation facilities and caravan park to south of the town in a suitable zone

Leasingham

- Strengthen the policy intent of the Primary Production Zone as it applies to Leasingham which is not intended (by the Development Plan) to be developed as a township. The Primary Production Zone (Policy Area 2 - horticulture) is intended to cater primarily for horticultural and related activities, in a manner that preserves and enhances the attractive appearance of the zone
- Introduce specific policy to restrict the construction of dwellings and to better control and manage urban development

Mintaro

- Review policy associated with future dwellings in the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4)
- Consider rezoning of land on the north western fringe of the township from Policy Area 9 (Township Fringe) to Policy Area 8 (Rural Living) – as it affects Lot 376-379
- Consider review/inclusion of the Mintaro Conservation Guidelines that were deleted through the Better Development Plan Conversion, 2009

Riverton

- Review of Commercial Zone and Deferred Urban Zone at Riverton, in line with the findings of the Strategic Directions Report
- Review of Residential Zone (Policy Area 4) at Riverton, in terms of reviewing existing low density criteria now that the town has a Community Wastewater Management System (CWMS), as identified in the Strategic Directions Report
- Consider scope for a concept plan for the orderly release of land within the west of the township

Saddleworth

- Review of Rural Living Zone, Bulk Handling Zone and Industry Zone to south of Saddleworth, as identified in the Strategic Directions Report
- Consider rezoning at Saddleworth for the area identified on the north western periphery of the township, as identified in the Strategic Directions Report
- Consider rezoning land to the north of the AW Vater development – the land identified in the Strategic Directions Report that is the subject of a recent development for a bulk handling and storage facility
- Consider additional policy provision in relation to buffer separation for urban development in proximity to the existing AW Vater development at Saddleworth, as identified in the Strategic Directions Report
- Recognise Winkler Park within a Recreation Zone or similar zone, as identified in the Strategic Directions Report
- Consider the rezoning of land to the north of the town, as identified in the Strategic Directions Report, to deferred urban – identified as a strategic site for future community, recreational and urban needs
- General review of density criteria in the Residential Zone having regard for the CWMS System

Trails

- Mapping of the Riesling Trail and Rattler Trail on constraints maps - and consideration of design guidelines for development in proximity to the trails, in terms of siting and design aspects

General policy matters

- Include Version 6 of the SA Planning Policy Library, in place of Version 3
- Consider policy to better control and manage second hand transportable dwellings – in terms of siting and design aspects
- Consider suitable policy to assist with the assessment of shipping containers
- Minor policy/procedural change for land division in the Primary Production Zone – in order to address policy inconsistency between the non-complying clause and Principle of Development Control 14 as it affects boundary realignments
- Consider policy to better manage the design and siting of development on sloping land

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The DPA supports the following targets of South Australia's Strategic Plan:

South Australia's Strategic Plan	
Priorities/Targets	**Comment/Response**
Our community	Aligns with :- ▪ Target 1 - Urban places ▪ Target 4 - Tourism industry ▪ Target 7 - Affordable housing The DPA seeks to enact key aspects of the Strategic Directions Report – providing scope for urban development in the identified townships in a managed and sensible fashion – having regard to site constraints, infrastructure and environmental considerations.
Our prosperity	Aligns with :- • Target 35 - Economic growth • Target 46 - Regional population levels • Target 47 - Jobs • Target 56 - Strategic infrastructure In terms of population the Strategic Directions Report envisages long term growth in identified townships in a managed and sensible fashion – promoting opportunity for business investment associated with the agricultural, tourism and service sectors. The DPA is consistent with the aims of the Planning Strategy, the Clare & Gilbert Valleys Strategic Management Plan and the Strategic Directions Report.
Our environment	Aligns with :- • Target 62 - Climate change adaptation • Target 64 - Renewable energy • Target 70 - Sustainable land management • Target 72 - Nature conservation • Target 73 - Recycled stormwater • Target 74 - Recycled wastewater • Target 75 - Sustainable water use Consistent with SA Government objectives and Council's Strategic Management Plan, the DPA (and the Development Plan as a whole) promotes a range of environmental principles that place a strong emphasis on the importance of this target, inclusive of water resources, WSUD initiatives, renewable energy provisions and sensitive built design objectives.
Our health	Aligns with :- • Target 78 - Healthy South Australians • Target 83 - Sport and recreation The DPA provides opportunity for a range of future community development

	initiatives.
Our education	Aligns with :- • Target 93: Tertiary education and training The DPA provides opportunity for a range of future educational development initiatives.

Key objectives sought by the Council are reflected in the direction adopted by the Government through these priorities. This alignment will place the Council in a strong position to meet these goals and aspirations.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning 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 following volumes of the Planning Strategy are relevant to this DPA:

- Mid North Region Plan

The DPA supports key policies of the Mid North Region Plan – a summary of key relevant policy includes:-

Policy	DPA response
Mid North Region Plan	
1.1 Protect the quality and function of water ecosystems by preventing the adverse impacts of land use and development such as the overuse of resources, erosion, land degradation and pollution.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Identification of areas subject to inundation in Development Plan.
1.12 Acknowledge, protect and manage areas of significant landscape and amenity value, including landscapes that form attractive backgrounds and entrances to towns and tourist developments.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through Development Plan amendment investigations, site design analysis and backed up by policy for relevant areas.
1.13 Avoid development in areas with significant landscapes that can be viewed from tourist routes, walking trails, the beach and the sea, unless the development requires such a location (for example, a development of state significance), in which case the scale, height, design and siting of buildings must: - protect views to, from and along the ocean and scenic coastal areas - minimise the alteration of natural landforms - be visually compatible with the character of surrounding areas - restore and enhance visual quality in degraded areas, where feasible.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Recognition of significant trails within Development Plan and Development Constraint Mapping, such as the Riesling Trail and Rattler Trail. • Consideration of urban design guidelines.
2.1 Design and plan development to prevent the creation of hazards and to avoid naturally occurring hazards.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Identification of flood prone areas.
2.2 Decrease the risk of loss of life and property from extreme bushfires by creating buffers around new growth areas that are adjacent to	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • In consultation with CFS on release of any future growth

native bushland.	areas.
3.2 Identify the desired character for towns and parts of towns, and ensure that the design of buildings and public places, such as streetscapes and entrances, supports the desired character.	• Achieved through existing Development Plan. • To review and strengthen Desired Character Statements.
4.5 Support the incorporation of sustainable energy and water supply, conservation and efficiencies in the design of residential, commercial and industrial developments and subdivisions (for example, stormwater re-use, wind and solar technologies, green buffers, WSUD, building orientation to maximise solar access and shaded areas).	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Scope for introduction of concept plan for area at Riverton west.
4.7 Plan for effective wastewater disposal through mains sewers and community wastewater management systems (CWMS), and maximise re-use opportunities.	• Council has recently provided upgraded CWMS at Clare, Riverton and Saddleworth – with re-use schemes. • Consideration of wastewater disposal needs for any areas to be rezoned at Auburn.
6.1 Prevent loss of productive agricultural land and potential conflict with incompatible land uses.	• Continue to focus urban development in towns, unless directly related to primary industry. • Continue to prevent fragmentation of agricultural land. • Seek to introduce stronger buffer and interface policies to manage interfaces with residential areas and other sensitive activities through the use of buffers.
7.2 Reinforce the desired tourism roles of towns and locations in the Mid North, including (relevant to CGV): - Clare, Auburn, Watervale, Mintaro, Seven Hills, Penwortham and Farrell Flat and their surrounding landscapes as the centre of the Clare Valley tourist experience, focused on good food and fine wine, culture, heritage, recreation and environment	The DPA will not impact on the tourism roles of these townships. The role of the townships will continue to be promoted via:- • Development Plan • Tourism Plans and strategies • Strategic Management Plan • SA Tourism Commission and regional bodies • Regional Development Australia • Regional branding and promotions • Regional events.
8.6 Retain and support industrial and commercial operations (for example, by providing appropriate buffers to minimise conflicts) and manage the impacts of external influences, such as noise, vibration and native vegetation disturbance.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Addressed through Interface between Land Uses module. • EPA land use separation guidelines.
10.1 Focus growth and development in existing towns and settlements based on their roles and functions, as described in Principle 10 and shown on Map D3.	• Longer term growth will be focused within existing townships. • No expansion of urban boundaries proposed for 'chain of villages' to ensure their village character is preserved.
10.2 Expansion of towns should: - ensure new areas are continuous with and form compact extensions of existing built-up areas - prevent linear development along the coast and arterial roads - not encroach on areas of importance to economic development - not encroach on environmentally sensitive areas - support the cost-effective provision of infrastructure and services (for example, health and education), avoiding unnecessary expansion or duplication of existing regional infrastructure and services - promote strong links between all parts of the	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • To maintain open natural landscape areas between Clare and Sevenhill, and between the boundaries of the 'chain of villages' along Main North Road. • Protection of agricultural and horticultural areas from urban encroachment. • Identification and protection of employment lands, recreational areas and strategic sites. • Strengthening of Desired Character Statements in Development Plans based on 'desired future' and vision for areas in Strategic Directions Report. • Minor expansion of town boundaries, making efficient use of infrastructure, as identified in Strategic Directions Report.

town, particularly between residential areas, town centres, sporting and recreational facilities, and open space - promote development on vacant land, surplus government land and infill sites, and renewal of existing developed areas (where it does not compromise town character or heritage), before developing broadacre or greenfield sites - locate land for rural living in towns in such a way that opportunities for future town expansion are retained - retain a functional and visual separation between towns.	
10.4 Build on the cultural and heritage tourist focus of Saddleworth, Mintaro, Burra, Laura, Peterborough, Melrose and Orroroo by strengthening their heritage and town character.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Recognised by relevant State and Local Heritage listings, Mintaro State Heritage Area. • No significant alterations to policy proposed – and will be investigated with urban design inputs.
10.8 Manage the interface between primary production activities and urban areas and towns through appropriate separation buffers such as screening vegetation and alignment of allotment boundaries.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Through Interface between Land Uses module. • EPA land use separation guidelines.
11.1 Reinforce those elements (natural and built) that contribute to the unique character and identity of towns, including landscapes, building design, streetscape design and built heritage.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Structure Plans developed. • Desired future and vision established. • Reinforce through amendments to Desired Character Statements.
12.2 Ensure that towns that are appropriately serviced have a range of housing types and densities to enable people to stay in their community as their housing needs change and to cater for the region's changing demographics.	• Development Plan has benefit of Better Development Plan modules developed via cross-government agreement. • Suitable policy exists, inclusive of promotion of Affordable Housing policy. • To review density provisions for Riverton and Saddleworth as a result of CWMS infrastructure.

The DPA (and the current Development Plan as a whole) relies on the SA Planning Policy Library modules (adapted with local content), which have been developed with reference to and have strong links to the Planning Strategy.

2.3 Consistency with other key strategic policy documents

The DPA accords with other key policy documents in the following manner.

2.3.1 Council's Strategic Management Plan, 2012-2020

The vision for the Clare & Gilbert Valleys district is described as, "vibrant communities working together to grow in a dynamic, innovative and sustainable way".

The key objectives/aims of Council's Strategic Management Plan, relevant to the DPA, are:-

Road Network

- Our road network is fit for purpose and sustainable such that it provides for safe and efficient movement of people and goods
- Establish the district as bicycle friendly through the development of trails and education of all road users

Recreation

- A healthy community enjoying a diverse range of activities and opportunities contributing to wellbeing and wellness
- Promote, encourage and foster healthy lifestyles from infants to the elderly
- Be a leader in the community in developing health, fitness and recreation

Environment

- Conservation, interpretation and articulation of the strong environmental values across the district
- Healthy river systems
- Reduced energy consumption
- Encouragement of alternative renewable energy production whilst protecting important landscapes from inappropriate development
- Implement sustainable water use principles for public infrastructure

Culture

- Support creativity, knowledge and imaginative thinking and empower the community through the support of cultural initiatives

Community Services

- Minimise the risks of harm to people who live, work and visit the Council area. The development of a broad offering of community services

Economic development

- To support the development of Clare Valley tourism experiences
- Reinforce the region as a principal South Australian cycling destination
- Support promotion of the Clare Valley as a Premium Wine Region and Australia‘s - Capital of Riesling

The DPA is consistent with the key aspirations of Council - and more specifically implements the findings of the Strategic Directions Report, outlined below.

2.3.2 Strategic Directions Report, 2013

During 2012 and 2013 the Council undertook a comprehensive Strategic Directions Report.

The review process included the engagement of a leading Australian Futurist, who worked closely with Council and the Community in establishing visions and aspirations for the future of the Clare and Gilbert Valleys – with an overarching ‘preferred future’ to 2030.

The aim was to develop a vision as the cornerstone for enacting inspired futures, united aspirations and to help stimulate proactive economic growth and protect the key attributes of the Clare and Gilbert Valleys – a future that acknowledges and celebrates the heritage and legacy of the past; protects the agricultural, horticultural, tourism, natural landscapes and environmental assets; promotes opportunity for growth and economic development; and opportunity for value added tourism and rural based enterprises.

Figure 1 – Future setting workshops with Futurist Dr Peter Ellyard

The Strategic Directions Report incorporated a Development Plan Amendment program - where the District Townships and Settlements DPA was identified as a high priority.

2.3.3 Flood study, 2013

The Clare & Gilbert Valleys Council engaged Australian Water Environments (AWE) to prepare floodplain mapping for seven townships located within the Council area - Manoora, Saddleworth, Riverton, Tarlee, Stockport, Mintaro and Rhynie.

The study focused on gaining an understanding of the hydrology and stormwater and flooding issues as part of developing floodplain maps for the townships.

1 in 100 ARI flood mapping was provided to the Department of Planning, Transport and Infrastructure (mapping branch), which translated the mapping onto relevant Development Plan Constraints Overlays to mapping branch standards.

Further details are outlined in Section 3.2.5.

2.3.4 Site History Reports, AWE, 2014

Australian Water Environments (AWE) was engaged to prepare a site investigations report, in the form of a Preliminary Site History Assessment (SHA), for land proposed to be rezoned for residential purposes at Auburn, Riverton, Saddleworth and Mintaro.

The South Australian Environmental Protection Authority (EPA), as part of their legislative requirements, requires Council to determine if a potentially contaminating land use has occurred on the land and/or if further assessment of site contamination is necessary. The EPA requested this to be presented in the form of a Preliminary Site History Report.

The findings are outlined in further detail in Section 3.2.4.

2.3.5 Jensen Planning and Design, Urban Design Investigations Report, 2014

Jensen Planning and Design was commissioned by the Clare & Gilbert Valleys Council to undertake three investigations to assist Council with the DPA.

These included:-

- The future development of housing in parts of the State Heritage Area of the township of Mintaro – Policy Area 7, Precinct 3 and 4
- Development Plan policy (including diagrams) for development close to recreational trails
- A concept plan for the growth of the township of Riverton, with reference to two specific locations

The findings are outlined in further detail in Section 3.2.1, 3.2.2, 3.2.6 and 3.2.8.

2.3.6 Infrastructure planning

The following infrastructure planning is of relevance to this DPA:-

Council Infrastructure Planning	Response/Comment
No infrastructure barriers relate to the DPA.	Please refer to the infrastructure assessment in Section 3.2

Government Agency Infrastructure Planning	Response/Comment
No significant issues identified at the Statement of Intent stage.	Please refer to the infrastructure assessment in Section 3.2
SA Planning Strategy	There are no identified Planning Strategy infrastructure barriers.

2.3.7 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed or recently authorised:-

Council DPAs	Response/Comment
Nil	Not applicable

Ministerial DPAs	Response/Comment
Not applicable to Area Affected.	Not applicable

2.3.8 Existing Ministerial Policy

This DPA proposes changes to the following existing Ministerial policy:-

Existing Ministerial Policy	Proposed Change and Justification
No changes proposed	Not applicable

3. Investigations

3.1 Investigations undertaken prior to the SOI

Investigations previously undertaken (prior to the preparation of the DPA) that informed the DPA include the following:-

- Strategic Directions Report, 2013
- Flood Study, Australian Water Environments, 2013
- Site History Reports, Australian Water Environments, 2014
- Jensen Planning and Design, Urban Design Investigations Report, 2014

These have been summarised in Section 2.3.

3.2 Investigations undertaken to inform this DPA

Further to the above investigations, as outlined in the Statement of Intent, the following additional investigations have been undertaken to inform the DPA:-

- Land capability and land use assessment, interface issues and bushfire risk assessment – in relation to any land proposed to be rezoned for urban purposes
- Analysis of supply and demand for development, where land is proposed to be rezoned for urban purposes
- Infrastructure analysis (including high level traffic analysis and wastewater/stormwater management) in relation to any land that is proposed to be rezoned for urban purposes
- Investigation of any potential site contamination to determine whether the land is suitable for the intended use, for any land proposed to be rezoned for urban purposes
- Flood mapping
- Urban design/spatial analysis relating to the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) in relation to dwellings on vacant land
- Investigate and identify the value of the affected area for primary production purposes

These are considered under the following subheadings.

3.2.1 Land capability assessment

In accordance with the Statement of Intent, a land capability assessment has been undertaken for those areas that are proposed to be rezoned for urban purposes.

Land capability/suitability

<u>Armagh</u>

As identified in the Statement of Intent, land at Armagh (to the south of Blyth Road) has been earmarked for rezoning to a Rural Living Zone.

This was a specific recommendation of the Strategic Directions Report, 2013, where Council sought to recognise the recent Hayward Heights rural living development within a zone that reflects the existing use and nature of the land. The rezoning of this land would not give rise to the establishment of further rural living allotments due to the minimum requirement of 1.5 hectares for new lots in the Rural Living Zone.

Furthermore, Council has identified the need for better Development Plan policies relating to the siting of development along Hayward Street that also fronts Blyth Road. In particular the issue relates to the inappropriateness of development facing their backs to Blyth Road, and the resultant visual impact of sheds and ancillary buildings close to the road frontage.

The DPA proposes policy to promote deeper building setbacks, landscaping provision and access requirements.

Figure 2 – Armagh – view from Blyth Road looking to the south east - highlighting the 'backyards' fronting the main road and causing visual intrusion

The area proposed to be rezoned is located within a Medium Bushfire Risk Area, where the division of the land has already occurred and dwelling applications are assessed against relevant bushfire risk management provisions contained in the Hazards module and in accordance with the provisions of the Minister's Code, 'Undertaking development in Bushfire Protection Areas'.

<u>Auburn</u>

As identified in the Statement of Intent, Council seeks to:-

- Rezone land to north of the township and a small area to south of township – for residential purposes
- Recognise the existing area of rural living development to the south east of the township within a Rural Living Zone, to reflect existing development
- Recognise recreation facilities and caravan park to south of the town in a suitable zone

These areas are highlighted on the Structure Plan, Strategic Direction Report, 2013, in **Figure 3**.

The area to the north of the town comprises 17.7 hectares, with a 115 metre wide frontage to Main North Road and a 295 metre frontage to West Street.

The land is situated in the Primary Production Zone but adjoins the Residential Zone to the south and east, and the Rural Living Zone to the west. The land is gently undulating, is relatively devoid of vegetation and has a shallow seasonal watercourse passing through the western section of the land. A small vineyard is located on the land.

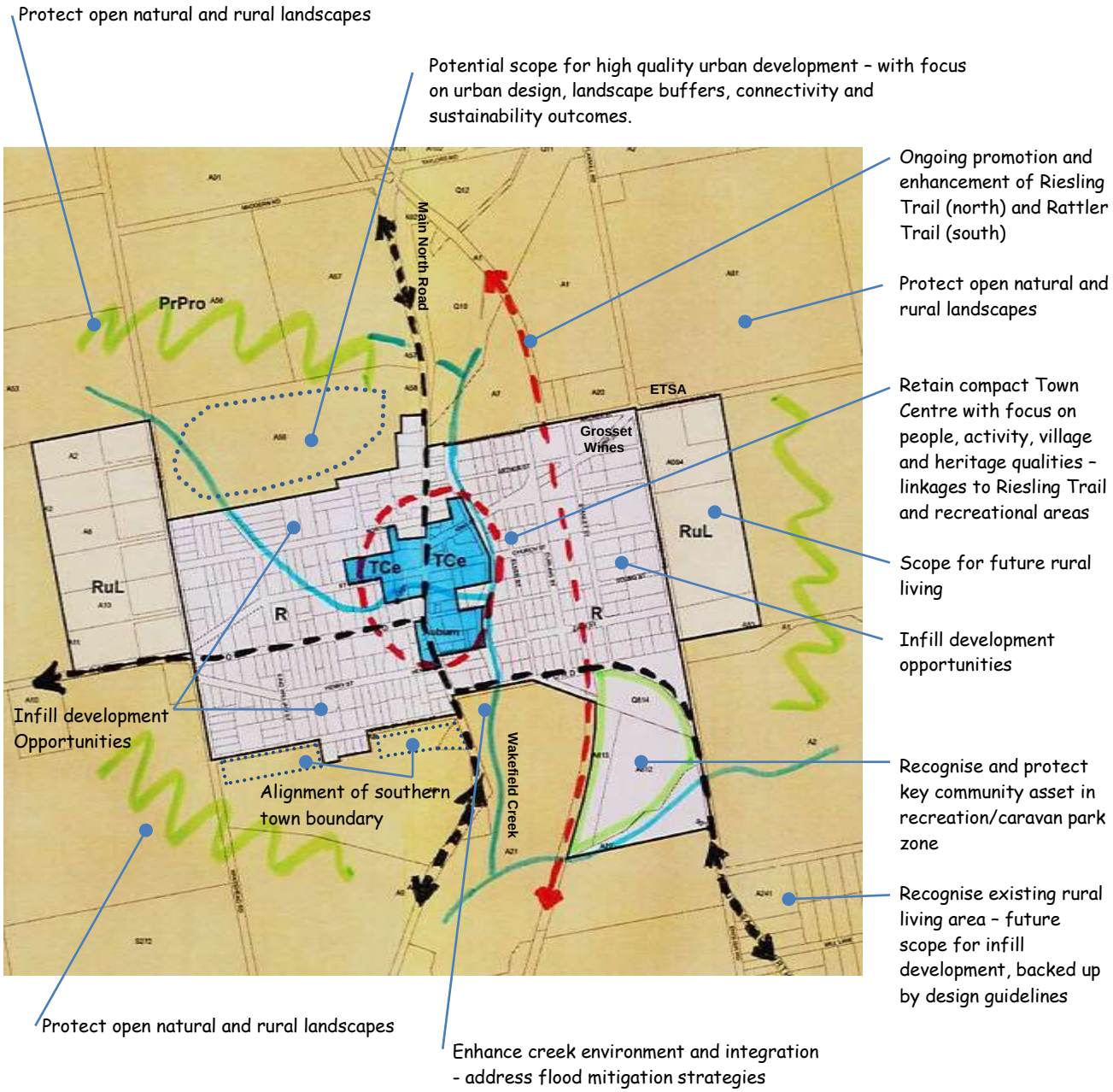
The land is surrounded by residential and rural living allotments, to the south, east and west.

The land has the ability to be serviced by SA Water and ETSA utilities – and with options for on-site/renewable water harvesting and power generation.

The area to the south of the township comprises of a narrow band of land (approximately 2.5 hectares in area; ranging from approximately 40-50m deep) along the southern side of South Street.

The land identified to the south east of Auburn is an area characterised by its rural living character and development pattern – where the area comprises of approximately 32 hectares with 67 existing allotments – approximately 30 developed with housing/associated buildings and the balance vacant allotments. The rezoning of this land would not give rise to the establishment of further rural living allotments due to the minimum requirement of 1.5 hectares for new lots in the Rural Living Zone (noting the current typical allotment size of 0.4 hectares and 0.8 hectares). However, rural living zoning would provide scope for Council to assess dwelling applications against relevant rural living zone provisions. Principle of Development Control 10 is to be deleted, as it confuses criteria for dwellings with criteria relating to land division (lot sizes) which is already appropriately covered by the same criteria in the land division Principle of Development Control 12.

Figure 3 - Auburn



Vision

Retain village and heritage character with strong sense of community value – allow for modest and well managed infill development and growth for a township of up to 500 people.

Development that is respectful of the high quality residential areas, historic conservation, state and local heritage. Maintain and enhance the historic town centre, tourism services, attractive town entries and rural hinterland.

The proposed rezoning of the community sports and recreational land, to the south east of the township, is simply to zone the land in an appropriate Recreation Zone.

The areas proposed to be rezoned for urban purposes are located within a General Bushfire Risk Area – these areas are not deemed to be at high risk of a bushfire event by virtue of the current classification, nor has Council's Bushfire Prevention Officer raised any issues with the rezoning of the land from a bushfire management perspective. The Development Plan also includes relevant bushfire risk management provisions contained in the Hazards module and references the Minister's Code, 'Undertaking development in Bushfire Protection Areas'.

<u>Leasingham</u>

Council's Strategic Management Plan refers to Leasingham as a Hamlet – 'pretty Hamlet of Leasingham named after a parish in Lincolnshire, England. The soils here are rich alluvial deposits over limestone which sustains some of the region's richest viticultural lands. It has given its name to one of Clare Valley's most prominent wineries'.

The Strategic Directions Report, 2013, outlines Council's concern about the future of Leasingham in terms of the impact of ongoing/long term development of undeveloped allotments for urban purposes – and the resultant impact this would have on the unique qualities of the historic rural settlement, adjacent viticultural, wine making, cellar door retailing and agricultural pursuits. More specifically:-

- Leasingham is not recognised as a designated township in the Development Plan – it is a 'paper town' with its many vacant/undeveloped lots – and it was not intended by the Development Plan to be developed as a township
- Leasingham is located (or zoned) in a Primary Production Zone (Policy Area 2 – horticulture) as identified in the Development Plan
- The zone (or Policy Area 2 - horticulture) does not identify a 'dwelling' as an envisaged form of development - PDC 6 and 8 of the Primary Production Zone contemplates dwellings, where a dwelling is associated with a primary production or tourist related activity
- PDC 16 requires a 50m setback from any site boundary to establish visual buffers
- A dwelling is a 'non-complying' form of development in Policy Area 2 except:-
  - for a detached dwelling that will not result in more than one dwelling on the allotment and where either of the following applies:
    - (a) the allotment existed prior to 1 January 1996
    - (b) on an allotment of at least 16 hectares

The spatial/allotment development pattern of Leasingham is depicted in **Figure 4.**

Figure 4 – Primary Production Zone - Leasingham

Council holds significant concern that Leasingham could be fully developed for housing into the future and therefore erode its unique development pattern, rich open natural landscapes and history. Council considers that such development would be at odds with the intent of the Development Plan.

Notwithstanding the objectives of the Primary Production Zone to promote productive, efficient and environmentally sustainable primary production, the Council has recently approved a number of dwellings at Leasingham – these approvals were issued on the basis that the dwellings did not fall within the 'non-complying' category (although they were not associated with a primary production or a tourism related activity) and could not establish deep setbacks due to the inherent limitations of the allotment sizes.

To address this matter, the DPA seeks to introduce a Precinct into the Development Plan that specifically recognises the desired character for Leasingham (within the existing Primary Production Zone) and strengthens the policy intent with regard to a restriction on dwellings.

Mintaro

The only proposed change to the rezoning of land at Mintaro relates to Lots 376-379 Thompson Priest Road - as identified in the Strategic Directions Report, Council seeks to include these four lots in the Rural Living (Policy Area 8), rather than the Township Fringe (Policy Area 9) of the State Heritage Area (Mintaro) Zone.

These four allotments are located on the north western fringe of the township – and comprise vacant land.

No significant environmental issues were outlined in the Site History Report, Australian Water Environments, 2014, in relation to these four allotments. A seasonal watercourse traverses through the northern part of the land – given the1.52 hectare size of allotments, sufficient land is available for consideration of future detached dwelling proposals and the application of relevant Development Plan provisions at a development assessment stage.

The amendment is proposed to give the four allotments scope for the development of future detached dwellings. However, in undertaking further research the Council has identified that each of these allotments have a land area of 1.52 hectares – therefore by virtue of the proposed rezoning of the land to Rural Living (Policy Area 8), a detached dwelling would be non-complying. This has prompted Council to also seek an amendment to the Procedural Matters Table for the State Heritage Area (Mintaro) Zone, as it relates to the Rural Living (Policy Area 8) – whereby Council seeks to remove the non-complying exception as it applies to Policy Area 8, meaning that detached dwellings would be assessed on merit.

With regard to the above matter, Council has researched the Statement of Investigations for the Mintaro DPA, 2007, where it can find no rationale for the non-complying clause for Policy Area 8, except that it was to restrict the further 'division of land' for lots less than 1.7 hectares – Council has also had regard to the original land survey plan for Mintaro (as shown in **Figure 5**), where it notes that the original land division pattern (as it affects the north western sector of the policy area) with a minimum lot size of 1.52 hectares (highlighted in Figure 5), remains intact. Given the nature and size of land holdings within Policy Area 8, the Development Plan's aim to promote 'detached dwellings set amongst small scale agricultural and viticultural activity and associated outbuildings, and some small scale tourist accommodation….', is readily achievable.

In further support of the above, the Policy Area 8 provisions provide scope for tourist accommodation (bed and breakfast), and do not place any non-complying qualifications on such a form of development.

This area is located within a General Bushfire Risk Area – these areas are not deemed to be at high risk of a bushfire event by virtue of the current classification, nor has Council's Bushfire Prevention Officer raised any issues with the rezoning of the land from a bushfire management perspective. The Development Plan also includes relevant bushfire risk management provisions contained in the Hazards module and references the Minister's Code, 'Undertaking development in Bushfire Protection Areas'.

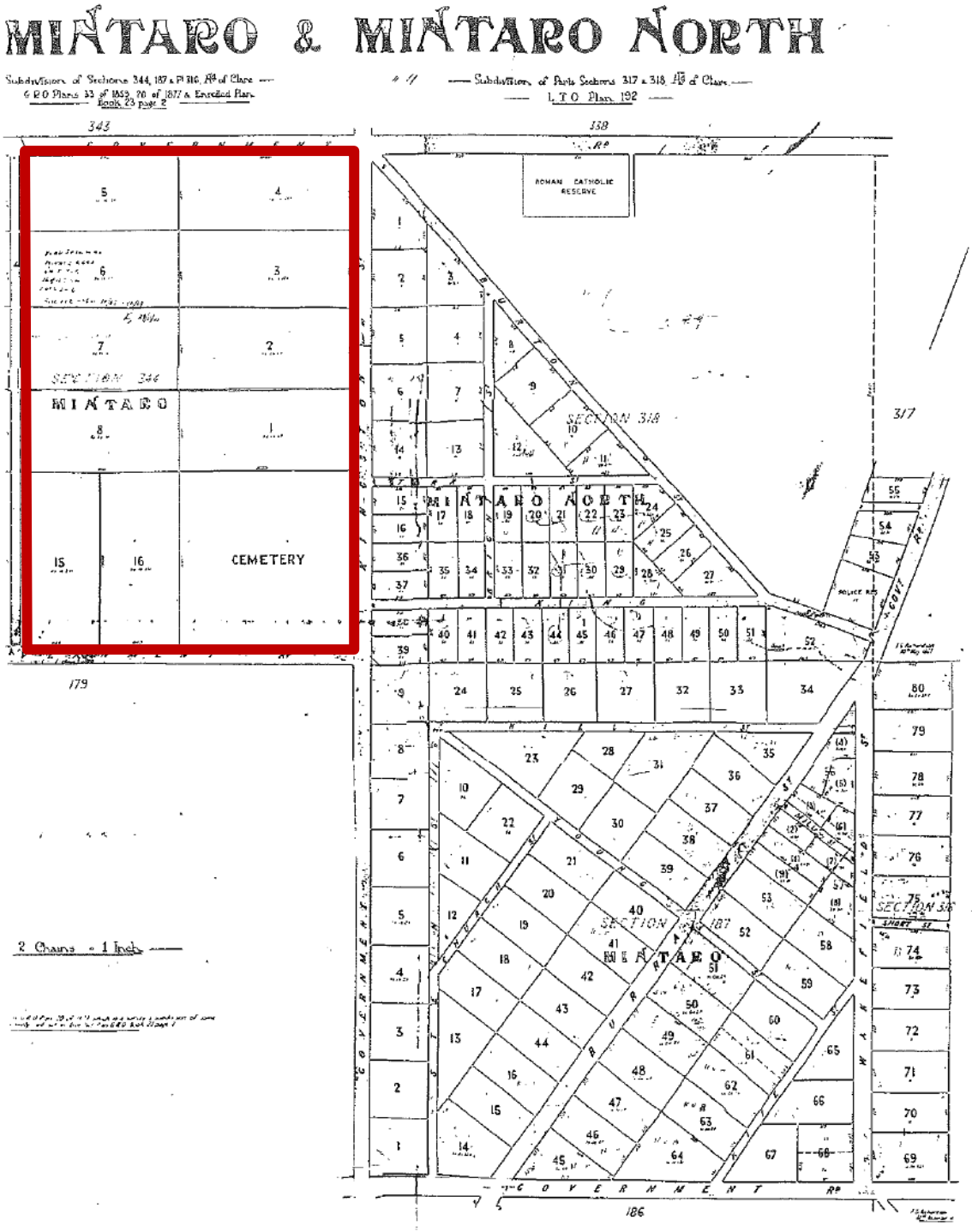


FIG. 2. 1877 MAP OF MINTARO

Map showing earlier subdivisions: Section 187 - 1849
Section 318 - 1866
Section 344 - 1877 (excluding cemetery which was earlier)

Figure 5 – 1877 survey plan - Mintaro

Riverton

As identified in the Statement of Intent, Council seeks to:-

- Review the Commercial Zone and Deferred Urban Zone at Riverton, in line with the findings of the Strategic Directions Report
- Review the Residential Zone (Policy Area 4) at Riverton, in terms of reviewing existing low density criteria now that the town has a Community Wastewater Management System (CWMS), as identified in the Strategic Directions Report
- Introduce a concept plan for the orderly release of land within the west of the township
- Introduce flood mapping for the township

This was a specific recommendation of the Strategic Directions Report, 2013, as illustrated on the Structure Plan in **Figure 6.**

No further land is proposed to be zoned for urban purposes at Riverton – that is, the DPA only proposes to introduce better and more up-to-date provisions to guide the orderly release and development of existing urban zoned land.

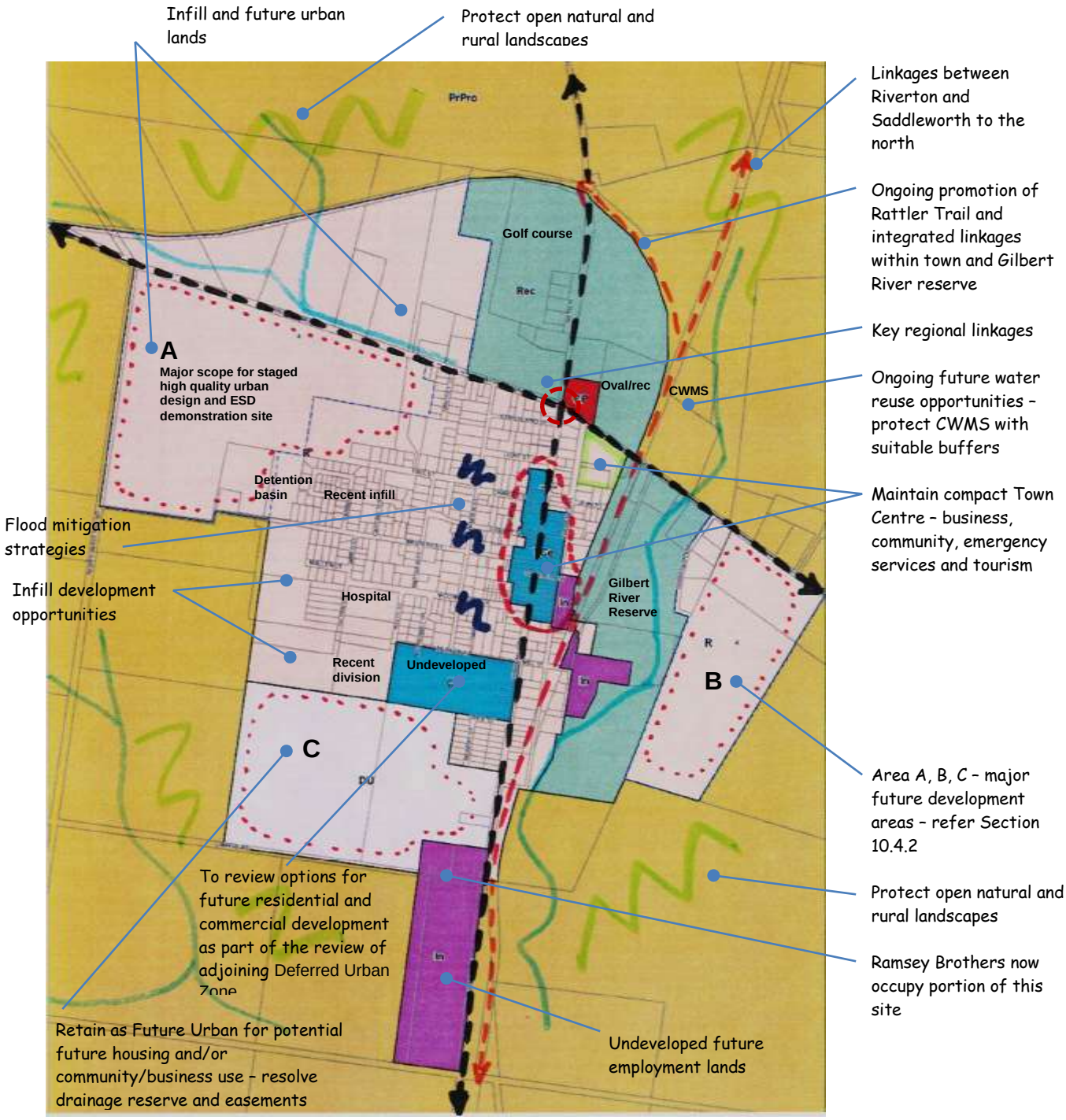
The DPA seeks to provide greater scope for a range of dwelling types and densities within the Residential Zone (based on current Development Plan standards) by removing a portion of the residentially zoned land to the immediate west of the township (south of Rhynie/Marrabel Road) and also to the east of the township, from the Low Density Housing Policy Area – the current low density restriction is no longer relevant given that Riverton now has the benefit of an upgraded Community Wastewater Management System. The land to the north of Rhynie/Marrabel Road would remain in the Low Density Housing Policy Area 4, as would the residential land further to the west of the township towards Nobby Hill Road, to provide for an urban/rural transition and given it is not readily serviced by the CWMS, is partially flood prone land and is better retained as low density on the urban fringe.

It is also proposed to convert the zoning of the existing Commercial Zone (a 6.5 hectare parcel of land to the south of the town centre on Horner Street) to a Residential Zone – consistent with the findings of the Strategic Directions Report, Council considers the land is not well suited for commercial development for the following reasons:-

- The land is bordered by land used for residential purposes
- The relatively small size of the land, coupled with its site constraints, renders limited options for larger scale business and appropriate treatment of the residential interface
- The land is partially subject to flooding – a constraint for larger commercial lot development, but an urban design opportunity for well-designed residential development with scope for north/south community open space network
- The land is in close walkable proximity to the town centre and community services
- Ample scope currently exists for commercial development within the existing Industry Zone – better located on the southern fringe of the township and with better non-residential road interconnectivity
- Ample scope exists for the future allocation of commercial land, within the Deferred Urban Zone – land that should be retained as deferred urban to allow for future urban growth considerations, inclusive of commercial land adjacent and integrated with existing Industry Zone.

Jensen Planning and Design was commissioned by Clare & Gilbert Valleys Council to undertake investigations to assist Council with the DPA, as it affects Riverton. The findings further support the abovementioned outcomes - and are outlined in Section 3.2.2.

Figure 6 - Riverton



Retain town character with a total population of up to 1000 people in medium term - scope for larger scale and infill development that maintains town character and country town and rural community values.

Maintain a quality and thriving town centre and valued community services and facilities - with scope for future business and employment.

Protection of recreational and open space assets and reuse of town wastewater. Scope for significant longer term growth options with planned management of growth and future release of Deferred Urban land.

Saddleworth

As identified in the Statement of Intent, Council seeks to:-

- Rezone land on the north western periphery of the township, as identified in the Strategic Directions Report
- Rezone land to the north of the AW Vater development on Marrabel Road – the land identified in the Strategic Directions Report that is the subject of a recent development for bulk handling and storage facility
- Introduce policy provision in relation to buffer separation for urban development in proximity to the existing AW Vater development at Saddleworth, as identified in the Strategic Directions Report
- Review the Rural Living Zone, Bulk Handling Zone and Industry Zone to south of Saddleworth, as identified in the Strategic Directions Report
- Recognise Winkler Park within a Recreation Zone, as identified in the Strategic Directions Report
- Rezone land to the north of the town, as identified in the Strategic Directions Report, to deferred urban – identified as a strategic site for future community and urban needs
- General review of density criteria in the Residential Zone having regard to the Community Wastewater Management System (CWMS)

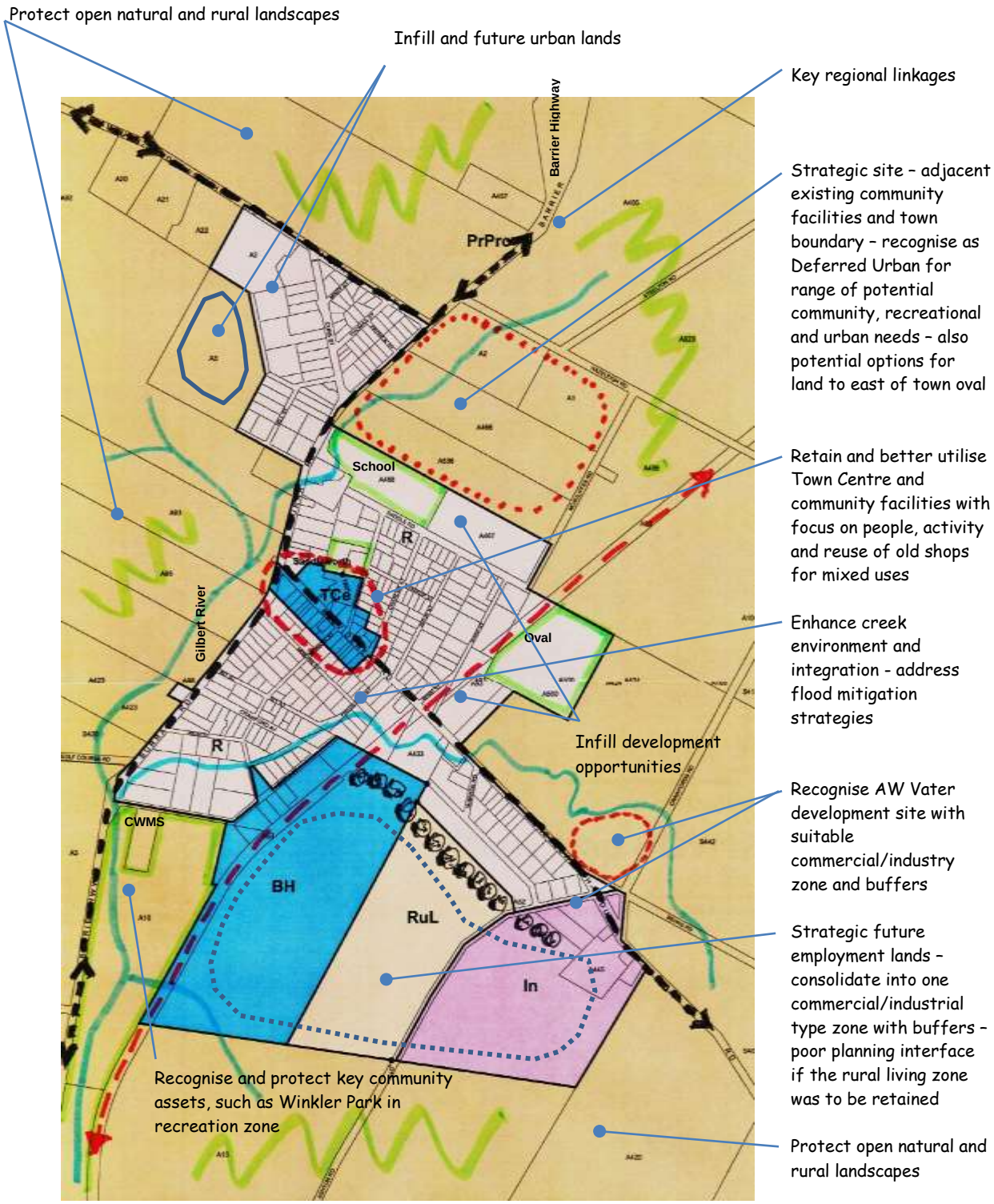
This was a specific recommendation of the Strategic Directions Report, 2013, as illustrated on the Structure Plan in **Figure 7**.

As identified on the Structure Plan, a 7.3 hectare (approximately) parcel of land on the north western periphery of the township is proposed to be rezoned to a Residential Zone. The land forms a logical and discrete extension to the town boundary. The land is likely to yield up to approximately 50 allotments, based on nature of land, locality, roads and open space requirements. The land is slightly elevated with picturesque views over the township and rural areas. The land is not subject to inundation and has interconnectivity with the local road network. As outlined in more detail in Section 3.2.3, the township is serviced by a Community Wastewater Management System, where the system has the capacity to cater for growth. Site History investigations, undertaken by Australian Water Environments in 2014, has highlighted no site history issues – refer Section 3.2.4 for further details. The land is located within a General Bushfire Risk Area, which is not deemed to be at high risk of a bushfire event by virtue of the current classification, nor has Council's Bushfire Prevention Officer raised any issues with the rezoning of the land from a bushfire management perspective. The Development Plan also includes relevant bushfire risk management provisions contained in the Hazards module and references the Minister's Code, 'Undertaking development in Bushfire Protection Areas'.

The land to the northern periphery of the township has been identified by Council as a 'strategic site' – a site of approximately 25 hectares. The land is located in close proximity to the town centre and directly adjoins the school and community facilities – although there is no immediate demand for the land to be rezoned, Council seeks to recognise the findings of the Strategic Directions Report by having the land set-aside as Deferred Urban for potential future urban purposes. A Deferred Urban Zone would prevent the land from being fragmented in advance of need for urban purposes – in the meantime the land would retain its use rights for farming purposes. A watercourse traverses through the subject land and as identified on flood mapping (refer Section 3.2.3) part of the land is subject to inundation – this would reduce the available area of land for possible future urban purposes, but also offer urban design opportunities for open space, landscape and natural features, interconnectivity within the land and also linking to the township centre. In liaison with the Department of Planning, Transport and Infrastructure, no site history reporting was required for this land given that the land is not currently being proposed for urban/residential use and that any possible future rezoning of the land for residential purposes would be subject to a separate DPA and investigations process at that time.

The Structure Plan also identified a 17 hectare (approximately) parcel of land to the south of the town, land that is presently zoned Rural Living, located between the Bulk Handling Zone and Industry Zone. In line with the Structure Plan, the DPA seeks to consolidate this land with the adjoining Industry Zone to the east. The outcome will serve two purposes, whereby, 1. Resolve poor current land use planning and potential land use conflicts with urban land being located/bisected between two commercial type zones, and 2. Provide scope for employment land (integrated with existing Industry Zone) within country townships in accordance with the Planning Strategy and Council's strategic aims. The DPA also proposes specific zone level policy relating to interface buffers between the Industry Zone and the Residential Zone to the north.

Figure 7 – Saddleworth



Retain rural town character and size with a total population of upto 600 people - scope for small scale well designed and sustainable growth. Retention of school and valued community services and facilities.

Revitalisation of town centre and scope for future employment.

Protection of recreational and open space assets and reuse of town wastewater. Scope for longer term growth options.

The DPA seeks to recognise Winkler Park (a linear recreational area to the south of the township) within a Recreation Zone – reflecting its land use. The DPA also seeks to recognise the AW Vater commercial development (on the south eastern side of the township) within an Industry Zone – to reflect land use.

The DPA seeks to provide greater scope for a range of dwelling types and densities within the Residential Zone – the township now has the benefit of an upgraded Community Wastewater Management System, which gives scope for a range of density options, based on existing Development Plan standards. However, the DPA, for consistency with Riverton, seeks a slight modification to the lot area guideline for detached dwellings from 900 square metres to 700 square metres.

Interface issues

The various areas identified for rezoning for urban purposes have an interface with rural areas – this is quite normal and appropriate on the fringes of country townships.

Council recognises that it is important to protect urban areas from the impacts of rural activity, and is equally as important to protect rural activity from urban activity.

It is recommended in a range of guidelines that rural and urban land uses be separated by a specified distance or a buffer area. Buffers are generally more effective if they are vegetated. Such reports include the recommended minimum separation distances for activities outlined in the EPA Separation Guidelines, 2007.

More recently the SA Government, in liaison with the EPA and other government agencies, has adopted Version 6 of the SA Planning Policy Library modules - the DPA seeks to include the Interface between Land Uses module (Version 6), inclusive of Principle of Development Control 17 that requires a buffer to urban development:-

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

3.2.2 Supply and demand

An analysis of supply and demand, where land is proposed to be rezoned for urban purposes at Auburn, Riverton and Saddleworth follows.

The population of the Clare and Gilbert Valleys was 8,749 people as of the 2011 census, compared to 8,337 in 2006 and 8,381 in 2001 – equating to an average growth rate of approximately 0.42% per annum.

In terms of 'actual growth' during 1971 to 2006 the growth in the four principal towns within the Council area has been relatively modest, with the exception of Clare. This is highlighted in **Table 1.**

Table 1 – Clare and Gilbert Valleys – population growth 1971-2006

Township	1971	1976	1981	1986	1991	1996	2001	2006	Ave annual % growth
Clare	2,099	2,260	2,381	2,591	2,575	2,815	2,930	3027	0.88%
Riverton	630	609	677	707	757	694	666	705	0.3%
Saddleworth	386	401	401	403	421	409	382	412	0.18%
Auburn	262	283	304	325	331	303	334	300	0.36%

Strategic Directions Report, 2013

A detailed growth analysis was undertaken by Council as part of the Strategic Directions Report, 2013.

This included analysis of the Planning Strategy targets; data from the Population, Land and Housing Analysis Unit of the Department of Planning, Transport and Infrastructure; and the Clare Water Security Plan, 2011. The research highlighted relatively consistent findings, being:-

- District growth – total population of up to 12,000 people by 2030 (based on stronger growth rates at Clare)
- Clare township – stronger growth with probable population of up to 5,000 by 2030
- Potential scope for stronger growth with available land at Riverton and other townships

The Council, through the Strategic Directions Report, established a desired or preferred future scenario. This included a population target/scenario that could readily be accommodated for its district – conscious of the important aspects of its district in terms of protecting its unique nature, characteristics and natural landscapes, whilst at the same time ensuring that any growth was promoted in an orderly and managed way.

It was considered that well managed and sustainable growth was desirable to achieve the vision established by Council – and to help realise a prosperous future for the district through job creation, investment attraction and delivery of improved services for residents and visitors, whilst at the same time protecting and enhancing the quality assets of the district. This is consistent with the Planning Strategy in terms of delivering a sustainable population growth that is essential to maintain healthy communities and a labour force that can support the economy.

The Council considered that population growth should primarily be channelled into Clare, Riverton and Saddleworth – by utilising the benefit of existing community infrastructure and appropriately zoned land – and that the remaining towns retain their small scale village character, but still with scope for modest growth.

The desired growth scenario for 2030 was set as follows:-

Table 2 - Potential population growth (people) by township

Town	Low End (growth)	High End (growth)	Desired (growth)
Clare	1500	3000	2000
Riverton	2000	4000	1000
Auburn	100	500	200
Saddleworth	100	500	200
Watervale	100	200	50
Rhynie	100	200	50
Manoora	10	20	15
Tarlee	50	100	50
Stockport	-	-	-
Mintaro	20	50	50
Marrabel	10	20	20
Sevenhill	50	100	30
Waterloo	-	-	-
Penwortham	-	-	-

Note – these figures relate to potential growth, not total population (as derived from vision, SDR investigations, consultation and Clare Water Security Plan projections, 2011)

Structure Plans were developed, as referenced/illustrated in Section 3.2.1, for the townships of Auburn, Riverton and Saddleworth (as it affects this DPA), inclusive of an analysis of land supply, against the 'preferred future' outlined above – this revealed that the growth targets were readily achievable in terms of available zoned land and land identified for rezoning.

Whilst Council noted an over-supply of land to 2030, it acknowledged that in the context of promoting and stimulating well managed development within townships, that this was not inappropriate – in discussions with the Department of Planning, Transport and Infrastructure it was also acknowledged that an oversupply scenario would be regulated by the market and help provide a range of development options, if/where land is not made available to the market by some land owners.

Having regard to these comments, it is important to note that the DPA does not include the principal township of Clare – and that the DPA does not seek to rezone considerable land parcels.

Auburn

The Strategic Directions Report, 2013, established a vision for the future of the town of Auburn – based on related analysis, research and community engagement. The findings were:-

- To retain village and heritage character
- Valued the sense of community and community values
- Allow for modest/managed growth - currently 300 people, possibly a total population of 500 people in 20 years, within existing town boundary whilst retaining 'village character' through tasteful infill
- Concerns with aging building infrastructure
- Existing south-east rural living – limited potential for development
- Prefer future industry to not be located on gateway
- Infill opportunities within town – respectful development
- Recognise recreation area to south east
- Acknowledge original titling to north western part of town
- Scope for area to the north of North Terrace (in Primary Production Zone) be retained for rural or for small town expansion

In terms of growth, Auburn was not recommended as a 'growth' centre – where the Strategic Directions Report stated that the focus of township growth is to be centred at Clare, Riverton and Saddleworth. Suitable infill opportunities exist at Auburn, coupled with existing and proposed rural living development land options, to cater for modest growth in line with that envisaged by the Strategic Directions Report.

At the 2011 Census the recorded population was 598 people for the Auburn census district, inclusive of the rural hinterland (approximately 300 persons within township).

Residential land at Auburn is predominately developed with the exception of limited infill opportunities and undeveloped pockets of land to the north-west and south-west of the town.

During the Strategic Directions Report consultation process a detailed submission was provided in relation to land to the north of the town, Master Plan 2012 – where Council supported the basis of a concept plan (refer **Figure 8**) that envisaged a sustainable residential development that is consistent with the small scale, rural character of the town.

Figure 8 – Concept Plan, Master Plan 2012

The Concept Plan envisages approximately 50 allotments of not less than 1,200 square metres in area, and would have a road frontage of not less than 20 metres, in conformity with relevant Development Plan standards. The Plan promotes careful and sensitive integration with the township (consistent with the

townships development pattern); sets aside land for drainage reserve; and incorporates an expansive interface buffer with rural land to the north.

The Concept Plan has been adopted for inclusion into the Development Plan to promote the orderly development of the land.

The area to the south of the township comprises of a narrow band of land (approximately 2.5 hectares in area; ranging from approximately 40-50m deep) along the southern side of South Street – providing scope for approximately 18-20 lots and aligning with the existing township boundary in this location.

The areas proposed to be rezoned for residential purposes would yield approximately 70 lots or 168 people at 2.4 person/dwelling – thereby giving the ability for township growth (in association with infill development) in accordance with the vision/aspiration recommended in the Strategic Directions Report.

The above findings are illustrated on the Structure Plan in Section 3.2.1.

Riverton

The Strategic Directions Report, 2013, established a vision for the future of the town of Riverton – based on related analysis, research and community engagement. The findings were:-

- To retain town character and size
- Allow for modest and well managed growth - currently 650-700, possibly a total population of 1,000 people in 20 years and further beyond
- New residents need to have an understanding of rural communities and agricultural uses
- Need to maintain/support agricultural area
- Want to retain country values, rather than city culture
- Maintain community services, school and hospital
- Consider options for Deferred Urban Zone

The Development Plan already provides substantial long-term growth opportunities at Riverton – in particular Riverton has considerable scope for in-fill housing development and has a number of large tracts of undeveloped and suitably zoned land for urban expansion. These are illustrated in **Figures 9-11**.

Figure 9 – Residential zone - north western periphery

Figure 10 – Residential land - eastern periphery

Figure 11 – Deferred Urban land and Commercial Zone - southern peiphery

The areas identified in Figure 9-11 provide scope for:-

- **Scenario 1** - 180 lots (Area A-C), equating to 430 additional people (2.4 people per lot – based on 2011 census data; lot yield having regard to roads, open space for each scenario and will vary depending on design, open space, drainage management etc), based on current land division zoning restrictions of 4,000m^2 for the Residential Zone Policy Area 4 (inclusive of Deferred Urban Zone at same rate)
- **Scenario 2** – 780 lots (Area A-C), equating to 1,880 additional people, if the land division policy was altered to 700m^2 (consistent with balance of township) thereby promoting more efficient use of the land (inclusive of Deferred Urban Zone at same rate)
- **Scenario 3** – Scenario 1 and 2 (that applied to Area A-C) increases by 50 lots, equating to 120 additional people, should the Commercial Zone (highlighted in yellow) be rezoned to residential.

These calculations do not include the potential for significant infill development, possibly in the order of 50-100 sites or another 120-240 people.

Based on these scenarios and having regard to recent dwelling approvals for Riverton (6 dwellings per year average over past 5 years) the township has scope for at least 50-100 years land supply. However, given the quality lifestyle offered at Riverton, coupled with its proximity to Adelaide, the quality services and infrastructure and recent low dwelling approval rates, the growth is likely to significantly increase in future years – Riverton is well placed to cater for growth without any further land needing to be rezoned.

The above findings are illustrated on the Structure Plan in Section 3.2.1.

With the above background in mind, Jensen Planning and Design was commissioned by the Clare & Gilbert Valleys Council to undertake investigations with regard to the orderly development of zoned urban land at Riverton. The purpose of the investigation was to consider a concept plan (suitable for incorporating into the Development Plan) for undeveloped residential land, specifically 'Area A' (shown in Figure 9) and the parcel of Commercial Zone land on Horner Street (south of town centre, shown in Figure 11). As part of the investigations, the study undertook a number of steps, including:-

- Review of existing Development Plan policy
- Assessment of flood hazard mapping for Riverton
- Urban design analysis including assessment of natural and man-made features such as streets, landform, drainage and vegetation
- Workshops with elected members

Based on the findings of the investigations, the study recommended Concept Plans (to be included into the Development Plan) to guide orderly residential growth in the identified areas of Riverton.

An overall Concept Plan seeks to guide the integrated development of these areas, proposing local street connections that also provide for views, stormwater conveyance and possible long term connections to deferred urban land to the south. A north-south connecting street is proposed to support broader connectivity of the town.

The Riverton West Concept Plan covers 'Area A', highlighting internal and external street connections, possible park locations and stormwater functions. The park areas equate to approximately 12.5% of the site area.

The Riverton South Concept Plan provides more detailed guidance about the future development of the Horner Street land for residential purposes. A new linear park is proposed to provide stormwater and recreation benefits. Local street connections to neighbouring land are also proposed. Along Torrens Road there is the potential for more targeted residential development such as retirement or aged care accommodation, or more compact forms of housing.

A full copy of the Jensen Planning and Design, Urban Design Investigations Report, 2014, is contained in **Appendix B**.

The Concept Plans are respectful of the current over-supply scenario at Riverton. Therefore, the DPA does not propose to rezone the large area of deferred urban land – this will significantly reduce the available land supply with reference to the above figures, but would still provide a range of long term growth options for Riverton – also meaning that Council can reconsider the future of the Deferred Urban Zone at some time in the future, whereby (as outlined earlier) it offers a range of potential longer term urban growth opportunities.

Furthermore, as a result of the Jensen Planning and Design report and consistent with the Concept Plan, it is recommended that the western area of 'Area A' be retained for low density housing, within the Residential Policy Area 4.

The Concept Plans have been adopted for inclusion into the Development Plan, as Concept Plan Maps CGV/4, CGV/5 and CGV/6.

<u>Saddleworth</u>

The Strategic Directions Report, 2013, established a vision for the future of the town – based on related analysis, research and community engagement. The findings were:-

- To retain town character and size
- Allow for modest and well managed growth - currently 400, possibly a total population of 600 in 20 years
- Need to maintain/support post office, school and community services
- To find a balance of progression without a rat-race
- Potential for consolidated commercial industry area at south of town

In terms of growth, Saddleworth has far less scope for growth in comparison to Riverton. Inclusive of the area identified on the north western periphery of Saddleworth (for rezoning to residential), it has scope for up to approximately 50-100 new allotments (inclusive of infill development), equating to 120-240 additional people (2.4 people per lot – based on 2011 census data).

Saddleworth does not currently have any broad acre 'greenfield' residential land available for development, and has limited scope for growth if it were to rely on infill development alone.

Similar to Riverton, given the quality lifestyle, the proximity to Adelaide, and the quality services provided at Saddleworth and in nearby townships, Saddleworth is well placed to increase its growth rate.

The above findings are illustrated on the Structure Plan in Section 3.2.1.

3.2.3 Infrastructure

Water

The areas proposed for rezoning have access to SA Water reticulation and onsite water harvesting options.

SA Water supplies water reticulation services to Clare, Auburn, Leasingham, Marrabel, Mintaro, Penwortham, Riverton, Rhynie, Saddleworth, Sevenhill, Stockport, Tarlee and Watervale.

Council is unaware of any water reticulation issues affecting the areas proposed to be rezoned at Riverton, Saddleworth and Auburn - site specific investigations would need to be undertaken with SA Water at a specific Development Application stage with regard to final design and augmentation.

The Development Plan also promotes a range of environmental sustainability principles in accordance with the SA Planning Policy Library Modules and the SA Government's Water for Good and WSUD strategies.

Wastewater

The areas proposed for rezoning have access to Community Wastewater Management Systems and onsite treatments and reuse options.

As it relates to this DPA, the Council has recently upgraded the Community Wastewater Management Systems (CWMS) at Riverton and Saddleworth – providing for current and future growth capacity.

The upgrades have resolved a number of environmental issues in the management of wastewater and provided excellent outcomes for reuse of treated water – and having a major positive impact on the reduced draw on water resources from SA Water, the River Murray and groundwater resources.

The areas proposed to be rezoned to residential or rural living that are not serviced by a CWMS are restricted to the proposed residential area to the north and south at Auburn (where a minimum lot size of 1200 square metres applies) and existing rural living areas identified at Armagh, Auburn and Mintaro (which typically range in size from 0.2 hectares to 1.7 hectares) – therefore providing sufficient size for a range of on-site wastewater disposal options under the Public Health Act.

Water Sensitive Urban Design (WSUD)

Water Sensitive Urban Design (WSUD) is an approach to urban planning and design that integrates the management of the total water cycle into the urban development process.

WSUD provides for the sustainable use and re-use within developments of water from various sources, including rainwater, stormwater, groundwater, mains water and wastewater (including 'greywater' and 'blackwater'), while at the same time protecting environmental, recreational, cultural values.

Water for Good is a South Australian Government plan aimed at securing sustainable water supplies for the State, in response to being a particularly dry state, the added pressures of climate change, a harsh drought, and a growing population. In particular, the plan aims to diversify water supplies to reduce reliance on the River Murray and other rain-dependent water sources. Actions involve a range of water saving measures to reduce consumption, stormwater capture and re-use, irrigation practices, wastewater recycling and rainwater tank ownership.

The WSUD project informed preparation (by the Department of Planning, Transport and Infrastructure) of model planning policy for inclusion in the SA Planning Policy Library and subsequently in Council area Development Plans. This promotes consistency in assessing new development proposals against clear WSUD policies.

The DPA includes Version 6 SA Planning Policy Library modules, adopted at a cross-government level – inclusive of modules containing environmental, conservation, biodiversity and sustainability principles:-

- Design and appearance
- Energy efficiency

- Hazards
- Infrastructure
- Interface between land uses
- Landscaping, fencing and walls
- Natural resources
- Open space and recreation
- Orderly and sustainable development
- Residential development
- Siting and visibility
- Waste

Traffic and access

The Clare & Gilbert Valleys Council, in association with Mace Engineering Services, has undertaken a high level overview analysis of traffic and access aspects as it relates to the DPA.

This analysis relates to land that is proposed to be rezoned for urban purposes.

No analysis in relation to traffic has been undertaken for existing areas of rural living development (that are proposed to be recognised in a Rural Living Zone at Armagh and Auburn) as these areas are already established rural living areas and are simply being rezoned to recognise existing land use – in these areas the current Development Plan already provides scope for dwellings on vacant land prior to the pre-determined date.

No analysis in relation to traffic has been undertaken as it affects policy at Mintaro – as the policy amendments principally relate to design and siting aspects, and do not give rise to any significant new development.

<u>Auburn</u>

The land proposed to be rezoned at Auburn north and Auburn south (as described in Section 3.2.1) comprises of approximately 20 hectares (17.7ha at Auburn north and 2.5ha at Auburn south).

It is anticipated that these areas, overtime, could realise up to 70 allotments. Based on average traffic generation rates of 7 vehicles per day (vpd) per lot, it is anticipated that approximately 490 vehicle movements per day would be generated when fully developed.

Given the expansive local and main distributor street networks, coupled with a relatively low population, Council considers that the local road network can satisfactorily cater with the increase in traffic overtime over time.

Specifically the Auburn north area, with approximately 50 allotments, would benefit from a variety of road interconnections to the local road network – although a road interconnector is possible onto Main North Road, this final design and location would be determined at the development stage between the developer, Department of Planning, Transport and Infrastructure and Council. The existing North Street would have the capacity to handle this increased volume, although the intersection of Main North Road within the township 50km/h zone may require some minor altering as volumes increased.

<u>Riverton</u>

The land proposed for rezoning to residential at Riverton relates to the existing Commercial Zone, at Riverton South – the land has been described in specific detail in Section 3.2.1.

The land comprises of approximately 6.5 hectares.

It is anticipated that this area, overtime, could realise up to 60-70 allotments. Based on average traffic generation rates of 7 vehicles per day (vpd) per lot, it is anticipated that approximately 450 vehicle movements per day would be generated when fully developed.

As described in the Jensen Planning and Design, Urban Design Investigations Report, 2014, the land has access to a wide range of existing and future local and main distributor street networks, providing scope for excellent interconnectivity with local and main roads.

Concept Plans, developed with the assistance of Jensen Planning and Design, depict the proposed road distribution interconnectivity on Concept Plan mapping, for more detailed assessment at a Development Application stage.

Council considers that no upgrade to existing Department of Planning, Transport and Infrastructure road intersections is required due to the traffic exiting the local road network onto Torrens Road at several locations.

Saddleworth

Land proposed for rezoning for residential purposes at Saddleworth relates to the rezoning of a small parcel of land to the north west of the township – the land has been described in specific detail in Section 3.2.1.

The land comprises of approximately 7.3 hectares.

It is anticipated that this area, overtime, could realise up to 50 allotments. Based on average traffic generation rates of 7 vehicles per day (vpd) per lot, it is anticipated that approximately 350 vehicle movements per day would be generated if the rezoned area was fully developed, however full development is not likely to occur in the foreseeable future.

Again the land has good interconnectivity and a range of access/egress options to/from the existing and future local and main distributor street networks.

Council considers that no upgrade to existing Department of Planning, Transport and Infrastructure road intersections is required due to the Curb Street intersection having sufficient capacity to cope with the increased volumes.

No traffic consideration has been given to the proposed Deferred Urban land at this point – as this would occur if/when the land is to be rezoned for urban purposes at some time into the future – the land is however well placed for good interconnectivity to the town's road network and for pedestrian interconnectivity.

The rezoning of land for industrial purposes to the south of Saddleworth relates to an existing approved development site – the site of the recently constructed commercial facility. Other land for industrial purposes relates to land already zoned for urban purposes, being the 17 hectare (approximately) parcel of rural living zoned land, located between the Bulk Handling Zone and Industry Zone. This land is proposed to be consolidated with the adjoining Industry Zone to the east.

As a comparison, the area to be rezoned to Industry Zone is likely to generate a higher number of allotments than the Rural Living Zone. At current standards (1500 square metre minimum lots) approximately up to 80 commercial lots could be generated having regard to roads, buffers etc; versus 11 rural living lots (at average of 1.5 hectares) – however, in reality the number of commercial lots would be considerably less having regard to a range of larger sites for commercial/industrial and rural related purposes. Based on an average of 5,000 square metre lots, this would realise scope for approximately 30 lots – where traffic movements from 30 commercial lots would be in the vicinity of 450 vehicles per day (vpd), based on an average of 15 vehicles per day per lot. With the anticipated slow development of the rezoned land it is expected that the incremental increase in the turning movements at the intersection of Ashton Road and Marrabel Road will be minimal.

Power

The Mid North supply area includes major load centres at Angaston, Ardrossan, Brinkworth, Clare, Gladstone, Jamestown, Kadina, Nuriootpa, Port Pirie, Roseworthy, Saddleworth and Tanunda.

The Mid North 132 kV sub-transmission system derives its supply from the Main Grid 275 kV system via 275/132 kV network transformers located at Para (near Elizabeth), Robertstown, Brinkworth and Bungama (Source:- Regional Development Infrastructure Audit, 2011).

The Mid North 132 kV sub-transmission region has been developed progressively since 1952 and has subsequently been overlaid by the 275 kV Main Grid network as reinforcement became necessary. Due to this method of development, the Mid North 132 kV system now runs in parallel with the 275 kV Main Grid system that connects the major sources of generation at Port Augusta with the Adelaide metropolitan load centre. As a consequence of this, power flows in the Mid North are not only determined by the loads that must be supplied within the region but by flows on the Port Augusta to Adelaide connections. This 132 kV system has limited capacity to accommodate significant additional electrical demand or generation without augmentation, and consequently has the potential to act as an impediment to continued development in the Mid North region.

The Regional Development Infrastructure Audit highlighted that capital works over the past few years (2009-2011) to upgrade substation capacity at Port Pirie, Port Vincent, Brinkworth and Clare has assisted in securing supply for the regions growing demand. Load transfer works at Auburn, Marrabel are planned for 2012; substation upgrades at Balaklava, Hamley Bridge in 2011 and Warooka in 2012, regulator upgrade are planned at Stansbury for 2011 and Port Broughton in 2012.

ElectraNet has undertaken a new substation at Waterloo to support growth in the district and has also recently completed construction of a new high-voltage electricity substation in Clare. The new 132/33kV substation, represented an investment of over $22 million to the regional transmission network, to provide increased power reliability and meet the increasing electricity demands of South Australia's Mid North, particularly the Clare township and surrounding communities.

The new substation takes advantage of the existing high-voltage transmission lines already traversing the area by connecting into the 132kV supply and converting to a lower 33kV voltage for distribution by ETSA Utilities to homes and businesses.

The Development Plan also promotes the ability for a range of onsite renewable energy generation options, as does the Development Act/Regulations exceptions for roof mounted solar photovoltaic Solar Panels.

General infrastructure provisions

The DPA includes up-to-date SA Planning Policy Library modules (Version 6), adopted at a cross-government level – inclusive of modules containing a range of infrastructure principles:-

- Energy efficiency
- Hazards
- Infrastructure
- Land division
- Transportation and access
- Waste

These provisions would be applied at a Development Application stage.

3.2.4 Site contamination

Australian Water Environments (AWE) was engaged by the Clare & Gilbert Valleys Council to prepare a site investigations report, in the form of a Site History Assessment (SHA).

In liaison with the Department of Planning, Transport and Infrastructure, site history reporting was required for areas where land was proposed to be rezoned for living purposes at Auburn, Riverton, Saddleworth and for Lots 376-379 on the north western fringe of Mintaro – and not for areas where the land uses are already established or where the zoning was not for residential purposes.

The South Australian Environmental Protection Authority (EPA), as part of their legislative requirements, requires Council to determine if a potentially contaminating land use has occurred on the land and/or if further assessment of site contamination is necessary.

The SHA objective is to identify if any potential site contamination associated with current or historical site uses exists, and which may impact on the suitability of the site for proposed urban purposes.

The scope of work for the investigation was undertaken in accordance with Schedule B(2) – Guideline on Site Characterisation of the National Environment Protection (Assessment of Site Contamination) Measure 1999 with the following activities undertaken as part of the investigation:-

- Review of current and previous certificates of title to assess ownership and possible former uses of the site
- Review of historical maps, surveys and building plans of the site
- A search of the EPA records held relevant to Section 7 – Land and Business (Sale and Conveyancing Act) 1994
- Review of geographic, geological and hydrogeological information pertaining to the site including geological maps and bore search data
- Review of current and historical uses of the site through inspection of historical aerial photographs
- Identification of any potential site and adjacent activities that may have had a negative impact on site soils and/or groundwater
- Site inspection to confirm current site layout and validate anecdotal evidence and historical information and identify evidence of potential contamination
- Discussion with previous site owner(s) and/or employees for relevant site history
- Production of a report detailing the findings of the SHA and providing recommendations for any future investigations, if required.

The SHA highlighted no significant impediments in relation to proposed rezoning of identified land.

The Clare & Gilbert Valleys Development Plan contains SA Planning Policy Library Modules, inclusive of the Hazards Module and related site contamination provisions.

Auburn

The SHA recommended that further consultation with the EPA should be sought to determine the scope and extent of a Stage 2 sampling and analysis program, if required.

Targeted sampling may be required in identified areas of machinery storage, dumping and rubbish storage which are in the vicinity of the farm dwellings and sheds on allotment 8. Lower density broad-scale sampling may be sufficient on the farmed areas which constitutes the majority of the sites.

The SHA noted that suitable policies are contained within the Development Plan (Hazards Module) in relation to future site assessment, where required, at a Development Assessment stage.

<u>Mintaro (Lots 376-379 – north western fringe)</u>

The SHA recommended that further consultation with the EPA should be sought to determine the scope and extent of a Stage 2 sampling and analysis program, if required.

The SHA noted that suitable policies are contained within the Development Plan (Hazards Module) in relation to future site assessment, where required, at a Development Assessment stage.

Riverton

The SHA recommended that further consultation with the EPA should be sought to determine the scope and extent of a Stage 2 sampling and analysis program, if required.

Low density broad-scale sampling may be sufficient on the farmed area which constitutes the majority of the site, with targeted sampling possibly required in other identified areas of potential localised point source contamination e.g. machinery storage, dumping and rubbish storage, historical abattoir operations and along the Riverton stormwater drain.

The SHA noted that suitable policies are contained within the Development Plan (Hazards Module) in relation to future site assessment, where required, at a Development Assessment stage.

Saddleworth

The SHA recommended that further consultation with the EPA should be sought to determine the scope and extent of a Stage 2 sampling and analysis program, if required.

Targeted sampling may be required in identified areas of machinery storage, dumping and rubbish storage which are constrained to the immediate area surrounding the house and shedding identified. Lower density broad-scale sampling may be sufficient on the farmed area which constitutes the majority of the site.

The SHA noted that suitable policies are contained within the Development Plan (Hazards Module) in relation to future site assessment, where required, at a Development Assessment stage.

A copy of the Site History Reports is contained in **Appendix A**.

3.2.5 Flood mapping, 2013

The Clare & Gilbert Valleys Council engaged Australian Water Environments (AWE) to prepare floodplain mapping for seven townships located within the Council area - Manoora, Saddleworth, Riverton, Tarlee, Stockport, Mintaro and Rhynie.

Council was successful in applying for funding from the Stormwater Management Authority's Stormwater Management Fund to assist in preparing the floodplain maps.

The study focused on gaining an understanding of the hydrology and stormwater and flooding issues as part of developing floodplain maps for the townships.

Manoora, Saddleworth, Riverton, Tarlee and Stockport are in the Gilbert River catchment, which is a major tributary of the Light River Catchment, while Mintaro and Rhynie are within the Wakefield River catchment. The main river system(s) for the study include the Gilbert River, Light River and the Wakefield River. Over time, the catchments have been cleared for farming and viticulture purposes, and dry land agriculture is the current dominant land use.

The project was developed under the direction of a steering committee established by Council. The committee comprised of a technical adviser from the Department of Planning, Transport and Infrastructure, a representative of the Stormwater Management Authority (SMA), Council staff and a Water Officer from the Northern and Yorke Natural Resources Management Board.

The project involved the following main tasks:-

- Liaison with stakeholders (SMA/DPTI, Council and the Northern and Yorke NRM Board)
- Data collation and review
- The development of a digital terrain model (DTM) for each of the seven towns
- Site inspections and ground surveys
- Hydrological modelling to support floodplain mapping, including hydrographs for the 1 in 20, 50, 100, 200 and 500 year average recurrence interval (ARI) events
- Two dimensional (2D) modelling for the 1 in 20, 50, 100, 200 and 500 ARI events
- Floodplain and drainage deficiency mapping
- Production of maps
- Associated reports

1 in 100 ARI flood mapping was provided to the Department of Planning, Transport and Infrastructure (mapping branch), which translated the mapping onto relevant Development Plan Constraints Overlays to mapping branch standards.

The Development Plan incorporates the Hazards module of the SA Planning Policy Library (Version 6) – which provides adopted cross-agency hazard risk policy in relation to development on flood prone land.

3.2.6 Spatial analysis - Residential (Mintaro) Policy Area 7 (Precinct 3 and 4)

The Strategic Directions Report highlighted the need to review policy as it affects the construction of dwellings in Policy Area 7 Residential (Mintaro), specifically Precinct 3 and 4.

Dwellings are a 'merit' form of development in Precinct 3 and 4 of Policy Area 7, where the Desired Character Statement seeks to promote large residential allotments with a scattered spacing of buildings so as to preserve the open character and views.

The Council and the State Heritage Branch have supported applications for dwellings in Precinct 3 and 4 in the past (where the open character is preserved), however, it has been advised (in the past) that there is no guarantee that future development of vacant lots would be supported, if the open character is compromised.

As a result of the above, through the Strategic Directions Report recommendations, Council identified the need to provide more certainty for land owners in Precinct 3 and 4 – where Council engaged Jensen Planning and Design to undertake specific investigations with regard to introducing spatial/siting guidelines for dwellings on existing vacant lots within these areas.

Figure 12 – Precinct 3 and 4

The aim of the investigation was to prepare a concept plan for Precincts 3 and 4 to give guidance to the location of future houses on vacant allotments, taking account of heritage as well as good planning and design principles. Specifically the aims were:-

- Identify lots suitable for new development (houses)
- Identify where new houses should be sited
- Prepare a plan to be used as guidance in the Development Plan.

To undertake this study a number of steps were taken including:-

- Review of existing Development Plan policy and State Heritage considerations
- Assessment of flood hazard mapping for Mintaro
- Urban design analysis including assessment of natural and man-made features such as buildings, streets, landform and vegetation
- Meetings with Local Heritage Advisor and Chair of Mintaro Progress Association
- Workshops with elected members
- Meeting with State Heritage Branch

As a result a Concept Plan, suitable for inclusion into the Development Plan, was developed, recommending where new housing should be located in Mintaro Precincts 3 and 4. The plan showed the approximate extent of flood hazards (as modelled by AWE – refer Section 3.2.3) as well as existing buildings and vegetation.

Allotments deemed suited to the development of a new house are identified with a future house location and indicative building footprint.

Figure 13 – Concept plans – building envelopes

Seventeen future house locations were identified for Precinct 3. Allotments assessed as unsuited to future housing development were also identified. Four allotments in Precinct 3 and all six allotments in Precinct 4 were categorised as such.

The following planning and urban design criteria were used to determine the concept plan:-

Criteria for allotment suitability for development

- Flood free site suitable for building
- Flood free access to site

Criteria for building siting

- Flood free site suitable for building
- Flood free access to site
- Approved or pending development applications
- Avoid or minimise tree clearing
- Maximum site cover of 10% (house and outbuildings combined)
- Minimum setback 10 metre from front and rear boundaries (house only); 6m from side boundaries
- Minimum 20 metre separation from other buildings
- Vary or stagger setbacks from front of property to avoid ‘rows’ of houses and maintain space between buildings
- Views and vistas
- New buildings generally sited parallel to adjoining streets

As part of the recommendations, no minimum lot site size is proposed for new housing development on existing allotments, but the current land division restriction for lots of at least 1 hectare would remain for Precinct 3 – the DPA proposes that no new allotments be allowed in Precinct 4 due to the flood risk.

The policy direction was supported 'in-principle' by the State Heritage Branch, through the DPA preparation stage, as a good initiative – one that seeks to protect the heritage and open character of the township, but helps to stimulate well planned and thought out community development.

As a result new Concept Plans (Concept Plan Map CGV/6 and CGV/7), and related policy amendments, as it affects the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) have been incorporated into the DPA.

A copy of the Jensen Planning and Design, Urban Design Investigations Report, 2014, is contained in **Appendix B**.

3.2.7 Primary Production land

Context

The region's economy is based on primary production, mainly horticulture including viticulture, cropping and associated processing, and livestock.

Increasing the amount of value adding has the potential to also increase employment. Growth is likely to occur in existing primary production sectors, while opportunities in emerging industries should be supported.

Strong light industry, transport and services sectors support primary production and have the potential to also support other industries.

The region is well positioned to expand export production, employment opportunities, and tourism numbers, as well as lead the development of the sustainable energy industry in South Australia.

Primary production, health and social services, tourism-related industries (for example, retail, accommodation and food) and manufacturing are the region's largest employers. In recent years employment has grown in mining, construction, tourism and the services sector (for example, public administration, education, health care and social assistance). Economic development is underpinned by major freight transport networks and the close proximity in the south to the expanding industrial areas of northern metropolitan Adelaide, the Barossa Valley wine region, and livestock processing at Murray Bridge and Port Wakefield.

Tourism is another key economic driver in the region, and the natural and heritage assets offer potential for further growth. The region's tourism is centred on unspoilt natural landscapes, heritage and ecotourism.

Continued growth and diversification of the primary production and processing sector will have a major impact on the region - particularly on transport, water and energy infrastructure, the environment, and demand for housing and associated services.

Scope of DPA

The DPA focuses on existing urban zones or zoning of areas already established for urban purposes – the principal exception being the 17.7 hectare parcel of land on the northern fringe of Auburn with a small vineyard, and the 7.3 hectare rural living lot to the north west of Saddleworth.

The DPA results in negligible economic impact from the loss of land to urban purposes – this will also be off-set by a resultant benefit to the wider farming community by promoting 'healthy' communities through the provision of well managed growth and economic activity. Given the negligible amount of land affected, Council has not commissioned a detailed economic analysis.

The DPA seeks to address a minor anomaly in relation to the non-complying trigger for land division in the Primary Production Zone – this is in order to address policy inconsistency between the non-complying clause and Principle of Development Control 14 as it affects boundary realignments. The DPA proposes to amend the non-complying exception for land division in the Primary Production Zone to make boundary realignments a merit form of development.

The DPA also seeks to establish a new Precinct as it affects the Primary Production Zone at Leasingham, to better control urban development over small allotments in the Primary Production Zone – refer Section 3.2.1.

No further amendment to Primary Production Zone policy is proposed – and will be further considered when Council undertakes it's Rural and Environmental DPA, as identified as a priority DPA in the Strategic Directions Report, 2013.

3.2.8 Other miscellaneous matters

Other miscellaneous matters relate to:-

Second hand transportable dwellings

Council acknowledges the Development Plan should not limit the types of housing stock available to the community from a social economic aspect.

However, it seeks to introduce policy into the Design and Appearance module to provide more targeted policy to manage design and visual amenity outcomes for second hand transportable dwellings.

In liaison with, and assistance of, the Department of Planning, Transport and Infrastructure this includes a combination of existing core SA Planning Library policy, existing Council local policy and targeted policy considered to be best practice from across South Australia in other council Development Plans.

On advice of the Department of Planning, Transport and Infrastructure these have been included into the Design and Appearance module, and grouped under a new heading of 'Transportable Buildings'. The use of the term 'second hand' (in the Development Plan) is not, however, acceptable to the department.

Trails

The Strategic Directions Report highlighted the need to review policy as it affects development in the proximity to trails (Riesling, Heysen, Kidman, Mawson and Rattler Trails).

These trails traverse the Council area, generally utilising disused rail corridors and road reserves. The trails are highly valued by the local community as they are popular tourist attractions bolstering economic activity in the region and providing local recreational and safe active transport (walking and cycling) options.

Council engaged Jensen Planning and Design to undertake specific investigations with regard to introducing visual guidelines into the Development Plan, along with related policy.

The report noted that the overall objective of Council and its development policies are to ensure that any new development that occurs near the recreational trails does not degrade from the scenic qualities and the amenity of the locality. It was considered important to ensure that both the recreational experience is enhanced while also allowing the proper and orderly development of land to occur in accordance with the objectives for the respective zones.

To achieve these desired outcomes it is necessary for the Development Plan to guide development to ensure new development is appropriately located and designed so as to not be visually obtrusive, block or impair scenic vistas or significantly impact on the recreational experience of persons using the trails. Put simply the land uses, built forms and landscape qualities of land near the trails needs to be respectful of the trail quality.

The report recommended the inclusion of simple policy amendments to the Open Space and Recreation module and the Siting and Visibility module that provide more specific reference and policy guidelines for development in proximity to the trails – linked to new mapping of the Riesling Trail and Rattler Trail on Development Plan Transport Overlay maps.

A copy of the Jensen Planning and Design, Urban Design Investigations Report, 2014, is contained in **Appendix B**.

Shipping containers

Council has experienced an increase in the number of shipping containers being brought into the district and is causing issues associated with visual amenity.

There is also some confusion across the planning sector as to what control exists under the Development Act 1993 and of the requirement to seek Development Approval.

With reference to guidelines established by the Alexandrina Council, it is considered that the placement of a shipping container on land does constitute 'development' as defined in the Development Act and that a Development Application should be submitted to Council for approval.

Development Approval for a shipping container would be assessed upon:-

- The provisions of the Development Plan Zone in which the property is situated
- The positioning on the site
- The intended use of the container
- The visual impact of the container within its locality

This matter has been further researched with the Department of Planning, Transport and Infrastructure, where it considers that the Development Plan (Version 6 proposed by the DPA) has suitable policy through the SA Planning Policy Library modules to control the design and siting of such structures.

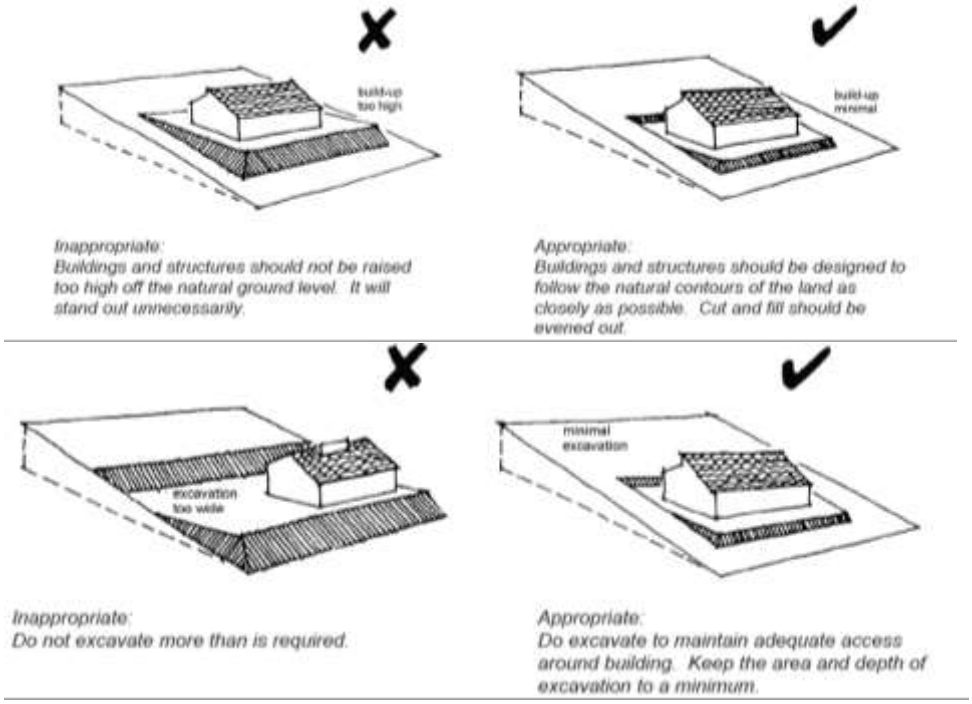
Council also needs to consider the purpose (land use) at a Development Application stage, where generally a shipping container would be assessed in a similar fashion to a shed on vacant land (store) or as a domestic or commercial storage building.

Sloping land

The Strategic Directions Report sought that better quantitative guidelines relating to building on sloping sites should be incorporated into the Development Plan.

The DPA seeks to include Version 6 of the SA Planning Policy Library which includes a number of specific policy provisions to better manage the design and siting of buildings on sloping land, for example, to keep excavation to a minimum and to 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.

To reinforce these provisions the following graphics are proposed to be included into the Sloping Land module.



Mintaro Conservation and Construction Guidelines

It was initially Council's intent to review the existing Conservation and Construction Guidelines as it affects the township of Mintaro.

It was Council's intent to reinstate the guidelines that applied through the Mintaro DPA (March 2009).

Following the Mintaro DPA, the guidelines were subsequently modified by Council/Department of Planning, Transport and Infrastructure (DPTI) through the Better Development Plan Conversion that was authorised in September 2009 - where it was thought, at that time, that some components of the guidelines should be retained, and some replaced with written policy at a zone level.

As a result of advice from DPTI, State Heritage Branch (meeting Peter Wells and Hamish Angas, 26 May 2014) and also Council staff, it was considered that the existing guidelines should remain within the Development Plan, in their current form – that is, a combination of existing Table CGV/4 – Mintaro Conservation and Construction Guidelines and also the State Heritage Area (Mintaro) zone level written policy.

It was agreed that the components of the 'graphically' presented building design guidelines deleted in 2009 were too prescriptive and did not allow for design innovation and site specific design responses – and that they would also date quickly over time.

The State Heritage Branch has also informed Council that it is in the process of reviewing guidelines as it affects all State Heritage Areas in South Australia - Council should monitor this and would also have an opportunity to further review this matter through its Heritage DPA, scheduled for 2017/18 in the DPA work program.

4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of the DPA:-

Desired Character Statements

- Update Desired Character Statements for relevant zones

Flood mapping

- Inclusion of flood mapping as it affects district townships of Mintaro, Riverton and Saddleworth and settlements of Manoora, Rhynie, Tarlee and Stockport – with corresponding Version 6 SA Planning Policy Library Hazard provisions

Armagh

- Rezoning the existing rural living area to the south of Blyth Road at Hayward Heights to Rural Living Zone
- Inclusion of related policy to better control the siting and design of outbuildings fronting Blyth Road

Auburn

- Rezoning of land at Auburn to north of the township (with corresponding Concept Plan Map CGV/3) and small area to the south of township to Residential Zone
- Rezoning of the existing area of rural living development to the south east of Auburn to Rural Living Zone
- Rezoning land containing the recreation facilities and caravan park to south of the town to Recreation Zone

Leasingham

- Establishing a new Precinct Area (Precinct 5 Leasingham) within the Primary Production Zone
- Introduce specific policy to protect and enhance the open natural landscapes and to restrict the construction of dwellings

Mintaro

- Introduce a new Concept Plan (Concept Plan Map CGV/7 and CGV/8), and related policy amendments, as it affects the Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) – with spatial lot development guidelines for dwellings
- Rezoning of Lots 376-379 on the north western fringe of the township from Policy Area 9 (Township Fringe) to Policy Area 8 (Rural Living)
- Amend the non-complying exception for the State Heritage Area (Mintaro) Zone, as it relates to the Rural Living (Policy Area 8), by removing the non-complying clause as it applies to a detached dwelling

Riverton

- Reduce the area affected by the Riverton Low Density Housing Policy Area 4 now that the township has a Community Wastewater Management System (CWMS)
- Introduce a new Concept Plan (Concept Plan Map CGV/4 and CGV/5) for the orderly release of residential land to the west of the township
- Rezoning of Commercial Zone to a Residential Zone and introduce a new Concept Plan (Concept Plan Map CGV/4 and CGV/6) for the orderly development of this land

Saddleworth

- Rezoning of the Rural Living Zone, incorporated as part of the adjacent Industry Zone – with associated buffer separation criteria

- Rezoning of Lot 3 Lauren Lane (off of Hill Street) to Residential Zone
- Rezoning of land on the north western corner of Crawfords Road and Behns Road to Industry Zone – land that is the subject of a recent development for bulk handling and storage facility
- Rezoning of Winkler Park within a Recreation Zone
- Rezoning of land to the north of the township (bounded by Barrier Highway, Hazeleigh Road, Mcauliffes Road and the school) to Deferred Urban Zone

Trails

- Amend Transport Overlay maps to identify the Riesling Trail and Rattler Trail
- Introduce new provisions and related illustrations to guide development in proximity to trails, within the Open Space and Recreation and the Siting and Visibility module (and cross referenced to the Transport Overlay maps)

General policy matters

- Introduce Version 6 of the SA Planning Policy Library into the Development Plan, with existing local variations
- Introduce Principles of Development Control into the Design and Appearance module for the control and management of second hand transportable dwellings
- Amend the non-complying exception for land division in the Primary Production Zone – in order to make boundary realignments a merit form of development
- Introduce Principles of Development Control and related illustrations into the Sloping Land module
- Minor consequential amendments

4.1 State Planning Policy Library update

The DPA does not alter any SA Planning Policy Library core text.

The current Development Plan has been converted into the Better Development Plan format, Version 3.

The DPA, with the assistance of the Department of Planning, Transport and Infrastructure (DPTI), seeks to introduce Version 6 of the SA Planning Policy Library as it affects the Council-wide section of the Development Plan.

Council/DPTI will provide (on request) a document showing the conversion between Version 3 and Version 6 of the SA Planning Policy Library, as generated by the DPTI Planning Policy Branch.

5. Consistency with the Residential Code

The DPA has no impact on the existing determined areas for the purposes of Schedule 4—Complying development, clause 2 B—New dwellings.

However, the Minister may wish to consider extending the Residential Code designated areas as it affects areas proposed to be rezoned to a Residential Zone at Auburn, Riverton and Saddleworth.

6. Statement of statutory compliance

Section 25 of the Development Act 1993 prescribes that the DPA must assess the extent to which the proposed amendment:-

- Accords with the Planning Strategy
- Accords with the Statement of Intent
- Accords with other parts of Council's Development Plan
- Complements the policies in Development Plans for adjoining areas
- Accords with relevant infrastructure planning
- Satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

The DPA is consistent with the direction of the Planning Strategy – as summarised in Section 2.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent, approved by the Minister on 9 May 2014.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Development Plan.

6.4 Complements the policies in the Development Plans for adjoining areas

The DPA will not impact on the policies from the adjoining Council Development Plans.

The proposed DPA does not propose any policies that will compromise the orderly and proper planning of adjoining Council areas. Furthermore, it is considered that the proposed DPA will not jeopardise the implementation of Development Plans applicable to any adjoining Council area.

Accordingly, the policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas and through the use of SA Planning Policy Library policy.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in Section 2 and 3.

6.6 Satisfies the requirements prescribed by the Regulations

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

References/Bibliography

1. The Clare & Gilbert Valleys Development Plan
2. Statement of Intent, February 2014
3. Department of Planning, Transport and Infrastructure, 2008, Development Plans and Development Plan Amendments (DPA's) - Land use zoning and rezoning in South Australia
4. Department of Planning and Local Government, 2012, Guide to Development Policy - Better Development Plans (BDP): Policy Library and Development Plan Conversions, South Australia.
5. Department of Planning, Transport and Infrastructure, Practitioners Guide to the DPA Pro-forma, January 2012, Version 2
6. SA Planning Policy Library - Version 6
7. SA Government, South Australia's Strategic Plan
8. SA Government, Planning Strategy – Mid North Region Plan
9. Clare & Gilbert Valleys Council - Strategic Management Plan
10. Clare & Gilbert Valleys Council - Strategic Directions Report, 2013
    - Associated references/documents
11. Flood Study, Australian Water Environments, 2013
12. Site History Reports, Australian Water Environments, 2014
13. Jensen Planning and Design, Urban Design Investigations Report, 2014
14. Regional Development Infrastructure Audit, 2011
15. The Alexandrina Council – Shipping Container Guidelines
16. Strategic Directions Report submission, Auburn, Master Plan, 2012
17. EPA, Guidelines for Separation Distances 2007
18. Australian Bureau of Statistics, 2011 Census data
19. The Department of Planning, Transport and Infrastructure – Planning Policy Division
20. The Clare & Gilbert Valleys Council - Infrastructure & Environment Services Department

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Roy Blight, Chief Executive Officer of the Clare & Gilbert Valleys Council, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

(a) accord with the Statement of Intent (as agreed between the Clare & Gilbert Valleys Council and the Minister under Section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and

(b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and

(c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and

(d) complement the policies in the Development Plans for adjoining areas; and

(e) satisfy the other matters (if any) prescribed under Section 25(10)(e) of the *Development Act 1993*.

The following persons have provided advice to the Council for the purposes of Section 25(4) of the Act:

- David Altmann, BA Planning, GDip (Regional and Urban Planning), MPIA, CPP
- Michael McKeown, BA Hons MA (Urban Design), MPIA
- Robert Hart, BA Planning

DATED this 19th day of August 2014.

.....
Roy Blight
Chief Executive Officer

Appendix A – Site History Reports, AWE, 2014

Provided under separate cover

Appendix B – Jensen Planning and Design, Urban Design Investigations Report, 2014

Provided under separate cover

Development Plan Amendment

By the Council

Clare & Gilbert Valleys Council

District Townships and Settlements Development Plan Amendment

The Amendment

August 2014

For Consultation

Amendment Instructions Table

Name of Local Government Area: Clare & Gilbert Valleys Council

Name of Development Plan: Clare & Gilbert Valleys Council Development Plan

Name of DPA: District Townships and Settlements DPA

The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 10 January 2013.

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

Amendment Instruction Number	Method of Change • Replace • Delete • Insert	Detail what is to be replaced or deleted or detail where new policy is to be inserted. • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify)	Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): **Yes**					
1.	Replace	Replace the entire General Section of the Development Plan.	Replace with the contents of **Attachment A**.	No	No
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): **Yes**					
Commercial Zone					
2.	Delete	Delete the second paragraph of the Desired Character Statement for the Commercial Zone as it affects Riverton.	Nil	No	No
Deferred Urban Zone					
3.	Replace	Replace the Desired Character Statement of the Deferred Urban Zone.	Replace with the following:- 'The zone incorporates land on the north western fringe of the township of Clare, the northern fringe of the township of	No	No

			Saddleworth and the southern fringe of the township of Riverton; enabling future infrastructure requirements to be planned for in advance of need to ensure a compact and economic urban expansion. In the interim it is desirable that the zone is retained for agricultural purposes and that development incompatible with future residential development of the land concerned should not be undertaken. The land identified at Saddleworth is strategically located adjacent to the urban centre of Saddleworth and adjoining community facilities – and thereby offers a range of future urban development opportunities to cater for the longer term growth and needs of Saddleworth, such as a combination of community service facilities, recreational, educational, strategic development and residential needs.'		
Industry Zone					
4.	Replace	Replace Principle of Development Control 6 of the Industry Zone.	Replace with the following:- '6 Development adjacent to the Deferred Urban Zone, the Clare Low Density Housing Policy Area 3~~, the Riverton Low Density Housing Policy Area 4~~ and the Residential Zone at Saddleworth should incorporate a landscaped buffer at a minimum of 25 metres in width from the zone boundary.'	No	No

Primary Production Zone					
5.	Insert	Insert text relating to new Precinct (Precinct 5 Leasingham) under paragraph three of the Desired Future Character Statement of Horticulture Policy Area 2.	Insert the following text:- **'Precinct 5 Leasingham** Within **Horticultural Policy Area 2** lies the historic hamlet of Leasingham. The soils at Leasingham are rich alluvial deposits over limestone which sustains some of the region's richest viticultural lands. The Development Plan does not recognise Leasingham as a township. Development within the Precinct will promote and protect the viticultural, wine making, cellar door retailing and agricultural pursuits – seeking to reinstate and preserve the rich open natural landscapes and open picturesque development pattern adjacent to scenic routes and locations. Future housing on vacant allotments is at odds with achieving this desired character and therefore housing development is not envisaged within the Precinct.'	No	No
6.	Insert	Insert new Precinct (Precinct 5 Leasingham) and Principle of Development Control 11 underneath existing Principle of Development Control 10 of the Horticulture Policy Area 2.	Insert the following text and Principle of Development Control 11:- **'PRECINCT SPECIFIC PROVISIONS** Refer to the *Map Reference Tables* for a list of the maps that relate to the following precincts. **Precinct 5 Leasingham** 11 Development should not be undertaken unless it is consistent		

			with the desired character for the precinct.'		
7.	Insert	Insert a new entry into 'Column 1' under the heading of Form of Development of the non-complying Procedural Matters Table for the Primary Production Zone:-	Insert the following text:- 'Dwelling where it is located within **Precinct 5 Leasingham**'	No	No
8.	Replace	Replace the following entry in 'Column 1' under the heading of Form of Development of the non-complying Procedural Matters Table for the Primary Production Zone:- 'Dwelling where it is located within the **Horticulture Policy Area 2'**.	Replace with the following text:- 'Dwelling where it is located outside of **Precinct 5 Leasingham** within the **Horticulture Policy Area 2'**	No	No
9.	Insert	Insert the following sub-clause exception for 'Land Division' in 'Column 2' of the non-complying Procedural Matters Table for the Primary Production Zone.	Insert the following additional sub-clause:- '(c) no additional allotments are created'.	No	No
10.	Insert	Insert the following sub-clause exception for 'Land Division within the Horticulture Policy Area 2' in 'Column 2' of the non-complying Procedural Matters Table for the Primary Production Zone.	Insert the following additional sub-clause:- '(c) no additional allotments are created'.	No	No
Recreation Zone					
11.	Replace	Replace the first paragraph of the Desired Character Statement of the Recreation Zone.	Replace with the following:- 'This zone comprises key community, recreation and service facilities within the township of Auburn, Clare, Riverton and Saddleworth. The Clare and Riverton golf courses, schools and other community and district recreation facilities, including The Valleys Lifestyle Centre, Winkler Park and the Auburn recreation area and caravan park are	No	No

			located within the zone. It is intended that these existing facilities be retained and utilized for recreation, sporting and community use.'		
Residential Zone					
12.	Replace	Replace the Desired Character Statement for the Residential Zone.	Replace with the contents of **Attachment B.**	No	No
13.	Replace	Replace Principle of Development Control 11 and 15 of the Residential Zone.	Replace with the contents of **Attachment C.**	No	No
14.	Delete	Delete Principle of Development Control 6 of Riverton Low Density Housing Policy Area 4, and renumber the remaining Principles accordingly.	Nil	Yes - renumber the remaining Principles accordingly.	No
Rural Living Zone					
15.	Delete	Delete the fourth (last) paragraph relating to Saddleworth from the Desired Character Statement.	Nil	No	No
16.	Delete	Delete Principle of Development Control 10, and renumber the remaining Principles accordingly.	Nil	Yes - renumber the remaining Principles accordingly.	No
17.	Insert	Insert new Principle of Development Control 10 and renumber existing Principle of Development Control accordingly.	Insert the following Principle of Development Control:- '10 Where an allotment fronts both Blyth Road and Hayward Street at Armagh, sheds, garages and similar outbuildings should gain access from Hayward Street, have a minimum setback of 30 metres from Blyth Road and incorporate a landscaped buffer of at least 10 metres in width between the structure and Blyth Road.'	Yes - renumber the remaining Principles accordingly.	No

State Heritage (Mintaro) Zone					
18.	Replace	Replace paragraph 5 and 6 of the Desired Character Settlement for Residential (Mintaro) Policy Area 7.	Replace with the contents of **Attachment D**.	No	No
19.	Delete	Delete Principle of Development Control 19-25 of the Residential (Mintaro) Policy Area 7 for Precinct 3 Northern Residential and Precinct 4 Eastern Residential.	Replace with the contents of **Attachment E**.	No	No
20.	Replace	Replace exception clause (a)(ii) in Column 2 of the Procedural Matters Table for Non-complying Development, as it relates to a Dwelling.	Replace with:- '(ii) within the **Rural Living (Mintaro) Policy Area 8**'	No	No
21.	Delete	Delete non-complying entry in Column 1 of the Procedural Matters Table for Non-complying:- 'Development with access to Burton Street in Precinct 3 Northern Residential'.	Nil	No	No
Town Centre Zone					
22.		Replace all references to 'Historic (Conservation) Policy Area' within the Town Centre Zone – being the references in the Desired Character Statement; Procedural Matters (non-complying development) Table; Map Reference Tables; and Overlay Map CGV/26 Heritage and Overlay Map CGV/27 Heritage.	Replace with:- 'Historic Conservation Area'	Yes, as identified	Note – DPTI mapping branch has already updated (internally) the references on Heritage Overlay Map CGV/26 and CGV/27
Township Zone					
23.	Replace	Replace the Desired Character Statement of the Township Zone.	Replace with the contents of **Attachment F.**	No	No
24.	Replace	Replace Principle of Development Control 11 of the Township Zone.	Replace with the following:- '11 No development should be undertaken on land ~~with land situated within the Stockport Floodplain, as~~ identified on *Overlay Maps – Development Constraints CGV/19* ~~Concept Plan Map~~	No	Delete Concept Plan Map CGV/2 – Township (Flood Plain), as this has been superseded by

			~~CGV/2 – Township (Flood Plain) unless professionally certified flood mitigation or remedial measures are undertaken~~ unless it is able to be appropriately sited, designed and undertaken in accordance with hazard and flood management provisions contained in the *General Section – Hazards.'*		Development Constraints mapping of flood areas
TABLES					
Amendments required (Yes/No): **Yes**					
Tables					
25.	Insert	Insert new Table CGV/7 – Guidelines for Development Near Trails.	Insert the contents of **Attachment G**.	No	No
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): **Yes**					
Map Reference Table					
Zone Maps					
26	Delete	Delete Map Reference Number CGV/15 and CGV/16 in 'column 2' as it relates to the Commercial Zone at Riverton.	Nil	No	No
27.	Insert	Insert new Map Reference Number in 'column 2' of the Deferred Urban Zone as it relates to Deferred Urban Zone at Saddleworth.	Insert the following Map Reference Number:- • CGV/12	No	No
28.	Insert	Insert new Map Reference Number in 'column 2' as it relates to Recreation Zone at Auburn and Saddleworth.	Insert the following Map Reference Number:- • Map CGV/13 and 27	No	No
29.	Delete	Delete Map Reference Number CGV/13 in 'column 2' as it relates to the Rural Living Zone at Saddleworth.	Nil	No	No
30.	Insert	Insert Map Reference Number in 'column 2' as it relates to Rural Living Zone at Auburn.	Insert the following Map Reference Number:- • Map CGV/7	No	No
Policy Area maps					
31.	Delete	Delete Map Reference Number CGV/16 in 'column 2' as it relates to the Policy	Nil	No	No

		Area 4 at Riverton.			
Precinct Area maps					
32.	Insert	Insert new Precinct Name reference and Map Number reference as it relates to Primary Production Zone for Precinct 5 Leasingham	Insert the following reference in Column 1 and 2:- Column 1 • Precinct 5 Leasingam Column 2 • CGV/7	No	No
Overlay maps					
33.	Insert	Insert new Title reference and Overlay Map Number references as it relates to Development Constraints Overlays.	Insert the following reference in Column 1 and 2:- Column 1 • Development Constraints Column 2 • CGV/1, 8, 9, 10, 12, 13, 14, 15, 16, 18, 19	No	No
34.	Insert	Insert new Overlay Map Number references in 'column 2' as it relates to Transport Overlays.	Insert the following Map Reference Number:- • CGV/3	No	No
Concept Plan Maps					
35.	Delete	Delete Reference to Concept Plan Township (Flood Plain) - Map CGV/2 in column 1 and 2 respectively.	Nil	Yes	Yes – amend corresponding map numbers throughout Development Plan.
36.	Insert	Insert Reference to Concept Plan Map CGV/3 Auburn North Residential.	Insert the following reference column 1 and 2:- Column 1 • Auburn North Residential Column 2 • CGV/3	Yes	Yes – amend corresponding map numbers throughout Development Plan.
37.	Insert	Insert Reference to Concept Plan Map CGV/4 Riverton Residential Areas, Concept Plan Map CGV/5 Riverton West and Concept Plan Map CGV/6 Riverton South.	Insert the following reference column 1 and 2:- Column 1 • Riverton Residential Areas • Riverton West • Riverton South Column 2 • CGV/4 • CGV/5 • CGV/6	Yes	No

38.	Insert	Insert Reference to Concept Plan Map CGV/7 - Mintaro Precinct 3 Northern Residential and Concept Plan Map CGV/8 - Mintaro Precinct 4 Eastern Residential.	Insert the following Reference column 1 and 2:- Column 1 • Mintaro Precinct 3 Northern Residential • Mintaro Precinct 4 Eastern Residential Column 2 • CGV/7 • CGV/8	Yes	No
Map(s)					
Zone maps					
39.	Replace	Replace Zone Map CGV/4, 7, 12, 13, 15, 16, 26, 27	Replace the maps contained in **Attachment H**.	No	Index maps.
Policy Area maps					
40.	Replace	Replace Policy Area Map CGV/4, 8, 15	Replace the maps contained in **Attachment I**.	No	No
41.	Delete	Delete Policy Area Map CGV/16	Nil	No	No
Precinct maps					
42.	Insert	Insert new Precinct Map CGV/7	Insert the map contained in **Attachment J**.	Yes	No
Overlay maps					
43.	Insert	**Development Constraints Overlay maps** Insert new Development Constraints Overlay Maps CGV/1, 8, 9, 10, 12 ,13, 14, 15, 16, 18, 19	Insert the maps contained in **Attachment K**.	No	No
44.	Replace	**Transport Overlay maps** Replace Transport Overlay Maps CGV/1, 5, 6, 7, 14, 15, 21, 23, 24, 25, 26, 27	Replace the maps contained in **Attachment L**.	No	No
45.	Insert	**Transport Overlay maps** Insert new Transport Overlay Map CGV/3	Insert the map contained in **Attachment M**.	Yes	Check index map
Concept maps					
46.	Delete	Delete Concept Plan Map CGV/2 – Township (Flood Plain)	Nil	Yes	Yes – amend corresponding map numbers throughout Development Plan.

47.	Insert	Insert the following Concept Maps:- • Auburn North Residential - Concept Plan Map CGV/3 • Riverton Residential Areas - Concept Plan Map CGV/4 • Riverton West - Concept Plan Map CGV/5 • Riverton South - Concept Plan Map CGV/6 • Mintaro Precinct 3 Northern Residential - Concept Plan Map CGV/7 • Mintaro Precinct 4 Eastern Residential - Concept Plan Map CGV/8	Insert the Concept Maps contained in **Attachment N**.	Yes	Yes – amend corresponding map numbers throughout Development Plan.

Attachment A

General Section of the Development Plan – Version 6 of the SA Planning Policy Library

Version 6 Core text	–	Shown in **BLACK**
Existing local policy	–	Shown in **GREEN**
Proposed changes	–	Shown in **RED**

Please note – For ease of readability the changes between Version 3 and Version 6 of the SA Planning Policy Library have not been highlighted – only the proposed alterations to specific policy arising from DPA investigations have been shown in **RED** text.

However if required, Council/Department of Planning, Transport and Infrastructure (DPTI) will provide (on request) a document showing the conversion between Version 3 and Version 6 of the SA Planning Policy Library, as generated by the DPTI Planning Policy Branch.

I

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 Advertising and/or advertising hoardings should have regard to the design guidelines contained in *Table CGV/2 - Design Guidelines for Advertising Signs*.

2 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.

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

(a) clutter

(b) disorder

(c) untidiness of buildings and their surrounds

(d) driver distraction.

4 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.

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

6 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.

7 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.

8 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.

9 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.

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

11 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.

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

13 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

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

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

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

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

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

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

Freestanding Advertisements

16 Freestanding advertisements and/or advertising hoardings should be:

(a) limited to only one primary advertisement per site or complex(including a complex comprising individual community titles)

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

17 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.

18 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.

19 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

20 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

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

Animal Keeping

OBJECTIVES

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

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

3 Intensive animal keeping protected from encroachment by incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(a) to be vermin proof

(b) with an impervious base

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

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

Horse Keeping

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

(a) at least 50 metres from a watercourse

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

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.

7 Horse keeping should not create any significant adverse impact on the amenity of the locality, including denudation, erosion, deterioration of soil quality, pollution of the environment, health risk, visual impairment, or from noise, dust, odour or other nuisances.

8 Development involving horse keeping including associated water storage facilities and disposal sites, should be designed and managed in such a way as to ensure that:

(a) the number of animals kept is in accordance with the capacity of the waste disposal system

(b) any waste ponding system prevents overflow or seepage

(c) any solid waste storage facilities prevent seepage or surface runoff

(d) the rate of any waste water irrigation is such that no ponding or surface runoff of waste water occurs.

9 All buildings, pens, runs, holding yards and other ancillary structures should be sited as unobtrusively as possible, particularly when viewed from arterial roads and preferably be screened by other buildings on the site.

Dairies

10 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.

11 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

12 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).

13 Intensive animal keeping operations in uncovered situations should incorporate:

(a) a controlled drainage system which:

(i) diverts runoff from external areas, and

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

(b) pen floors which:

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

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

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

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

Kennels

15 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.

16 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.

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

Land Based Aquaculture18 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.

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

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

(b) prevent pond leakage that would pollute groundwater

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

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

20 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.

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

Building near Airfields

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(a) lighting glare

(b) smoke, dust and exhaust emissions

(c) air turbulence

(d) storage of flammable liquids

(e) attraction of birds

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

(g) materials that affect aircraft navigational aids.

3 Outdoor 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 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.

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

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

Centres and Retail Development

OBJECTIVES

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

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

(a) a focus for community life

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

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

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

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

(a) Regional Centre

(b) District Centre

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development within centres should:

(a) integrate facilities within the zone

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

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

(d) be integrated with public and community transport.

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

3 Development within centres should provide:

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

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

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

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

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

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

(g) a single landscaping theme

(h) safe and secure bicycle parking.

Retail Development

4 Bulky goods outlets located within centres zones should:

(a) complement the overall provision of facilities

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

Community Facilities

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

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

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

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

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

(a) screen planting areas susceptible to vandalism

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

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

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

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

9 Public toilets should be located, sited and designed:

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

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

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

Design and Appearance

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

(a) building height, mass and proportion

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

(c) roof form and pitch

(d) façade articulation and detailing

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

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

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

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

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

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

5 Balconies should:

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

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

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

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

6 Development should not exceed 2 storeys in height, other than where required to facilitate wind farms and ancillary development.

Transportable buildings

7 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of

verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

8 Buildings and structures, including transportable or removable dwellings, should not be developed unless the external cladding, wall materials and roof sheeting are not damaged in any way, punctured, rusted, stained or weathered.

9 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like should be designed and constructed:

(a) to a suitable standard which will not detract from the character of adjoining residential development

(b) to minimise the distance between the finished ground level of the site upon which the building is located and the underside of the building, which, in any event should not be greater than 1.2 metres

(c) to disguise the appearance of the building as a transportable structure by:

(i) providing for a solid enclosure of brick, fibre cement sheeting or timber base boards between the underside of the building and finished ground beneath the building

(ii) providing for the addition of a carport, verandas or pergolas integrated with the design of the building, which impart a permanent appearance to the building.

Development Adjacent Heritage Places

10 The design of buildings should not detract from the form and materials of adjacent State and local heritage places listed in *Table CGV/6 - State Heritage Places* or in *Table CGV/5 - Local Heritage Places*.

11 Development on land adjacent to a State or local heritage place, as listed in *Table CGV/6 - State Heritage Places* or in *Table CGV/5 - Local Heritage Places*, should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

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

(a) windows of habitable rooms

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

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

13 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 9.00 am and 5.00 pm on the 21 June.

14 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm 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.

Visual Privacy

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

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

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

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

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

Relationship to the Street and Public Realm

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

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

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

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

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

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

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

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

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

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

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

Outdoor Storage and Service Areas

24 Outdoor storage, loading and service areas should be:

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

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

(c) sited away from sensitive land uses.

Building Setbacks from Road Boundaries

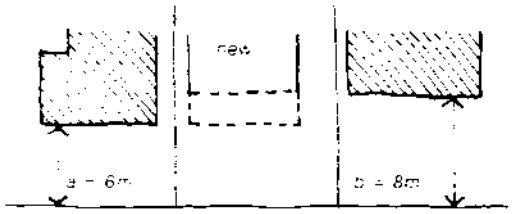
25 Except in areas where a new character is desired, the setback of buildings from public roads should:

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

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

26 Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in *Table CGV/1 - Building Setbacks from Road Boundaries*.

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

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

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

Energy Efficiency

OBJECTIVES

1 Development designed and sited to conserve energy.

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Buildings should be sited and designed:

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

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

On-site Energy Generation

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

(a) taking into account overshadowing from neighbouring buildings

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

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Forestry plantations should not occur:

(a) on land with a slope exceeding 20 degrees

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

(i) any dwelling including those on an adjoining allotment

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

3 Forestry plantations should:

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

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

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

4 Forestry plantations should incorporate:

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

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

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

5 Forestry plantations should incorporate vehicle access tracks:

(a) within all firebreaks

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

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

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

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

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

Hazards

OBJECTIVES

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

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

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

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

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

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

Flooding

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

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

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

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

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

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

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

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

(d) cause any adverse effect on the floodway function

(e) increase the risk of flooding of other land

(f) obstruct a watercourse.

Bushfire

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

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

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

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

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

10 Residential, tourist accommodation and other habitable buildings should:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Salinity

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

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

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

Acid Sulfate Soils

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

(a) natural water bodies and wetlands

(b) agricultural or aquaculture activities

(c) buildings, structures and infrastructure

(d) public health.

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

Site Contamination

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

Containment of Chemical and Hazardous Materials

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

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

(a) discharge of polluted water from the site

(b) contamination of land

(c) airborne migration of pollutants

(d) potential interface impacts with sensitive land uses.

Landslip

25 Land identified as being at risk from landslip as shown on the *Overlay Maps - Development Constraints* should not be developed.

26 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.

27 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.

28 Development in areas susceptible to landslip should:

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

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

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

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

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

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

(g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

1 The conservation of State and local heritage places.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 A heritage place spatially located on *Overlay Maps – Heritage* and more specifically identified in *Table CGV/6 - State Heritage Places* or in *Table CGV/5 - Local Heritage Places* should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

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

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

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

(a) principal elevations

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

(c) setting and setbacks

(d) building materials

(e) outbuildings and walls

(f) trees and other landscaping elements

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

(h) architectural treatments

(i) the use of the place.

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

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

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

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

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

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

(e) colour and texture of external materials.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Historic Conservation Area

Refer to the *Map Reference Tables* for a list of the *Overlay Maps - Heritage* that relate to this Historic Conservation Area.

OBJECTIVES

1 The conservation of areas of historical significance.

2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.

3 Development that complements the historic significance of the area.

4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.

5 Development that contributes to desired character.

DESIRED CHARACTER

The **Historic Conservation Area** applies to the town centre at Auburn whose heritage character is significant, taken as a whole, and warrants protection. This significance is derived from such elements as buildings and structures, land divisions and street patterns, topography and natural features, kerbing, planting, setback patterns and other distinctive elements.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.

2 Buildings and structures should not be demolished in whole or in part, unless they are:

(a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated

(b) inconsistent with the desired character for the Historic Conservation Area

(c) associated with a proposed development that supports the desired character for the Historic Conservation Area.

3 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

(d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping

(e) colour and texture of external materials

(f) visual interest.

4 New residential development should include landscaped front garden areas that complement the desired character.

5 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

6 Second storey additions to single storey dwellings should achieve one or more of the following:

(a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling

(b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the policy area

(c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.

7 Front fences and gates should:

(a) reflect and conserve the traditional period, style and form of the associated building

(b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry

(c) be no more than 1.2 metres in height.

8 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.

9 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:

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

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

10 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.

11 The division of land should occur only where it will maintain the traditional pattern and scale of allotments and will not be detrimental to the integrity of a Local or State heritage place.

Industrial Development

OBJECTIVES

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

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

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

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

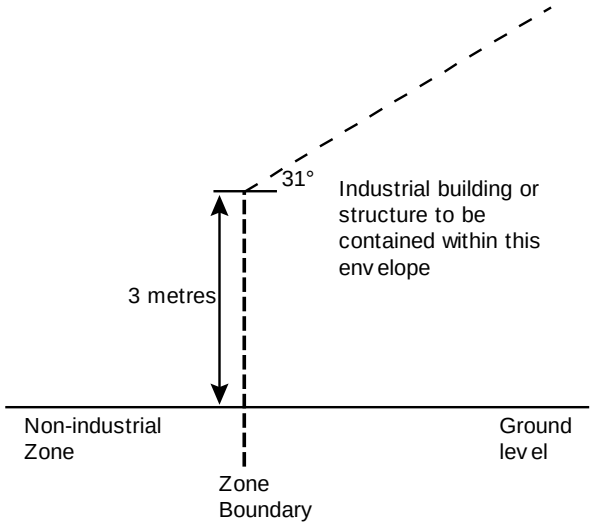
5 Compatibility between industrial uses within industrial zones.

6 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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



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

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

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

(c) use a variety of building finishes

(d) not consist solely of metal cladding

(e) contain materials of low reflectivity

(f) incorporate design elements to add visual interest

(g) avoid large expanses of blank walls.

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

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

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

(a) in line with the building facade

(b) behind the building line

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

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

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

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

(b) be setback at least 50 metres from:

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

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

(iii) a lake or wetland through which water flows

(iv) a channel into which water has been diverted

(v) a known spring

(vi) sink hole

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

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

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

(i) does not exceed 2 square metres in area

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

(iii) is not internally illuminated.

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

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

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

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

(d) be located on land with a slope greater than 20 per cent (1-in-5).

11 Agricultural industries (except for wineries) in rural areas should be small scale, and:

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

(i) washing

(ii) grading

(iii) processing (including bottling)

(iv) packing or storage

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

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

(d) should process primary produce that is grown within the region

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

12 Agricultural industries, wineries and mineral water extraction and processing plants should not be located:

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

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

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

13 Home-based industries in rural areas:

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

(i) arts

(ii) crafts

(iii) tourist

(iv) heritage related activities

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

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

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

14 Mineral water extraction and processing plants in rural areas:

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

(i) extraction

(ii) bottling

(iii) packaging

(iv) storage

(v) distribution

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

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

15 Wineries in rural areas should:

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

(i) crushing

(ii) fermenting

(iii) bottling

(iv) maturation/cellaring of wine

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

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

(c) process primary produce that is primarily sourced locally

(d) only include a restaurant as an ancillary use to the winery

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

Infrastructure

OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.

2 The visual impact of infrastructure facilities minimised.

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

(a) electricity supply

(b) water supply

(c) drainage and stormwater systems

(d) effluent disposal systems

(e) formed all-weather public roads

(f) telecommunications services.

2 Utilities and services should be of a sufficient standard, design and capacity to accommodate the proposed development and not compromise the level of service to other existing users.

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

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

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

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

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

8 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.

9 Urban development should have a direct water supply.

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

11 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.

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

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

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

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

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

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

18 Development should not compromise the viability of transmission line corridors and substation sites identified on *Overlay Map(s) - Development Constraints*.

Interface Between Land Uses

OBJECTIVES

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(b) noise

(c) vibration

(d) electrical interference

(e) light spill

(f) glare

(g) hours of operation

(h) traffic impacts.

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

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

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

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

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

Noise Generating Activities

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

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

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

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

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

Air Quality

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

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

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

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

Rural Interface

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

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

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

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

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

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

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

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

(a) not prejudice the continued operation of those facilities

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

Land Division

OBJECTIVES

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 When land is divided:

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

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

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

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

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

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

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

(i) an existing road

(ii) a proposed public road

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

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

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

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

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

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

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

Design and Layout

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

(a) are not fragmented or reduced in size

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

4 The design of a land division should incorporate:

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

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

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

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

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

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

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

(h) protection for existing vegetation and drainage lines

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

(j) the preservation of significant trees.

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

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

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

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

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

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

8 Allotments in the form of a battleaxe configuration should:

(a) have an area consistent with the requirements set out in the **Residential Zone and Township Zone** (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 5 metres in width nor more than 50 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.

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

(a) minimises the need for earthworks and retaining walls

(b) maintains natural drainage systems

(c) faces abutting streets and open spaces

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

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

10 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.

11 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.

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

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

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

(b) enhances amenity

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

Roads and Access

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18 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

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

(a) primary production

(b) value adding industries related to primary production

(c) protection of natural resources.

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

(a) fragmentation of productive primary production land

(b) strip development along roads or water mains

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

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

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

Landscaping, Fences and Walls

OBJECTIVES

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(b) enhance the appearance of road frontages

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

(d) minimise maintenance and watering requirements

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

(f) maximise shade and shelter

(g) assist in climate control within and around buildings

(h) minimise heat absorption and reflection

(i) maintain privacy

(j) maximise stormwater re-use

(k) complement existing vegetation, including native vegetation

(l) contribute to the viability of ecosystems and species

(m) promote water and biodiversity conservation.

2 Landscaping should:

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

(b) be oriented towards the street frontage

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

3 Landscaping should not:

(a) unreasonably restrict solar access to adjoining development

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

(c) introduce pest plants

(d) increase the risk of bushfire

(e) remove opportunities for passive surveillance

(f) increase leaf fall in watercourses

(g) increase the risk of weed invasion

(h) obscure driver sight lines

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

4 Fences and walls, including retaining walls, should:

(a) not result in damage to neighbouring trees

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

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

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

(e) assist in highlighting building entrances

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

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

(h) be constructed of non-flammable materials.

Mineral Extraction

OBJECTIVES

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

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

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

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

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

6 Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

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

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

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

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

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

6 Mining operations should:

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

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

(c) minimise disturbance to natural hydrological systems.

Separation Treatments, Buffers and Landscaping

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

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

9 Quarry faces should be orientated away from public view.

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

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

(a) residential areas

(b) tourist areas

(c) tourist routes

(d) scenic routes.

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

(a) contribute to an attractive landscape

(b) suit local soil and climatic conditions

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

(d) are locally indigenous species.

13 Borrow pits for road making materials should:

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

(b) not be located on land shown on *Overlay Maps - Transport* or scenic routes listed in *Table CGV/1 - Building Setbacks from Road Boundaries* if equivalent resources are available within other areas within the Development Plan boundary.

Natural Resources

OBJECTIVES

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

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

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

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

5 Development consistent with the principles of water sensitive design.

6 Development sited and designed to:

(a) protect natural ecological systems

(b) achieve the sustainable use of water

(c) protect water quality, including receiving waters

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

(e) minimise demand on reticulated water supplies

(f) maximise the harvest and use of stormwater

(g) protect stormwater from pollution sources.

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

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

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

10 Minimal disturbance and modification of the natural landform.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.

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

Water Sensitive Design

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

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

7 Development should be sited and designed to:

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

(b) minimise surface water runoff

(c) prevent soil erosion and water pollution

(d) protect and enhance natural water flows

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

(f) not contribute to an increase in salinity levels

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

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

(i) the quantity and quality of groundwater

(ii) the depth and directional flow of groundwater

(iii) the quality and function of natural springs.

8 Water discharged from a development site should:

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

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

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

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

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

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

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

14 Stormwater management systems should:

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

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

(i) the collection of roof water in tanks

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

(iii) the incorporation of detention and retention facilities

(iv) aquifer recharge.

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

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

(a) ensure public health and safety is protected

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

Water Catchment Areas

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

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

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

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

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

(a) fenced to exclude livestock

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

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

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

(a) adversely affect the migration of aquatic biota

(b) adversely affect the natural flow regime

(c) cause or contribute to water pollution

(d) result in watercourse or bank erosion

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

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

(a) occur off watercourse

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

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

(d) not negatively affect downstream users

(e) minimise in-stream or riparian vegetation loss

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

(g) protect ecosystems dependent on water resources.

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

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

Biodiversity and Native Vegetation

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

27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.

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

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

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

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

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

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

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

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

(a) erosion or sediment within water catchments

(b) decreased soil stability

(c) soil or land slip

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

(e) a local or regional salinity problem

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

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

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

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

(c) the amenity of the locality

(d) bushfire safety

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

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

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

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

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

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

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

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

(b) minimising impervious surfaces beneath the canopies of trees

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

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

(a) 500 metres from:

(i) a national park

(ii) a conservation park

(iii) a wilderness protection area

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

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

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

Soil Conservation

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

37 Development should be designed and sited to prevent erosion.

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

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

Open Space and Recreation

OBJECTIVES

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

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

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

4 The provision of open space in the following hierarchy:

- State
- Regional
- District
- Neighbourhood
- Local.

5 The conservation and preservation of flora, fauna and scenery, and the creation of recreation areas by establishing parks and reserves.

6 Linkage of parks with the Heysen/Riesling Trail and walking and riding tracks to provide a connection between Cape Jervis, south of Adelaide, and the northern Flinders.

7 Development adjacent to recreational trails including the Heysen, Mawson, Kidman, Rattler and Riesling Trails that is located and designed to enhance the scenic and recreational values of the trails.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

(b) provide for the movement of pedestrians and cyclists

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

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

(e) enable effective stormwater management

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

3 Open space should be designed to incorporate:

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

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

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

(d) easily identified access points

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

(f) re-use of stormwater for irrigation purposes

(g) recreational trails where appropriate.

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

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

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

7 Local parks should be:

(a) a minimum of 0.2 hectares in size

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

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

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

(b) comprise creeks or other drainage areas.

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

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

11 Development in open space should:

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

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

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

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

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

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

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

(d) clearly defining the perimeters of play areas

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

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

13 Landscaping associated with open space and recreation areas should:

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

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

(c) maximise opportunities for informal surveillance throughout the park

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

(e) be designed and selected to minimise maintenance costs

(f) provide habitat for local fauna.

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

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

16 Development adjacent to recreational trails and trail corridors, including those depicted on *Overlay Maps – Transport*, should:

(a) be located away from the trail and ensure buildings are set back at least ten metres from the common boundary with a trail corridor

(b) not significantly diminish, obstruct or dominate the scenic views and vistas from the recreational trail

(c) retain existing vegetation and incorporate new plantings that provide screening and enhance landscape character

(d) not obstruct or detract from the recreational trail quality or public enjoyment of the recreation trail

(e) accord with the guidelines contained in *Table CGV/7 – Guidelines for Development Near Trails.*

Orderly and Sustainable Development

OBJECTIVES

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

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

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

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

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

6 Urban development located only in zones designated for such development.

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

5 Ribbon development should not occur along arterial roads shown in *Overlay Maps - Transport*.

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

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

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

Renewable Energy Facilities

OBJECTIVES

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

Wind Farms and Ancillary Development

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

(a) wind turbine generators being:

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

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

(iii) regularly spaced

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

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

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

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

(a) shadowing, flickering, reflection or glint

(b) excessive noise

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

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

(e) modification of vegetation, soils and habitats

(f) striking of birds and bats.

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

Residential Development

OBJECTIVES

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

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

(b) the provision of landscaping and private open space

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

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

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

Design and Appearance

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

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

(b) individual entries for ground floor accommodation

(c) opportunities to overlook adjacent public space.

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

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

Garages, Carports and Outbuildings

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

7 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

8 Caravans or tents should not be used for residential purposes (except in public caravan parks or public camping grounds) although the use of a caravan for residential purposes may take place in either of the following circumstances, where a dwelling:

(a) exists on the allotment and where the caravan:

(i) is under occupation directly associated with that dwelling

(ii) is in good repair and condition

(iii) is connected to a lawfully approved septic system (or a soakage system in the case of sullage disposal only)

(b) does not exist on the allotment and where:

(i) construction of an approved permanent dwelling on the land is proceeding

(ii) the residential use will be for a period not exceeding six months.

Site Coverage

9 Site coverage should ensure sufficient space is provided for:

(a) pedestrian and vehicle access and vehicle parking

(b) domestic storage

(c) outdoor clothes drying

(d) rainwater tanks

(e) private open space and landscaping

(f) convenient storage of household waste and recycling receptacles.

Private Open Space

10 Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

(a) to be accessed directly from a habitable room of the dwelling

(b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy

(c) to take advantage of, but not adversely affect, natural features of the site

(d) to minimise overlooking from adjacent buildings

(e) to achieve separation from bedroom windows on adjacent sites

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

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

(h) to be partly shaded in summer

(i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality

(j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

11 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

12 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:

(a) assist with ease of drainage

(b) allow for effective deep planting

(c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

13 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

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

15 Private open space may be substituted for the equivalent area of communal open space where:

(a) at least 50 per cent of the communal open space is visually screened from public areas of the development

(b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance

(c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

16 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:

(a) private open space

(b) public rights of way

(c) private streets

(d) parking areas and driveways

(e) service and storage areas

(f) narrow or inaccessible strips of land.

17 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:

(a) address acoustic, safety, security and wind effects

(b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings

(c) facilitate landscaping and food production

(d) be integrated into the overall facade and composition of buildings.

Visual Privacy

18 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.

19 Upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

Noise

20 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

21 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:

(a) active communal recreation areas, parking areas and vehicle access ways

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

Site Facilities and Storage

22 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:

(a) mail box facilities sited close to the major pedestrian entrance to the site

(b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)

(c) household waste and recyclable material storage areas away from dwellings.

Affordable Housing

23 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation

24 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

(a) the site is of adequate size and configuration and the minimum total site is 600 square metres

(b) the accommodation has a small floor area relative to the associated main dwelling(s)

(c) adequate outdoor space of a minimum of 80 square metres is provided for the use of all occupants

(d) adequate on-site car parking is provided by one additional car parking space being provided on the site

(e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

Swimming Pools and Outdoor Spas

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

Short-Term Workers Accommodation

OBJECTIVES

1 A range of appropriately located accommodation types supplied for seasonal and short-term workers.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.

2 Buildings used for short-term workers accommodation should:

(a) be designed and constructed to enhance their appearance

(b) provide for the addition of a carport, verandas or pergolas as an integral part of the building

(c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone

(d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.

3 Short-term workers accommodation should not be adapted or used for permanent occupancy.

4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

Siting and Visibility

OBJECTIVES

1 Protection of scenically attractive areas, particularly natural and rural landscapes.

2 Protection and conservation of the scenic landscape of the Clare and Gilbert Valleys as visible from the main roads and other scenic routes and recreational trails including the Heysen, Riesling, Mawson, Kidman and Rattler Trails.

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 areas

(c) views from public reserves, tourist routes and walking trails including the Heysen, Mawson and Kidman Trails, and the Rattler and Riesling Trails depicted on *Overlay Maps – Transport* in accordance with *Table CGV/7 – Guidelines for Development Near Trails.*

2 Buildings should be sited in unobtrusive locations and, in particular, should:

(a) be grouped together

(b) where possible be located in such a way as to be screened by existing vegetation when viewed from public *as shown on Overlay Maps – Transport.*

3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

(a) sited below the ridgeline

(b) sited within valleys or behind spurs

(c) sited in such a way as to not be visible against the skyline when viewed from public roads, *as shown on Overlay Maps - Transport*

(d) set well back from public roads, particularly when the allotment is on the high side of the road *as shown on Overlay Map – Transport.*

4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the roof lines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

7 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

8 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds

(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads

(c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.

2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:

(a) minimises their visual impact

(b) reduces the bulk of the buildings and structures

(c) minimises the extent of cut and/or fill

(d) minimises the need for, and the height of, retaining walls

(e) does not cause or contribute to instability of any embankment or cutting

(f) avoids the silting of watercourses

(g) protects development and its surrounds from erosion caused by water runoff.

3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.

4 Development sites should not be at risk of landslip.

5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

6 Steep sloping sites in un-sewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

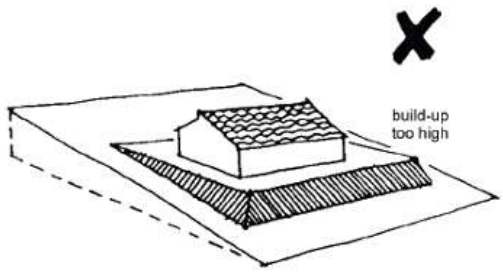
7 The cutting and/or filling of land outside townships and urban areas should:

(a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation

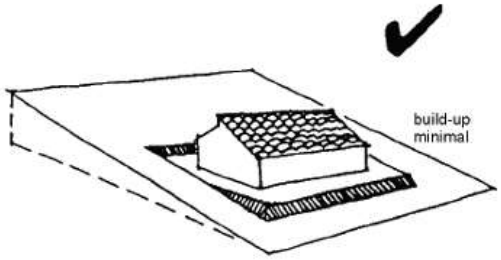
(b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment

(c) only be undertaken if the resultant slope can be stabilised to prevent erosion

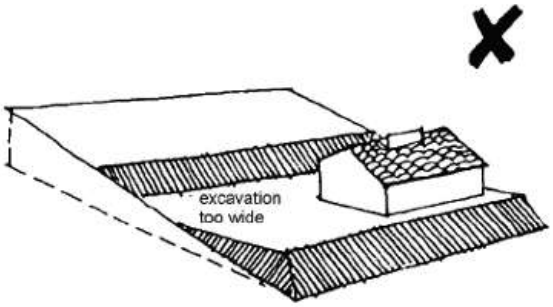
(d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.



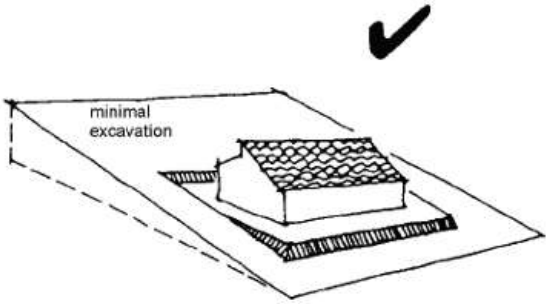
Inappropriate:
Buildings and structures should not be raised too high off the natural ground level. It will stand out unnecessarily.



Appropriate:
Buildings and structures should be designed to follow the natural contours of the land as closely as possible. Cut and fill should be evened out.



Inappropriate:
Do not excavate more than is required.



Appropriate:
Do excavate to maintain adequate access around building. Keep the area and depth of excavation to a minimum.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:

(a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport.

(b) located where on-site movement of residents is not unduly restricted by the slope of the land

(c) sited and designed to promote interaction with other sections of the community, without compromising privacy

(d) of a scale and appearance that reflects the residential style and character of the locality

(e) provided with public and private open space and landscaping.

2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) internal communal areas and private spaces

(b) usable recreation areas for residents and visitors, including visiting children

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

(d) storage areas for items such as boats, trailers ,caravans and specialised equipment

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

3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:

(a) not have steep gradients

(b) provide convenient access for emergency vehicles, visitors and residents

(c) provide space for manoeuvring cars and community buses

(d) include kerb ramps at pedestrian crossing points

(e) have level surface passenger loading areas.

4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:

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

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

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

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

(e) allow ease of vehicle manoeuvrability

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

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

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

5 Supported accommodation should include:

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

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

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

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

6 Car parking associated with supported accommodation should:

(a) have adequate identifiable provisions for staff

(b) include private parking spaces for independent living units

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

Telecommunications Facilities

OBJECTIVES

1 Telecommunications facilities provided to deliver communication services to the community.

2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Telecommunications facilities should:

(a) be located in a coordinated manner to deliver communication services efficiently

(b) use materials and finishes that minimise visual impact

(c) have antennae located as close as practical to the support structure

(d) be located primarily in industrial, commercial, business, office, centre and rural zones

(e) where technically feasible, be co-located with other telecommunications facilities

(f) incorporate landscaping to screen the development, particularly equipment shelters and huts

(g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.

3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:

(a) using existing buildings and vegetation for screening

(b) incorporating the facility within an existing structure that may serve another purpose

(c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.

4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.

Tourism Development

OBJECTIVES

1 Environmentally sustainable and innovative tourism development.

2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.

3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.

5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.

7 Increased opportunities for visitors to stay overnight.

8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.

2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.

3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.

5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

7 Development of a hotel, motel or related tourist accommodation facility should only be undertaken where:

(a) the total area of development, including outbuildings but excluding driveways and carparking areas, would not exceed 50 per cent of the site

(b) the development is limited to one storey in height where it is to be located within 8 metres of the boundary of the land on which it is sited.

Tourism Development in Association with Dwelling(s)

8 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.

9 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

10 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.

11 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:

(a) the surrounding agricultural production or processing

(b) the natural, cultural or historical setting of the area.

12 Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, horticultural, viticultural or winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

13 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.

14 Advertisements associated with tourism developments should:

(a) not exceed 0.5 square metres in area for each display

(b) be limited to no more than 2 per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

15 Tourism development in rural areas should occur only where it:

(a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)

(b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

16 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.

17 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.

18 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

Residential Parks and Caravan and Tourist Parks

19 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.

20 Residential parks and Caravan and Tourist parks should be designed to:

(a) minimise potential conflicts between long-term residents and short-term tourists

(b) protect the privacy and amenity of occupants through landscaping and fencing

(c) minimise traffic speeds and provide a safe environment for pedestrians

(d) include centrally located recreation areas

(e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site

(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

21 Visitor car parking should be provided at the rate of:

(a) one space per 10 sites to be used for accommodation for parks with less than 100 sites

(b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

22 On-site visitor parking in Caravan and Tourist parks should:

(a) be designed and located to be accessible to visitors at all times

(b) not dominate the internal site layout

(c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

23 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

24 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.

25 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Transportation and Access

OBJECTIVES

1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:

(a) provide equitable access to a range of public, community and private transport services for all people

(b) ensure a high level of safety

(c) effectively support the economic development of the State

(d) have minimal negative environmental and social impacts

(e) maintain options for the introduction of suitable new transport technologies.

2 Development that:

(a) provides safe and efficient movement for all transport modes

(b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles

(c) provides off-street parking

(d) is appropriately located so that it supports and makes best use of existing transport facilities and networks

(e) provides convenient and safe access to public transport stops.

3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.

5 Safe and convenient freight and people movement throughout the State.

6 The provision of vehicle-free areas, particularly in the business centre of the town of Clare.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.

3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

5 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.

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

7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.

8 Development should provide safe and convenient access for all anticipated modes of transport.

9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.

11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.

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

14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated, with all vehicles entering and exiting the site in a forward direction.

Cycling and Walking

15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.

16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas.

17 New developments should give priority to and not compromise existing designated bicycle routes.

18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

19 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

(a) showers, changing facilities and secure lockers

(b) signage indicating the location of bicycle facilities.

20 On-site secure bicycle parking facilities should be:

(a) located in a prominent place

(b) located at ground floor level

(c) located undercover

(d) located where surveillance is possible

(e) well lit and well signed

(f) close to well used entrances

(g) accessible by cycling along a safe, well lit route.

21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

Access

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

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

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

(b) provides appropriate separation distances from existing roads or level crossings

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

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

24 Development should not restrict access to publicly owned land such as recreation areas.

25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised and, where possible, access points should be:

(a) limited to local roads (including rear lane access)

(b) shared between developments.

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

27 Development with access from arterial roads or roads as shown on *Overlay Maps – Transport* should be sited to avoid the need for vehicles to reverse onto or from the road.

28 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:

(a) signalised intersections

(b) heavy vehicles

(c) street lighting

(d) overhead electricity lines

(e) street trees

(f) bus stops.

29 Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land

(b) minimise excavation and/or fill

(c) minimise the potential for erosion from surface runoff

(d) avoid the removal of existing vegetation

(e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

Access for People with Disabilities

30 Development should be sited and designed to provide convenient access for people with a disability.

31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

32 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table CGV/3 - Off Street Vehicle Parking Requirements*.

33 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

34 Vehicle parking areas should be sited and designed to:

(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development

(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

(c) not inhibit safe and convenient traffic circulation

(d) result in minimal conflict between customer and service vehicles

(e) avoid the necessity to use public roads when moving from one part of a parking area to another

(f) minimise the number of vehicle access points onto public roads

(g) avoid the need for vehicles to reverse onto public roads

(h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a site when viewed from public roads and spaces

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

(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.

35 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

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

37 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.

38 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.

39 On-site visitor parking spaces should be sited and designed to:

(a) not dominate internal site layout

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

(c) be accessible to visitors at all times.

40 Shared use of adjoining or adjacent carparking areas in conjunction with a use of land should only occur where the car parking areas concerned will be available for the duration of the use, or intended use, of land in respect of which car parking space is required.

Vehicle Parking for Residential Development

41 On-site vehicle parking should be provided having regard to:

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

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

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

42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:

(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

(b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

43 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:

(a) not face the primary street frontage

(b) be located to the rear of buildings with access from a shared internal laneway

(c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Undercroft and Below Ground Garaging and Parking of Vehicles

44 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

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

(b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles

(c) driveway gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings to undercroft areas are integrated with the main building so as to minimise visual impact

(f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

(g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)

(h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.

45 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Waste

OBJECTIVES

1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, re-uses waste, recycles waste for re-use, treats waste and disposes of waste in an environmentally sound manner.

2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:

(a) avoiding the production of waste

(b) minimising waste production

(c) reusing waste

(d) recycling waste

(e) recovering part of the waste for re-use

(f) treating waste to reduce the potentially degrading impacts

(g) disposing of waste in an environmentally sound manner.

2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.

3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).

4 Untreated waste should not be discharged to the environment, and in particular to any water body.

5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.

6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:

(a) screened and separated from adjoining areas

(b) located to avoid impacting on adjoining sensitive environments or land uses

(c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system

(d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

(e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours

(f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.

8 Wastewater lagoons should not be sited in any of the following areas:

(a) within land subject to a 1-in-100 year average return interval flood event

(b) within 50 metres of the top of the bank of a watercourse, bore or well.

(c) where the base of the lagoon would be below any seasonal water table.

9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:

(a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts

(b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

10 Residential development should not be undertaken within the following separation distances of existing or future wastewater lagoons:

(a) 350 metres within the township of Clare

(b) 150 metres within the townships of Riverton and Saddleworth.

Waste Treatment Systems

11 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.

12 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.

13 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.

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

15 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.

16 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.

17 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

(a) into any waters

(b) onto land in a place where it is reasonably likely to enter any waters by processes such as:

(i) seepage

(ii) infiltration

(iii) carriage by wind, rain, sea spray, or stormwater

(iv) the rising of the watertable.

18 Winery waste management systems should be designed to ensure:

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

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

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

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

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

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

Waste Management Facilities

OBJECTIVES

1 The orderly and economic development of waste management facilities in appropriate locations.

2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.

3 Protection of waste management facilities from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

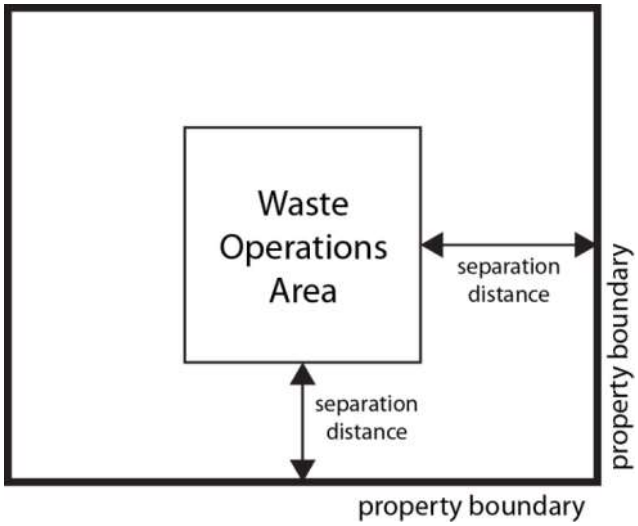
2 Waste management facilities in the form of landfill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.

3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.

4 Waste management facilities should:

(a) be appropriately separated from sensitive land uses and environmentally sensitive areas

(b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



(c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.

5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

6 Sufficient area should be provided within the waste operations area for the:

(a) maximum expected volume of material on the site at any one time

(b) containment of potential groundwater and surface water contaminants

(c) diversion of clean stormwater away from the waste and potentially contaminated areas.

7 Processing facilities and operational areas should be screened from public view.

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

9 Traffic circulation movements within any waste management site should:

(a) be of a dimension and constructed to support all vehicles transporting waste

(b) enable all vehicles to enter and exit the site in a forward direction.

10 Suitable access for emergency vehicles should be provided to and within waste management sites.

11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.

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

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

14 The waste operations area of a landfill or organic waste processing facility should be sited at least:

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

(b) 500 metres from:

(i) the boundaries of the allotment

(ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste

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

(d) 100 metres from:

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

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

15 The waste operations area of a landfill should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

16 The waste operations area of an organic waste processing facility should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 6 per cent

(c) where the interface of the engineered landfill liner and natural soils would be within any of the following:

(i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 milligrams per litre total dissolved salts

(ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts

(iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre total dissolved salts.

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

18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Attachment B

Residential Zone - Amendments to the Desired Character Statement

Existing text – shown in **GREEN**
Proposed changes – shown in **RED**

DESIRED CHARACTER

The zone promotes pleasant, safe and convenient environments for the residents of Clare, Riverton, Saddleworth and Auburn; supported by an appropriate range of recreation, education, community and aged care facilities.

These townships form the principal urban centres of the Clare and Gilbert Valleys district – providing for a diverse and long term range of housing forms and densities, along with appropriately located and integrated business, tourism, community, educational and recreational development.

The principal urban centres will function in support of the rural, tourism, business and service sectors, and also the other important settlements within the district – recognising that all urban centres provide opportunity for a range of integrated housing, business and community services and facilities.

The zone will embrace development that is world class and welcomes innovation which has a focus on quality urban design, spaces for people, landscape treatments and environmental sustainability – development shall be respectful of the unique heritage and legacy of the past and promote well managed economic growth that protects and enhances the key landscape qualities and environmental features of the Clare and Gilbert Valleys.

Clare

This zone, which comprises the established residential areas of Clare, is intended to be the main location for a variety of residential development utilizing both existing underdeveloped allotments and pockets of undeveloped land to the south west and north-west of Clare. Development should maintain the attractive streetscape character of the residential areas, predominantly characterized by a variety of lot sizes with low density residential development, deep building set-backs and landscaped front garden areas.

Riverton

The existing subdivided areas in the immediate vicinity of the town 'core' have largely been developed so that there is a demand for more residential land. This demand can be met in the south in an infill area lying between Horner and Davis Streets and other vacant allotments within the town 'core'. Additional provision has also been made for future expansion of the town to the west, south and east. This ~~new~~ land ~~in the west~~ should be sufficient to accommodate anticipated growth for quite some time to come.

The development of residential land will be undertaken in accordance with *Concept Plan Map CGV/4 – Riverton Residential Areas*, *Concept Plan Map CGV/5 – Riverton West* and *Concept Plan Map CGV/6 – Riverton South*.

Given the large expanse of residentially zoned land to the west of the township, the division of land is to occur in an orderly and economical fashion in accordance with the staging shown on *Concept Plan Map CGV/5 – Riverton West.*

Further land to the south within the Deferred Urban Zone will be reviewed for release for housing and/or other urban purposes, once other available land within the township has started to be developed.

Parts of Riverton are affected by flooding, as identified on *Overlay Maps – Development Constraints,* and it is essential that future development adequately addresses this issue in accordance with provisions contained in the *General Section – Hazards*.

Saddleworth

Saddleworth has largely retained its pattern of low-density development and character which provide a quality ~~reasonable~~ living environment for its residents. The existing subdivided areas in the immediate vicinity of the town 'core' have been largely developed and there is emerging ~~little~~ demand for more residential land. However, the vacant allotments near the town 'core' and the land set aside the primary school on the northern edge of the township, should cater for Saddleworth's future living requirements in the short term.

Land to the north of the Saddleworth school (bounded by the Barrier Highway, Hazeleigh Road, Mcauliffes Road and the school property) has been set-aside for future consideration for community and urban development in a Deferred Urban Zone. – providing longer term growth options for Saddleworth.

Parts of Saddleworth are affected by flooding, as identified on *Overlay Maps – Development Constraints,* and it is essential that future development adequately addresses this issue in accordance with provisions contained in the *General Section – Hazards*.

Auburn

Auburn has largely retained its low-density development pattern and attractive character which provide a pleasant living environment for its residents. The western part of the town, being elevated, is more developed than the somewhat low-lying eastern part, which is further divided by the river and the railway. However, a large number of vacant blocks on both sides of the main road should be sufficient for anticipated residential growth, along with vacant land to the north and south of the township, thus obviating the need for further physical expansion of the township. A small winery exists on Stanley Street and should continue with limited expansion being catered for, without affecting the residential amenity of the area.

The development of land to the north of the township will be undertaken in accordance with *Concept Plan Map CGV/3 – Auburn North Residential.*

The residential area at Clare has traditionally developed at medium to low density, whilst Riverton, Saddleworth and Auburn have been at low density development – scope now exists for medium density development at Riverton and Saddleworth with the completion of the Community Wastewater Management Systems. Generally large allotment sizes and low density development is expected to continue in the short to medium term. Opportunities exist within Clare, ~~and~~ Riverton and Saddleworth to provide further infill development on vacant allotments and to provide smaller allotment development in appropriate locations. It is likely that infill development will continue in the short term as familiarity with the concept of closer development becomes more acceptable. As pressure on urban services grows, the benefits of appropriate infill development will encourage further division and consolidation within residential areas.

The amenity of residential areas is enhanced by a number of significant buildings, and this should be conserved as appropriate. Land designated as parklands should be maintained for such purposes and kept free of urban and residential development.

With increased streetscape treatment, community interest and support for maintaining and enhancing the residential environment will be generated.

Attachment C

Replace Principle of Development Control 11 and 15 of the Residential Zone.

Existing text – shown in **GREEN** and **BLACK**
Proposed changes – shown in **RED**

11 Except where specified within a policy area, a dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum frontage (metres)
Detached	600 (minimum) within Clare Township	15 within Clare Township
	700 (minimum) within Riverton Township	15~~20~~ within Riverton Township
	700~~900~~ (minimum) within Saddleworth Township	15~~20~~ within Saddleworth Township
	1200 (minimum) within Auburn Township	20 within Auburn Township
Semi-detached	450 (minimum)	13
Group dwelling	350 (average)	10 (excluding access to rear group dwelling(s)
Residential flat building	350 (average)	10
Row dwelling	350 (minimum))	10

15 Except where specified within a policy area (or for medium density housing options identified in Principle of Development Control 11) land division should create allotments with an area not less than that shown in the following table:

Township	Minimum allotment area (square metres)
Clare	600
Riverton	700
Saddleworth	700~~900~~
Auburn	1200

Land division in the area identified on Concept Plan Map CGV/3 – Auburn North Residential should be undertaken in accordance with *Concept Plan Map CGV/3 – Auburn North Residential*.

Land division in the area identified on Concept Plan Map CGV/4 – Riverton Residential Areas, Concept Plan Map CGV/5 – Riverton West and Concept Plan Map CGV/5 – Riverton South should be undertaken in accordance with *Concept Plan Map CGV/4 – Riverton Residential Areas*, *Concept Plan Map CGV/5 – Riverton West* and *Concept Plan Map CGV/6 – Riverton South*.

Attachment D

Desired Character Settlement for Residential (Mintaro) Policy Area 7 - replace paragraph 5 and 6.

Land within the Precinct 3 Northern Residential will contain large residential allotments with a scattered spacing of buildings so as to preserve the open character of the Policy Area as an important feature of the northern entry to Mintaro, in accordance with *Concept Plan Map CGV/7 - Mintaro Precinct 3 Northern Residential*.

Land within the Precinct 4 Eastern Residential contains large residential allotments – these allotments are subject to inundation in the event of a flood. The development of dwellings is therefore not anticipated as illustrated on *Concept Plan Map CGV/8 - Mintaro Precinct 4 Eastern Residential.*

Although development is not anticipated in Precinct 4 Eastern Residential due to flooding risk, any development potential would only be considered in limited circumstances – only where such development is subject to satisfactory flood mitigation investigations, having strong regard to both onsite and offsite impacts, and where buildings are able to be sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

Attachment E

Residential (Mintaro) Policy Area 7 for Precinct 3 Northern Residential and Precinct 4 Eastern Residential.

Precinct 3 Northern Residential

19 Development should not be undertaken unless it is consistent with the desired character for the precinct, and in accordance with *Concept Plan Map CGV/7 - Mintaro Precinct 3 Northern Residential*.

20 The division of land should not result in the creation of allotments having an area less than 1 hectare.

Precinct 4 Eastern Residential

21 Development is not envisaged due to flood constraints as depicted on *Concept Plan Map CGV/8 - Mintaro Precinct 4 Eastern Residential*.

22 The division of land should not result in the creation of any additional allotments.

23 Where development is to be contemplated, and excavation and filling associated with buildings is proposed as a means of protecting buildings from flooding impact, it should be kept to a minimum so as to preserve the built-form character of Mintaro.

Attachment F

Replace the Desired Character Statement of the Township Zone.

Existing text – shown in **GREEN**
Proposed changes – shown in **RED**

DESIRED CHARACTER

The zone covers the small settlements of Manoora, Marrabel, Penwortham, Rhynie, Sevenhill, Stockport, Tarlee, Waterloo and Watervale. These townships have a distinct rural character and charm derived from the natural surrounds, sparse development pattern and local heritage buildings.

The settlements form an important element of the fabric of the Clare and Gilbert Valleys district – providing a range of integrated business and community services and facilities, residential housing and employment generators to the rural and tourism sector and the broader community.

It is the long term aspiration that the settlements retain their integral role and function within the district – where the settlements welcome and embrace opportunity for growth and renewal options that help to underpin a strong employment base, future prosperity, a place for conviviality and sense of community pride.

These long term aspirations are fundamental to the diverse qualities of the Clare and Gilbert Valleys.

Penwortham and Sevenhill are confined visually by the topographic conditions with a dominant surrounding rural landscape. The topographic features consist of drainage patterns, vineyards, vegetation and valley setting. These townships are likely to face development pressure for a variety of urban activities and land division proposals. Many vacant allotments exist within Penwortham and Sevenhill and further development is restricted to these areas within the Township Zone. Surrounding fringe areas are located in the Horticulture Policy Area within the Primary Production Zone and protected from inappropriate urban development and small allotment land division.

This zone also consists of the country townships of Manoora, Marrabel and Watervale. While Watervale is primarily a viticulture area, the other two are typical rural townships to service the rural area. Though not developed to a significant extent, they display an urban character and fulfil a service function for the adjoining rural areas through the existing facilities. The provision of additional limited residential sites and future service facilities in this zone will assist in satisfying the needs of the local community and the travelling public. Whilst there are opportunities for further development on vacant allotments in all three townships, new development should be permitted having regard to the extent of water supply available in these townships.

The small rural settlement of Waterloo fulfils a purposeful ~~useful~~ urban function in the district. Although not developed to a significant extent, it offers opportunities for further residential development and service facilities to satisfy demand on vacant allotments within the area bounded by Queen, Sydney and Mahood Streets. There are also some vacant allotments to the west of the main road.

Rhynie, Stockport and Tarlee offer a range of community services for the surrounding rural areas. Opportunity exists for further development within these townships in a planned and coherent manner to ensure the retention of the rural qualities of the towns.

The Objectives and Principles of Development Control for the zone reflect the need to manage ~~control~~ land division and land use so that the special character of the settlements can be retained. However, opportunities do exist for existing landowners to amalgamate parcels of land in order to make better use of existing holdings.

Building design and overall built form within the zone should be sympathetic to the scale of development in the locality and within the context of its setting with regard to shape, size, materials and colour. Bright colours~~, including white and smooth cream~~ should not be used.

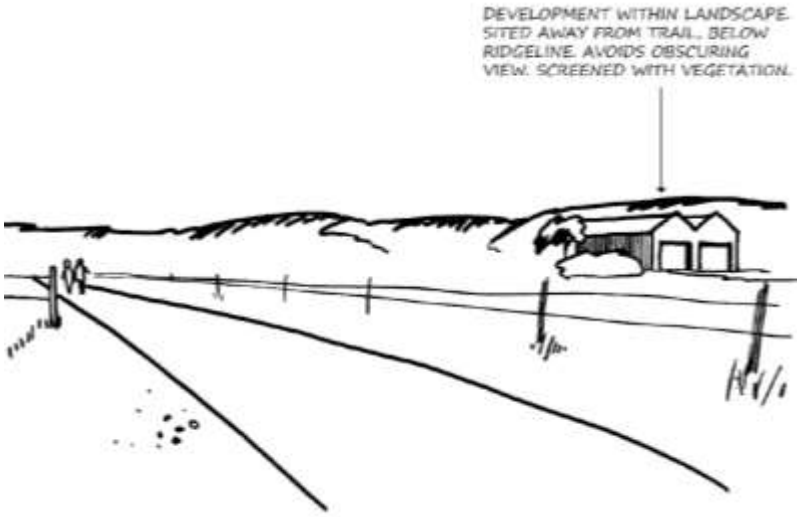
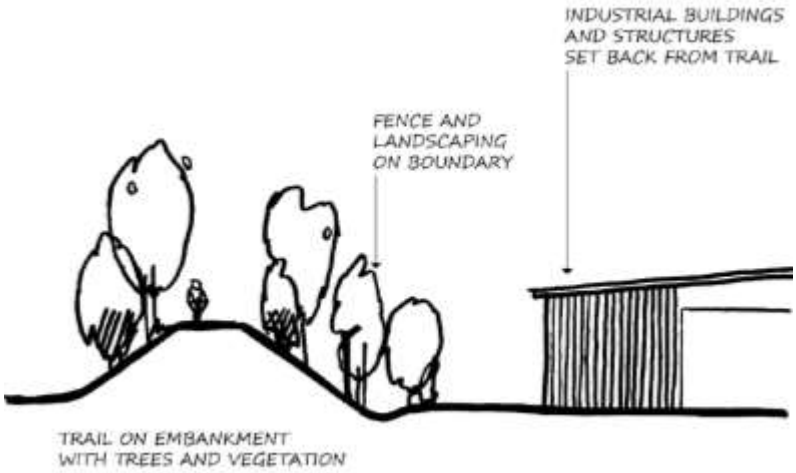
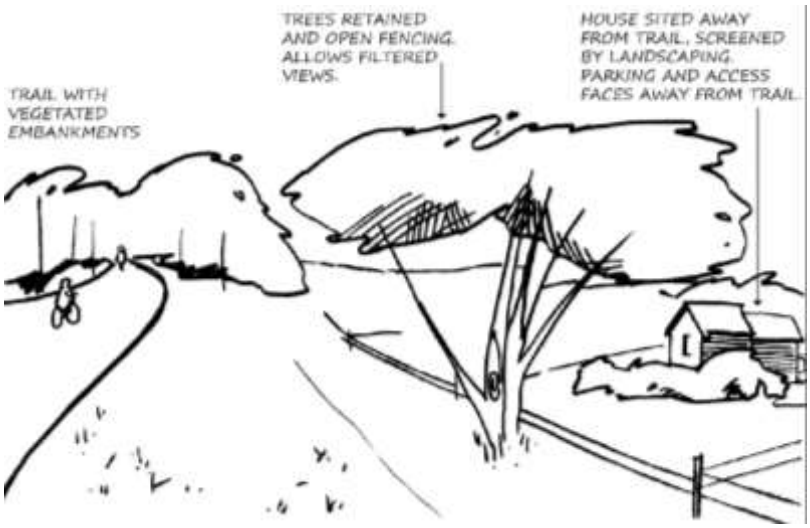
Hillsides should be protected from further development to retain the undeveloped rural landscape backdrop to the settlements.

The townships of Manoora, Rhynie, Tarlee and Stockport are ~~is~~ affected by flooding, as identified on *Overlay Maps – Development Constraints,* and it is essential that future development adequately addresses this issue in accordance with provisions contained in the *General Section – Hazards*.

Attachment G

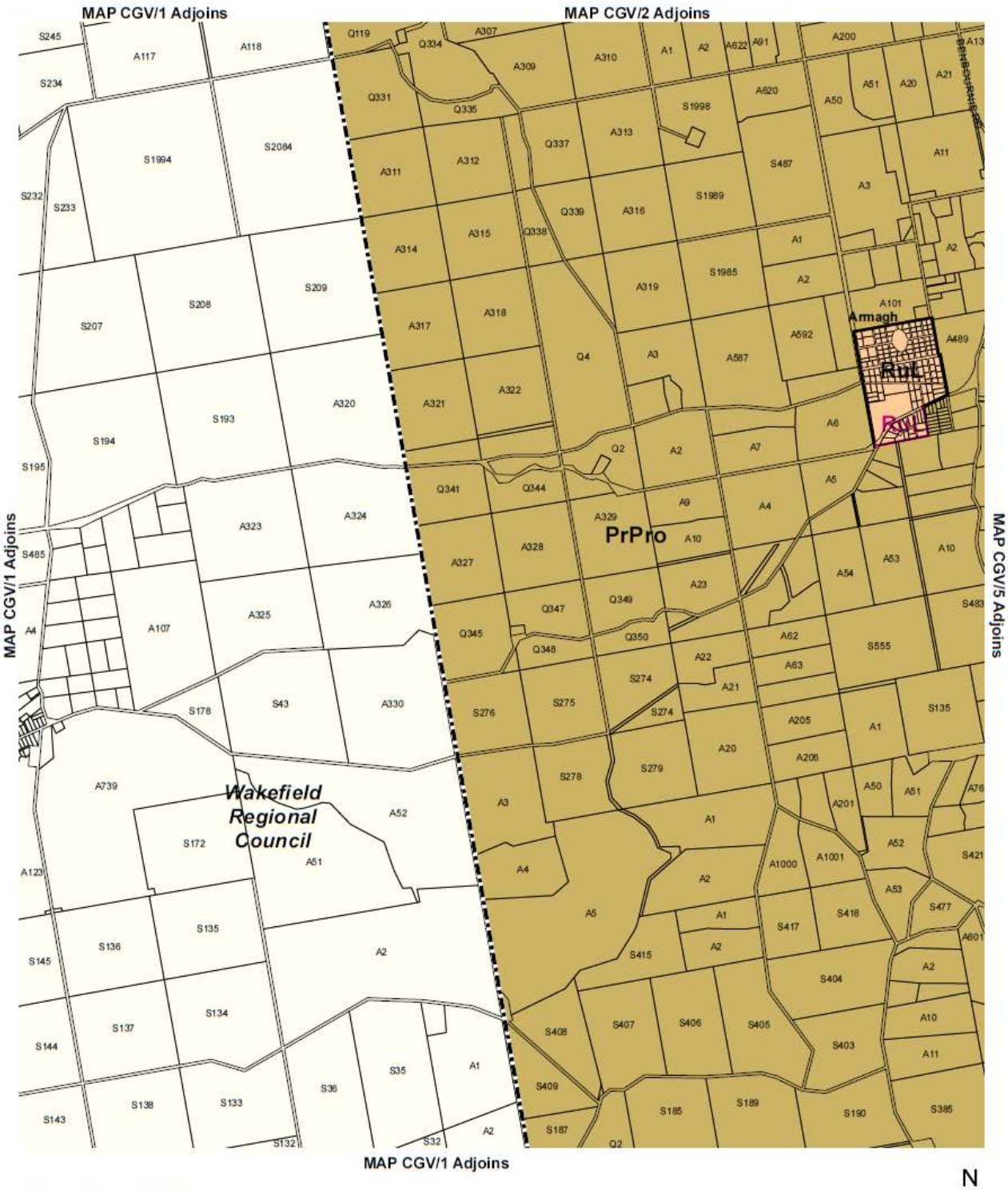
Insert new Table CGV/7 – Guidelines for Development Near Trails

Table CGV/7 - Guidelines for Development Near Trails

Component/Aspect/Issue	Guidelines for Development
Development Near Recreational Trails in a Rural Setting	
Industrial Zone Development Near Recreational Trails	
Township Residential Development Near Recreational Trails	

Attachment H

Replacement Zone Maps CGV/4, 7, 12, 13, 15, 16, 26, 27



Lamberts Conformal Conic Projection, GDA94

N

0 2,000m

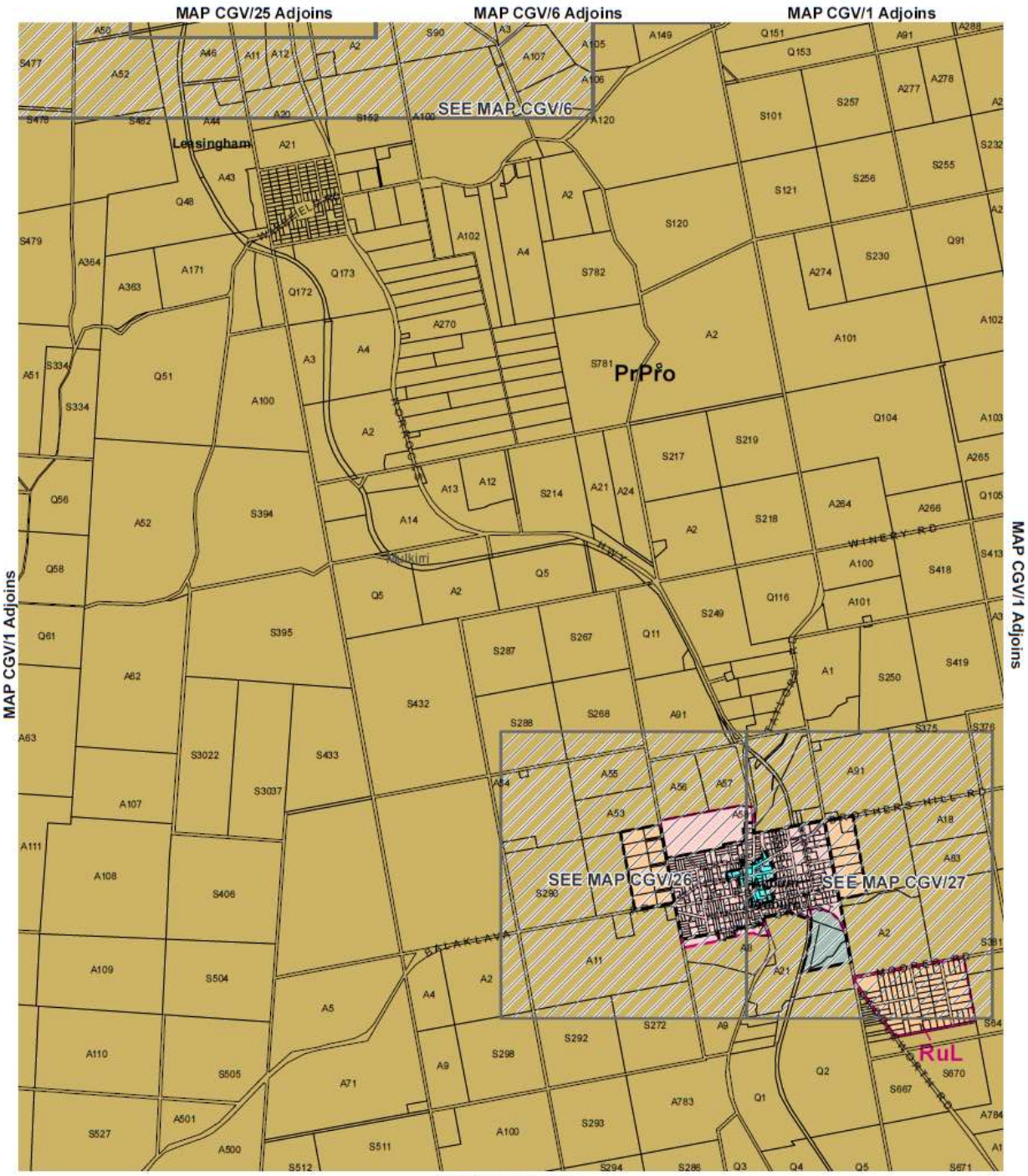
Zone Map CGV/4

Zones

PrPro	Primary Production
RuL	Rural Living
	Zone Boundary
	Development Plan Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



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

N

0 2,000m

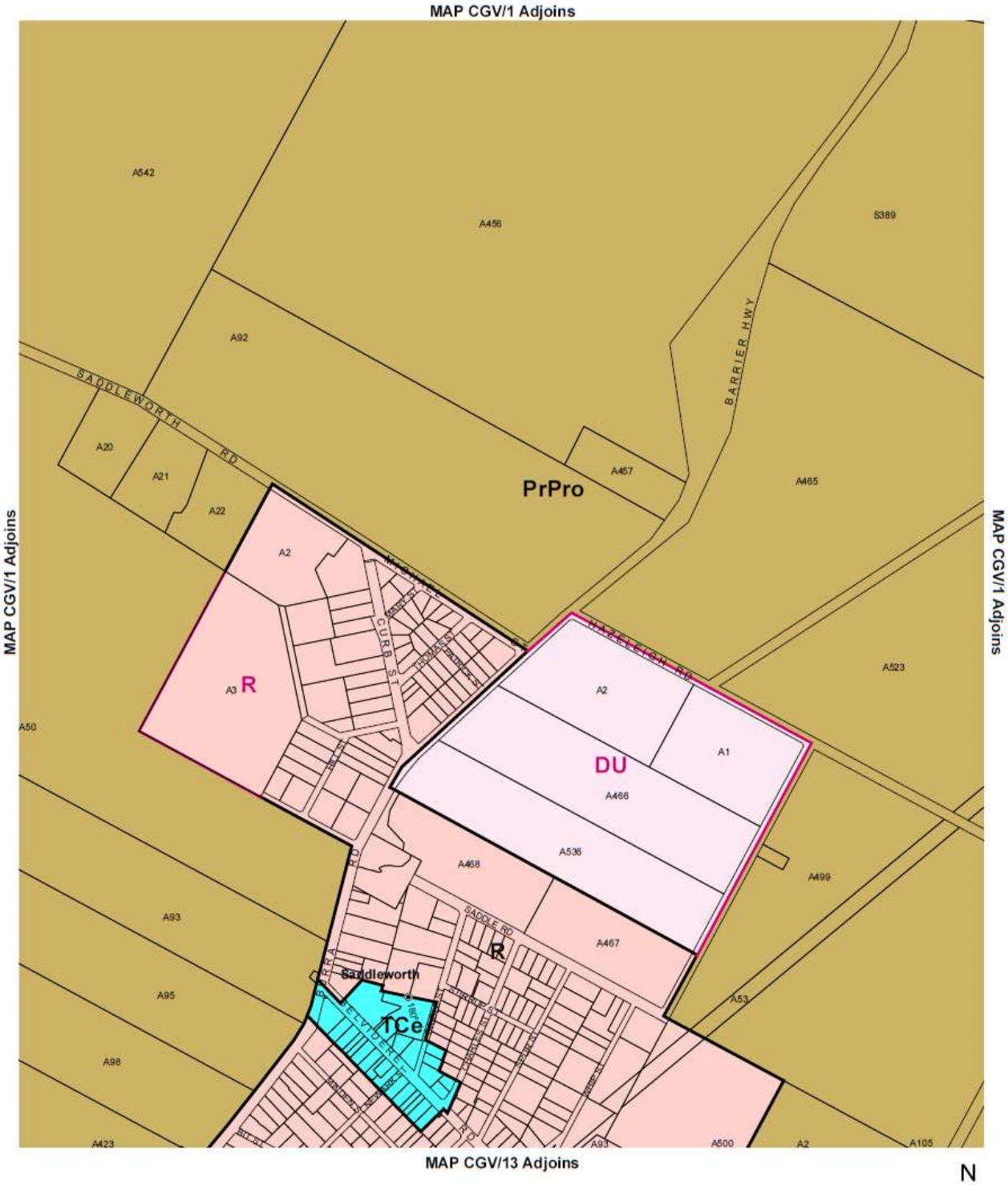
Zone Map CGV/7

Zones

PrPro	Primary Production
RuL	Rural Living
	Zone Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

SADDLEWORTH

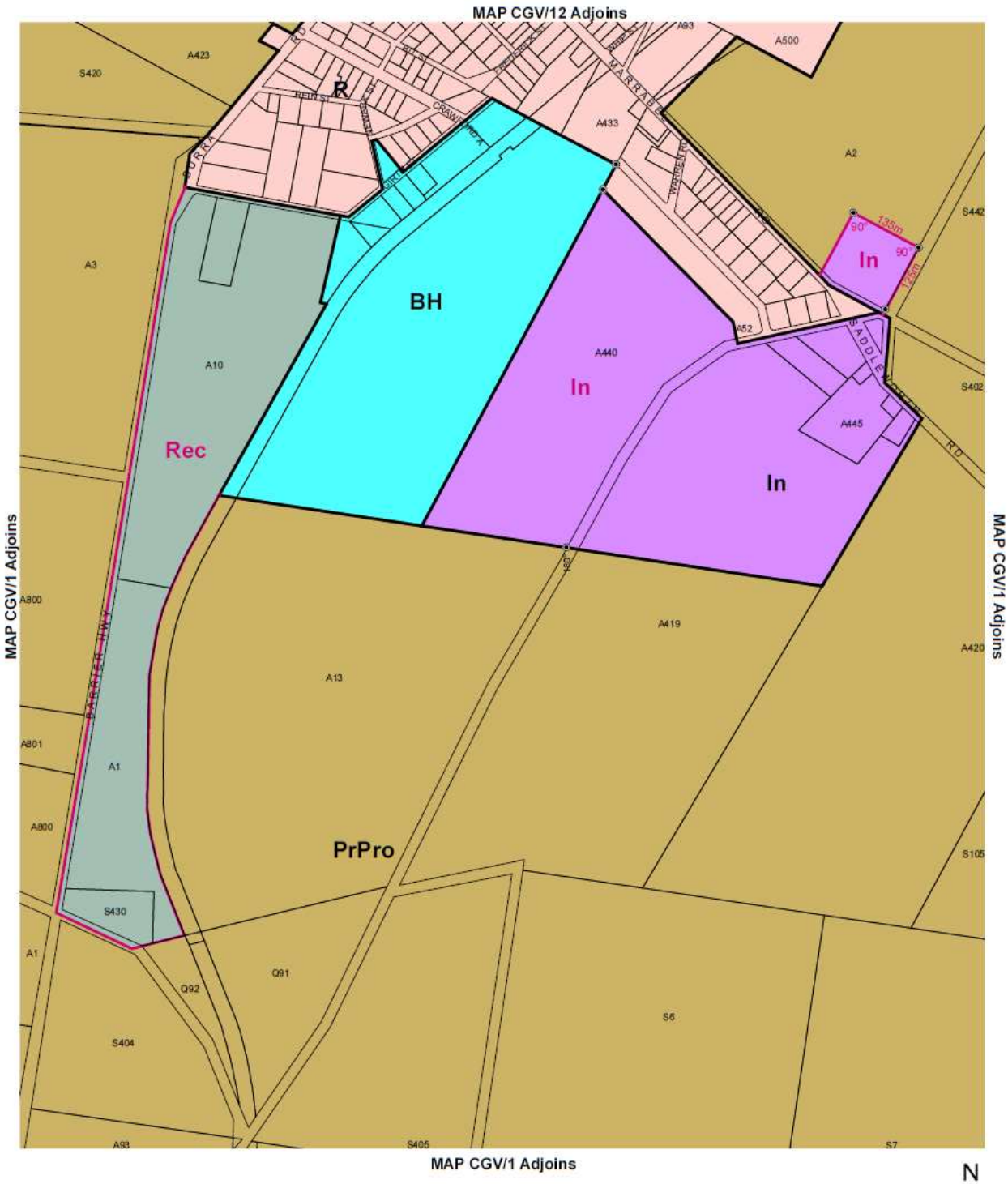
Zone Map CGV/12

Zones

DU	Deferred Urban
PrPro	Primary Production
R	Residential
TCe	Town Centre
	Zone Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

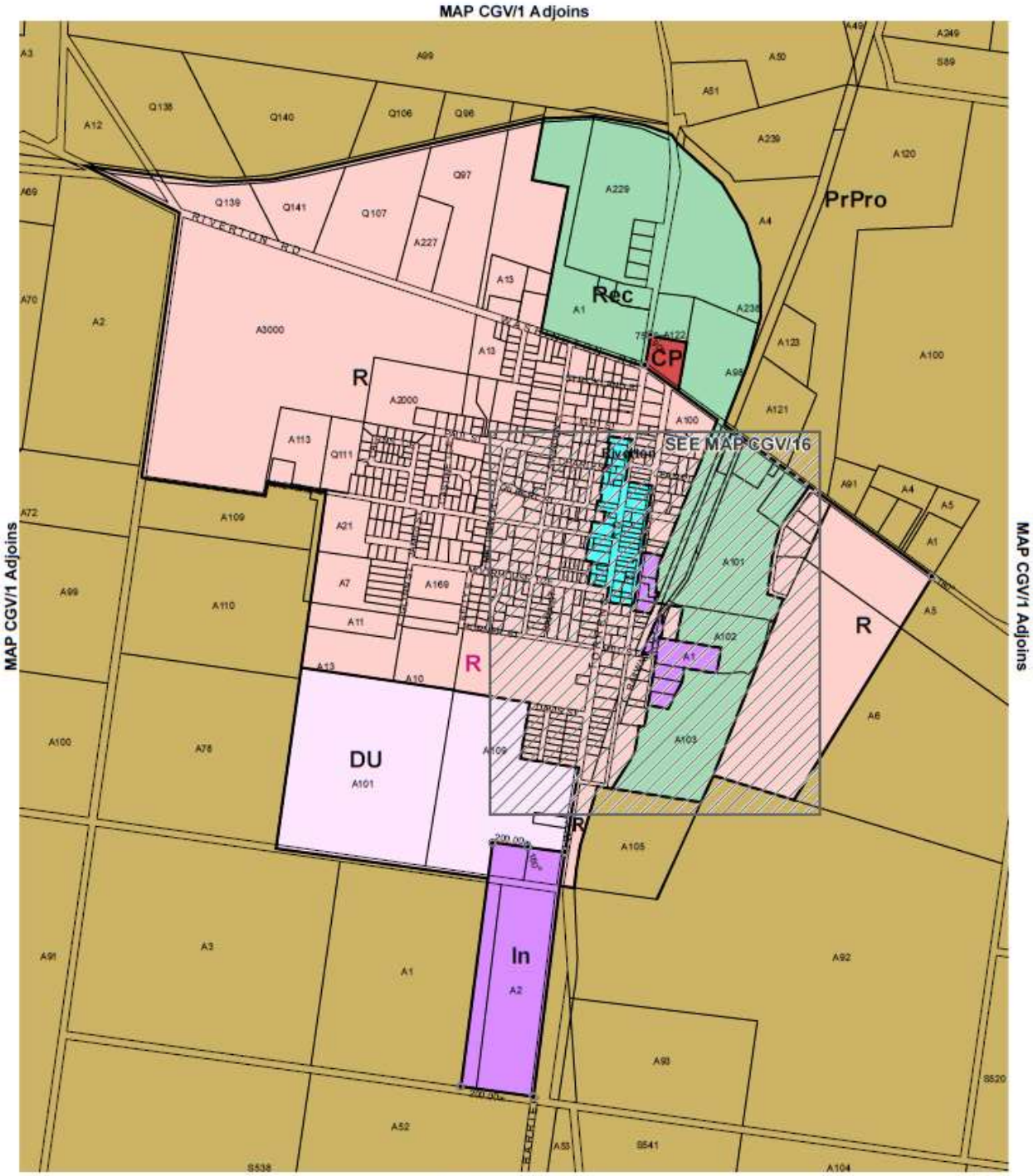
BH	Bulk Handling
In	Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
	Zone Boundary

SADDLEWORTH

Zone Map CGV/13

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



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

N

0 500 m

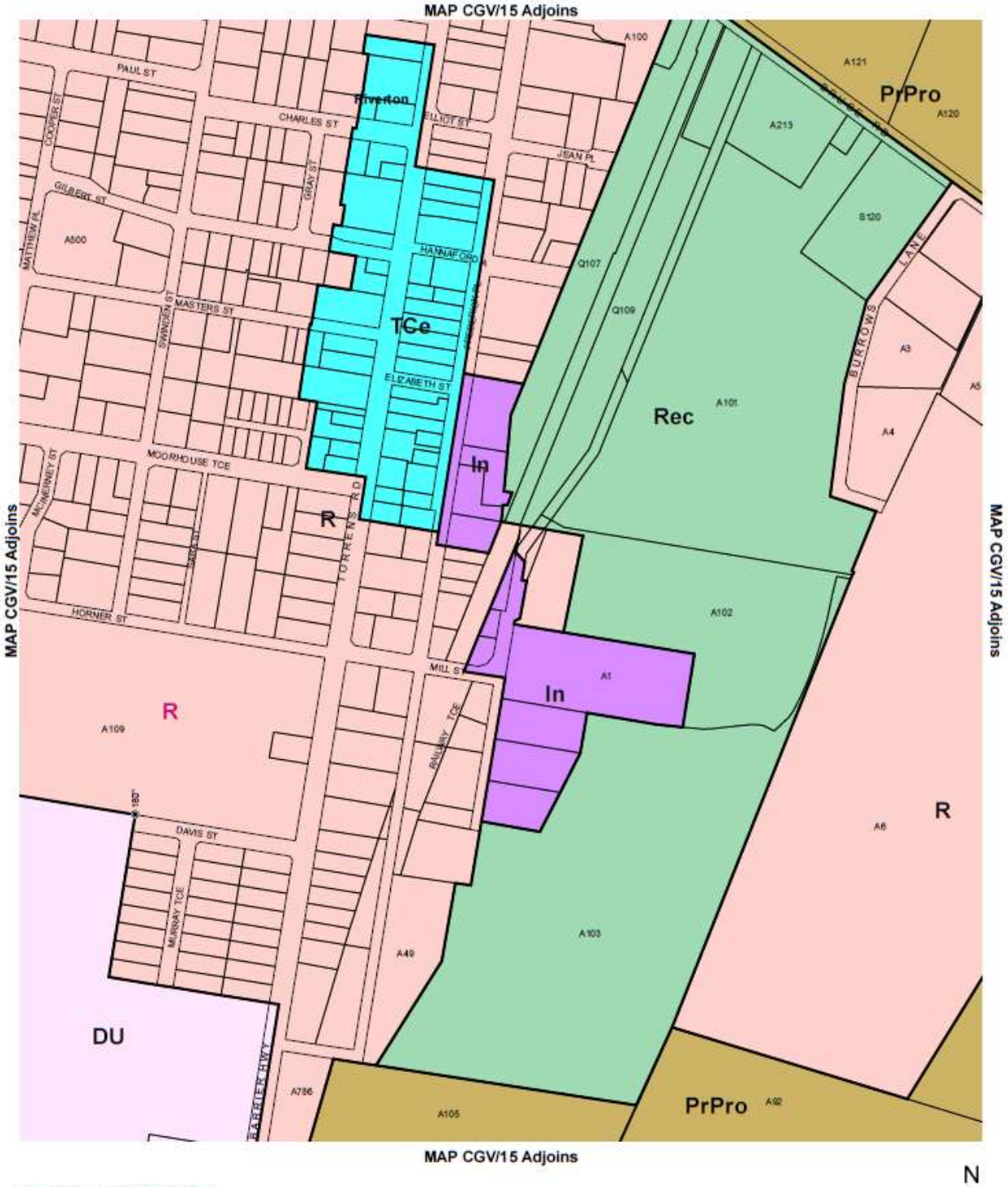
Zones

CP	Caravan and Tourist Park
DU	Deferred Urban
In	Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
	Zone Boundary

RIVERTON

Zone Map CGV/15

CLARE AND GILBERT VALLEYS COUNCIL



Lamberts Conformal Conic Projection, GDA94

N

0 250 m

Zones

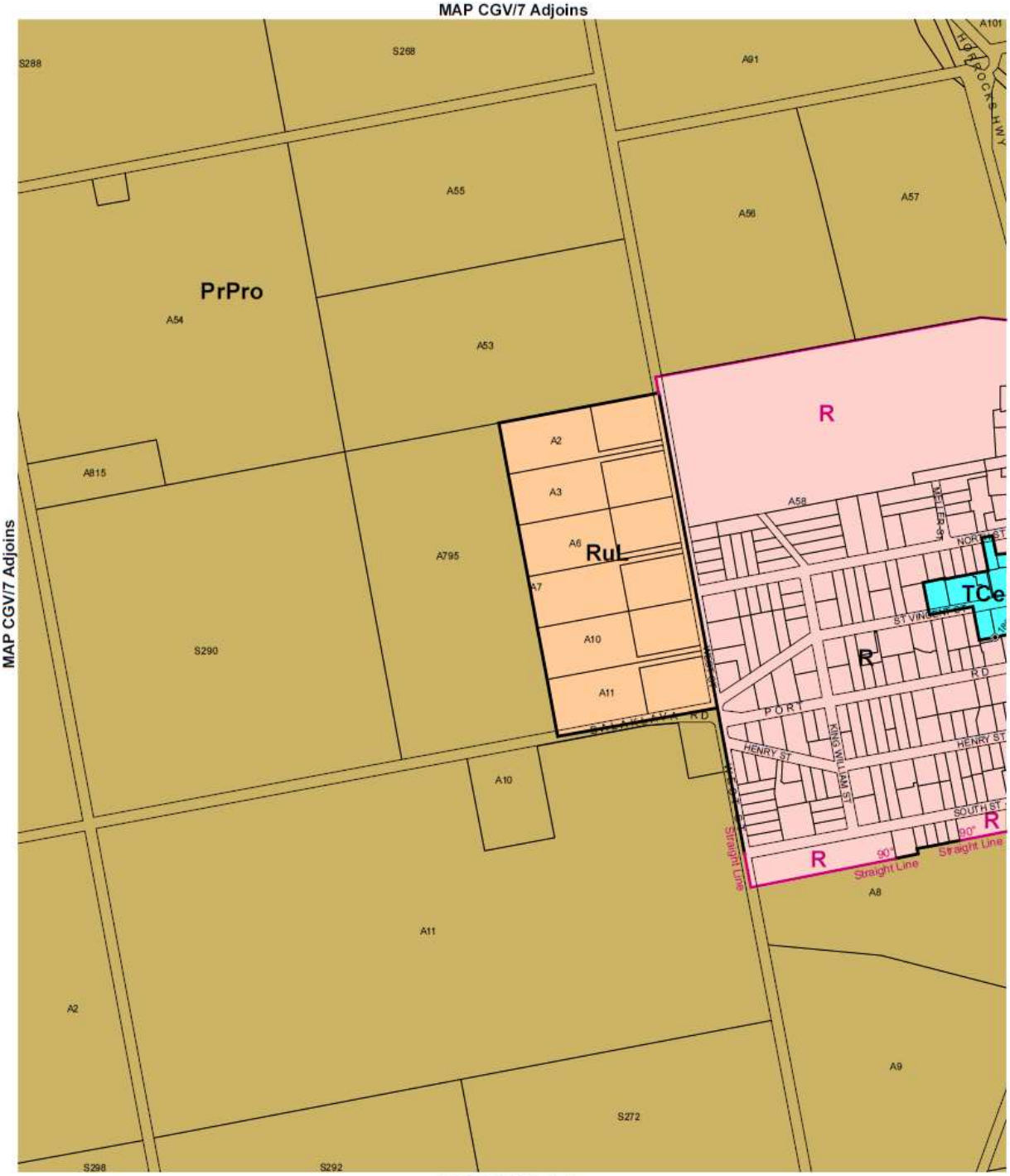
DU	Deferred Urban
In	Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
TCe	Town Centre
	Zone Boundary

RIVERTON

Zone Map CGV/16

CLARE AND GILBERT VALLEYS COUNCIL

MAP CGV/7 Adjoins



MAP CGV/7 Adjoins

MAP CGV/7 Adjoins

MAP CGV/27 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

AUBURN

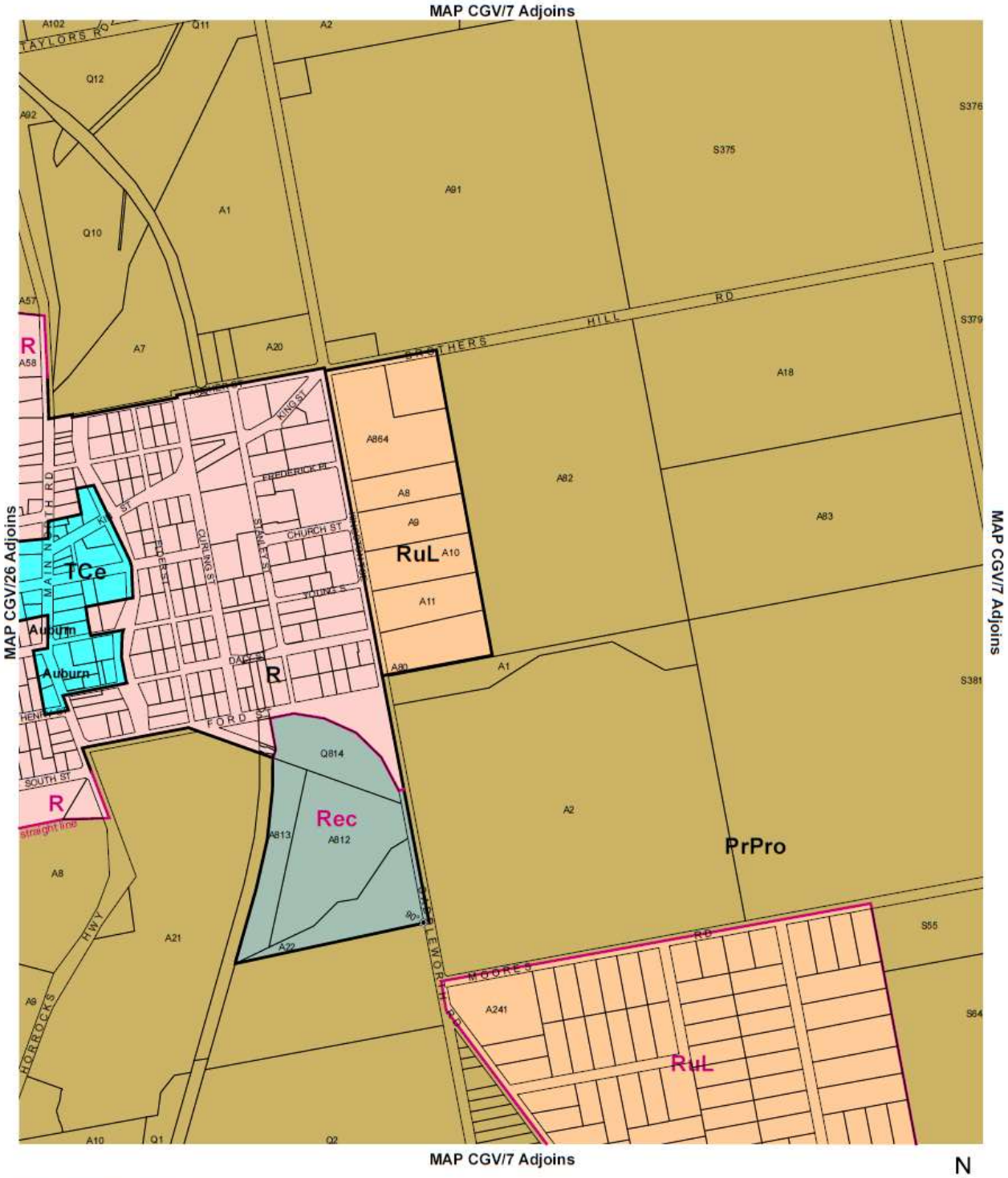
Zone Map CGV/26

Zones

PrPro	Primary Production
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

PrPro	Primary Production
Rec	Recreation
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary

AUBURN

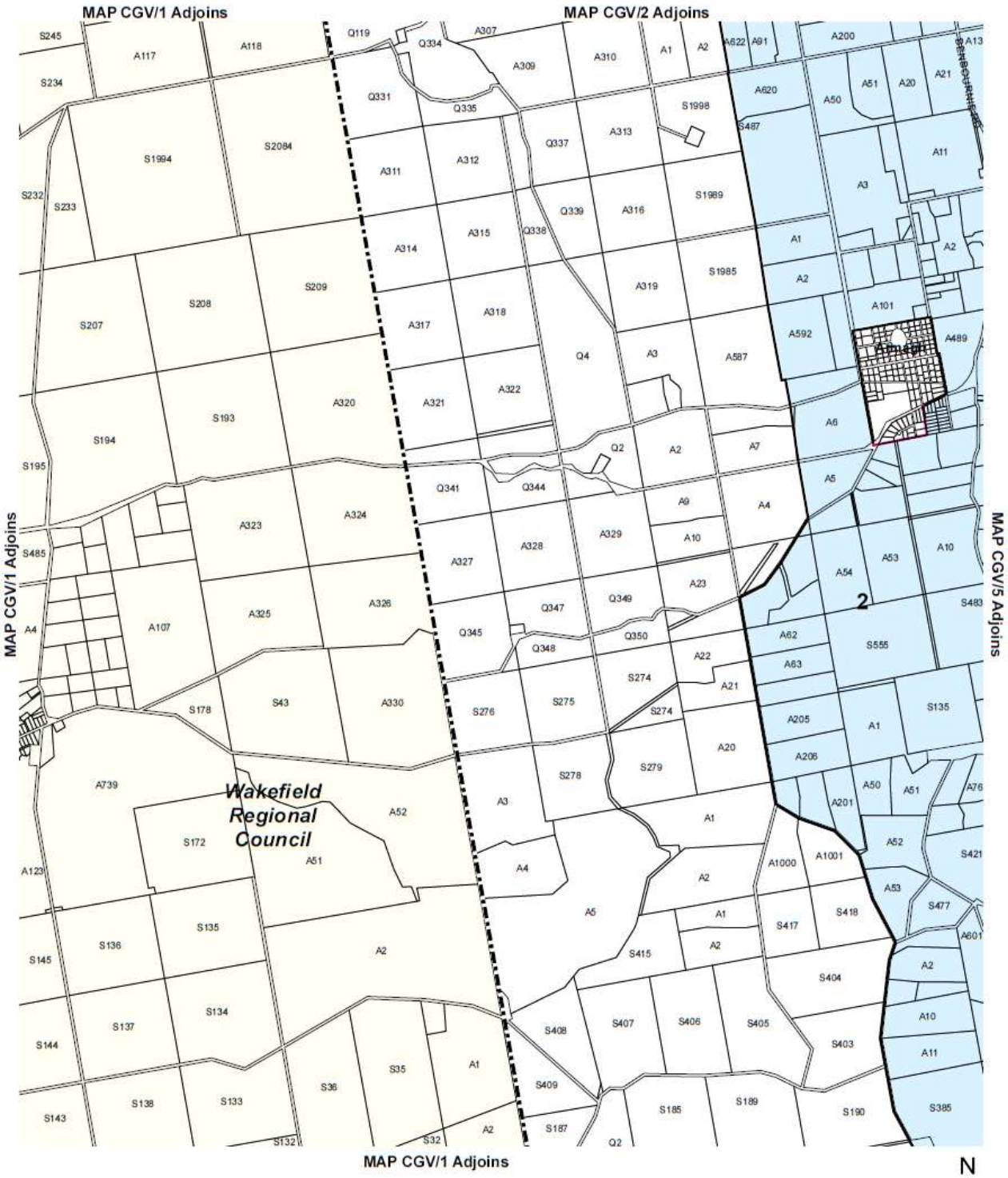
Zone Map CGV/27

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Attachment I

Replacement Policy Area Maps CGV/4, 8, 15



Lamberts Conformal Conic Projection, GDA94

Policy Area

2 Horticulture

Policy Area Map CGV/4

Policy Area Boundary

Development Plan Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Lamberts Conformal Conic Projection, GDA94

Policy Area

7 Residential (Mintaro)
8 Rural Living (Mintaro)
9 Township Fringe (Mintaro)

N

0 500 m

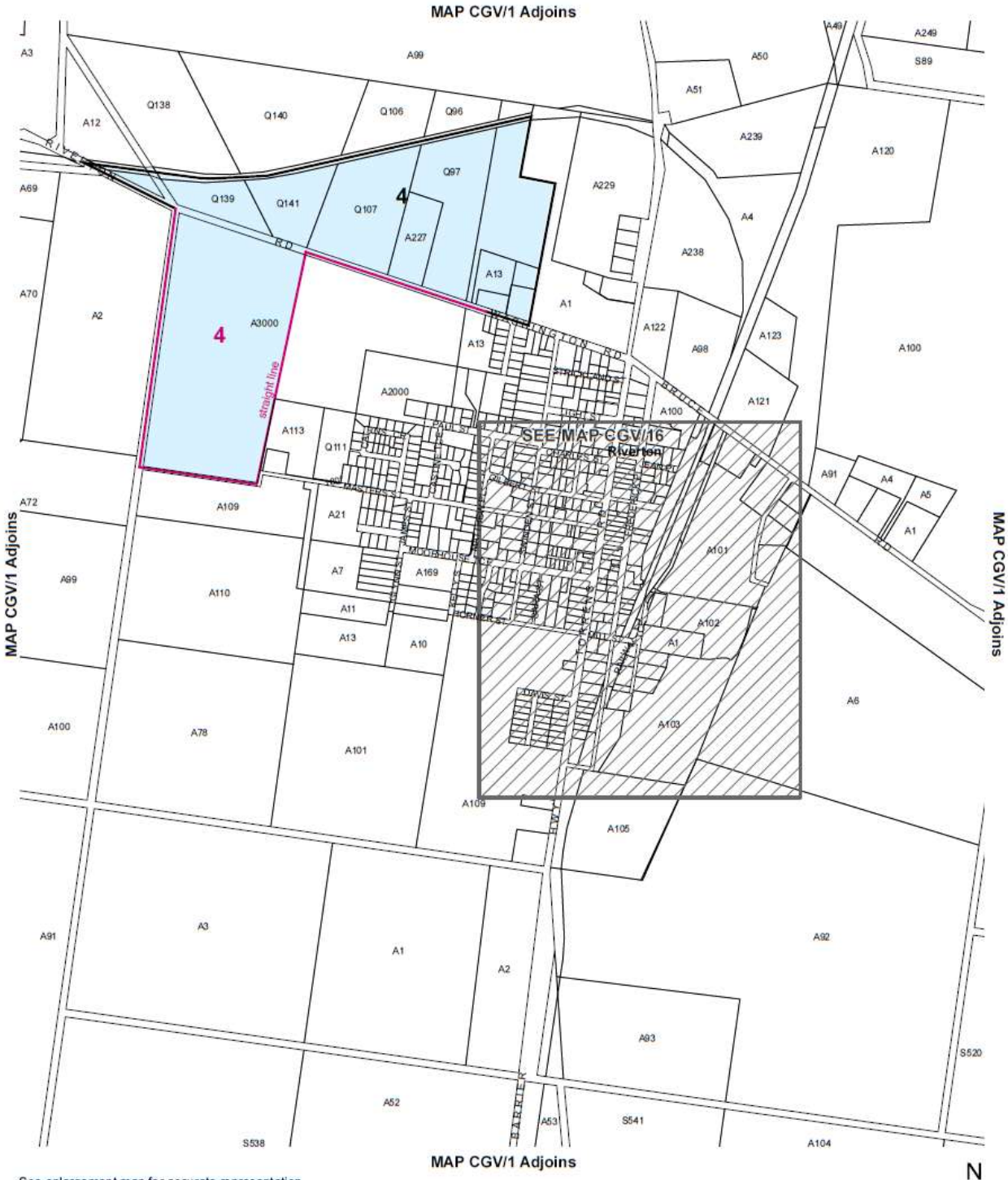
MINTARO

Policy Area Map CGV/8

Policy Area Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Policy Area

4 Riverton Low Density Housing

RIVERTON

Policy Area Map CGV/15

Policy Area Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14

Attachment J

New Precinct Map CGV/7

Precinct Map CGV/7

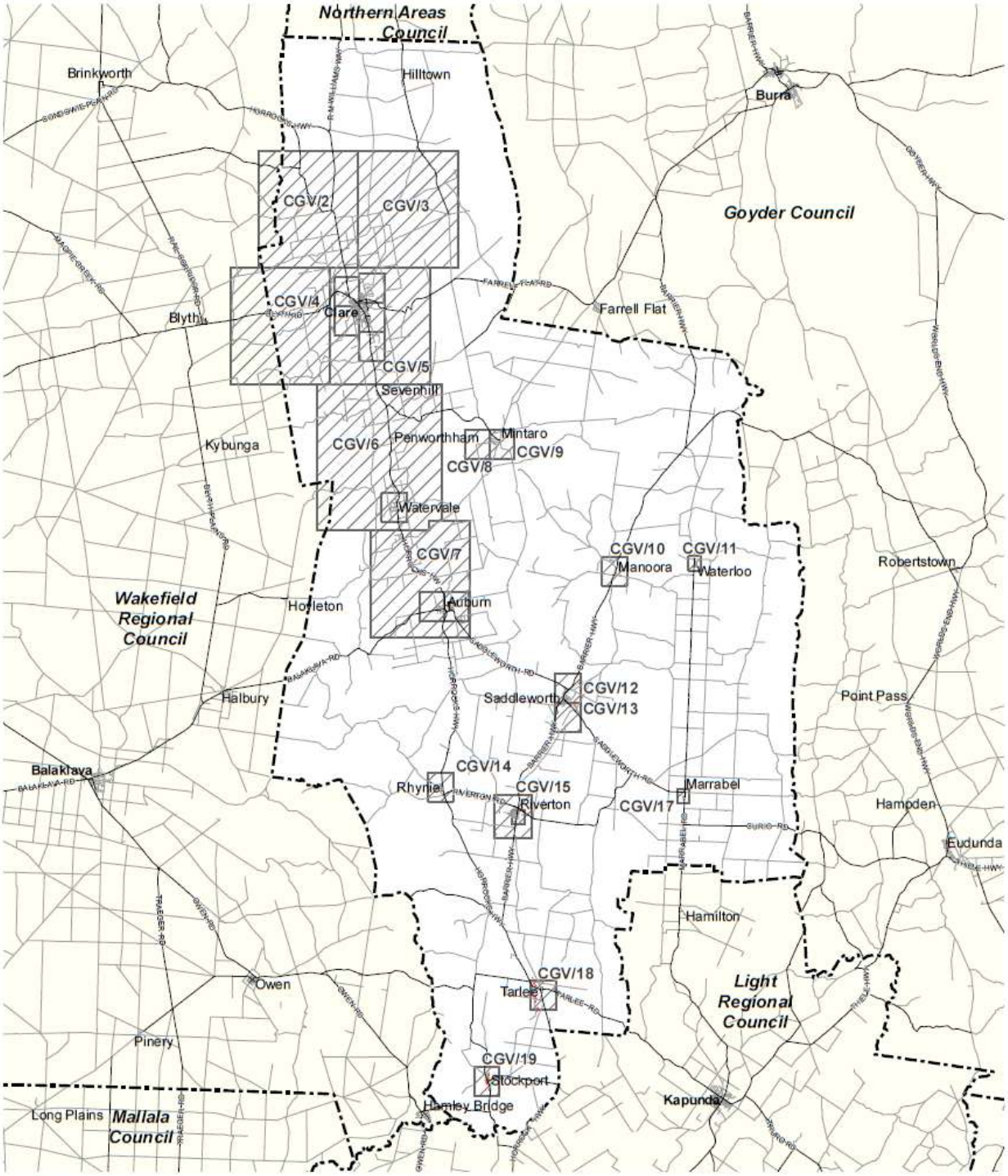
Precinct Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Attachment K

New Development Constraints Overlay maps CGV/1, 8, 9, 10, 12, 13, 14, 15, 16, 18, 19



Disclaimer
These figures have been prepared on the basis of survey, hydraulic and hydrologic modelling undertaken in 2013 to predict the risk of flooding in the Clare and Gilbert Valleys Council during a 1 in 100 year ARI flood event.
They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.
They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood event and other circumstances pertaining to the relevant place and at the relevant time.
Land outside the depicted areas may or may not be subject to flooding, as the flood mapping only relates to the areas shown.

N

0 25km

Low
Medium
High
Extreme
Development Plan Boundary

Overlay Map CGV/1

DEVELOPMENT CONSTRAINTS

CLARE AND GILBERT VALLEYS COUNCIL

Version A 3/5/14

Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

MINTARO

Overlay Map CGV/8

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

MINTARO

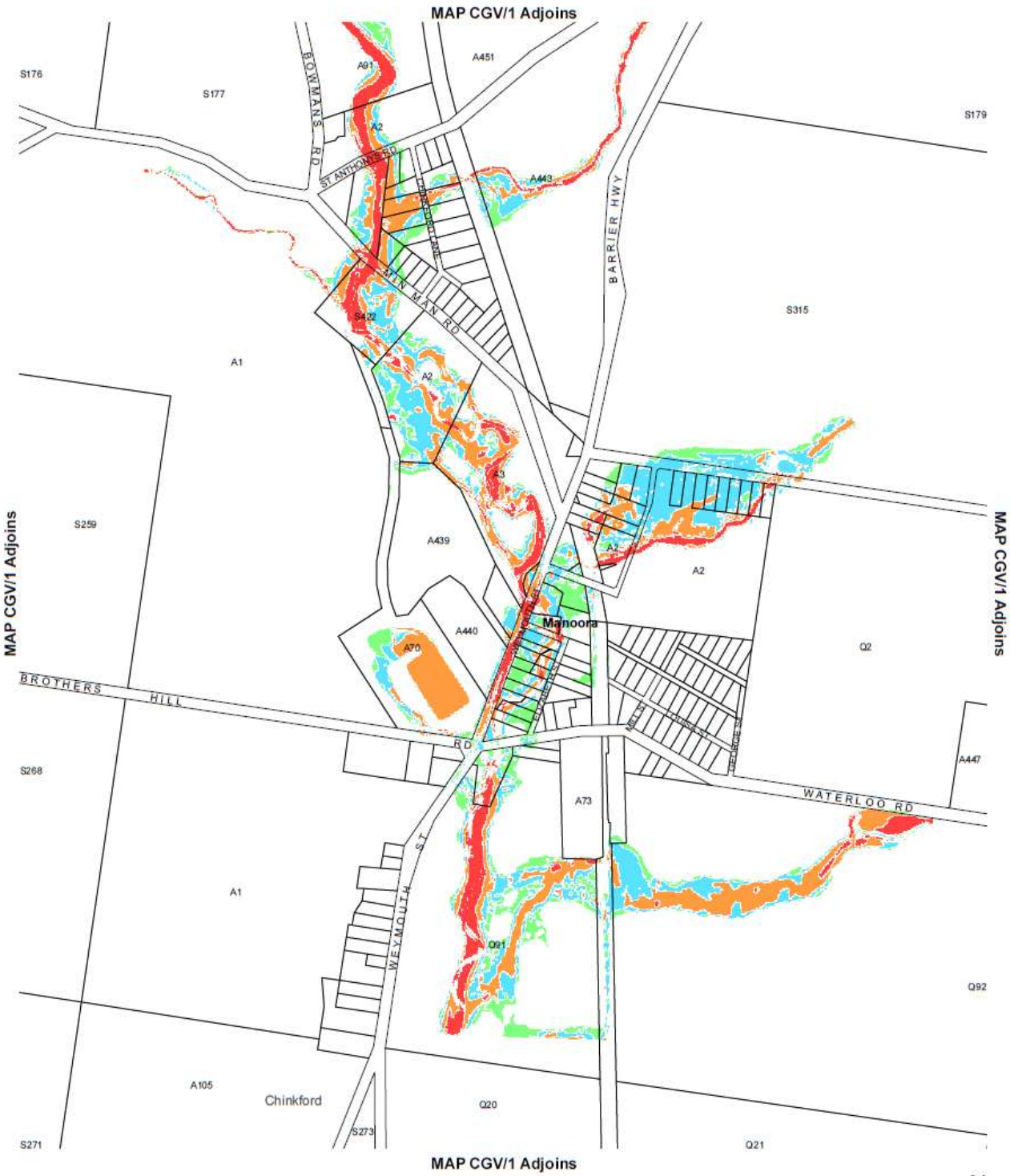
Overlay Map CGV/9

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

MANOORA

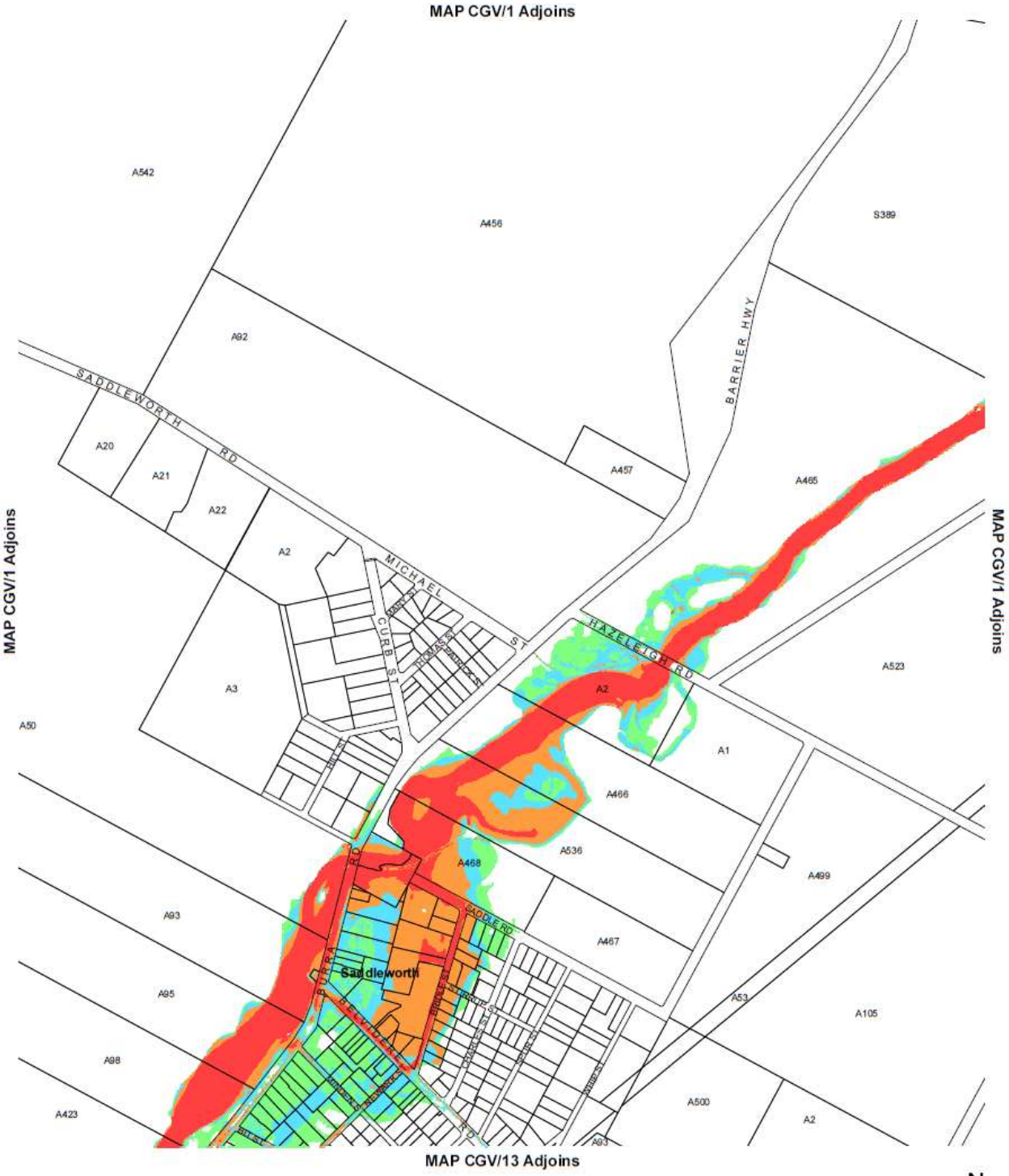
Overlay Map CGV/10

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

SADDLEWORTH

Overlay Map CGV/12

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500m

Low
Medium
High
Extreme

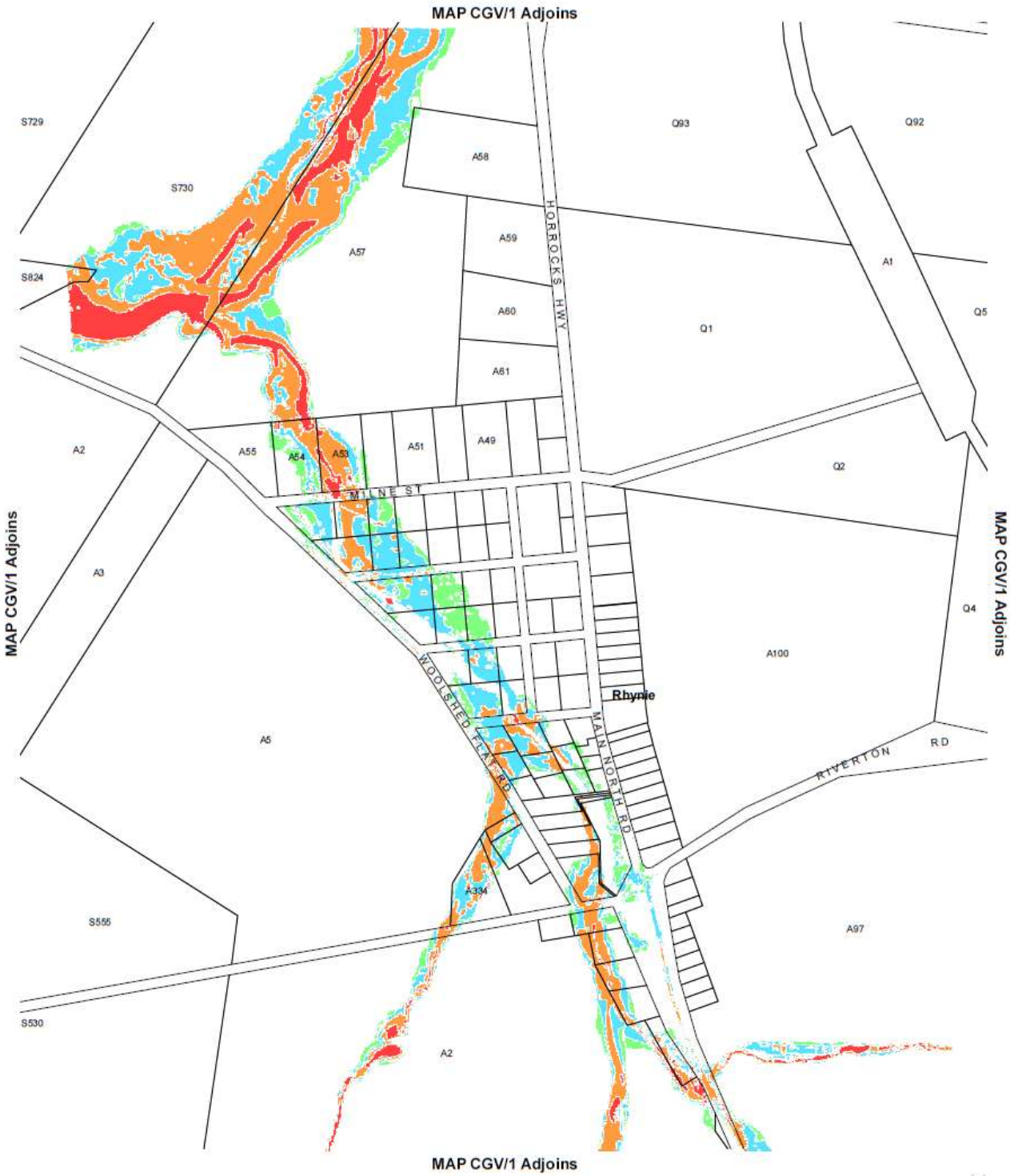
SADDLEWORTH

Overlay Map CGV/13

DEVELOPMENT CONSTRAINTS

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

RHYNIE

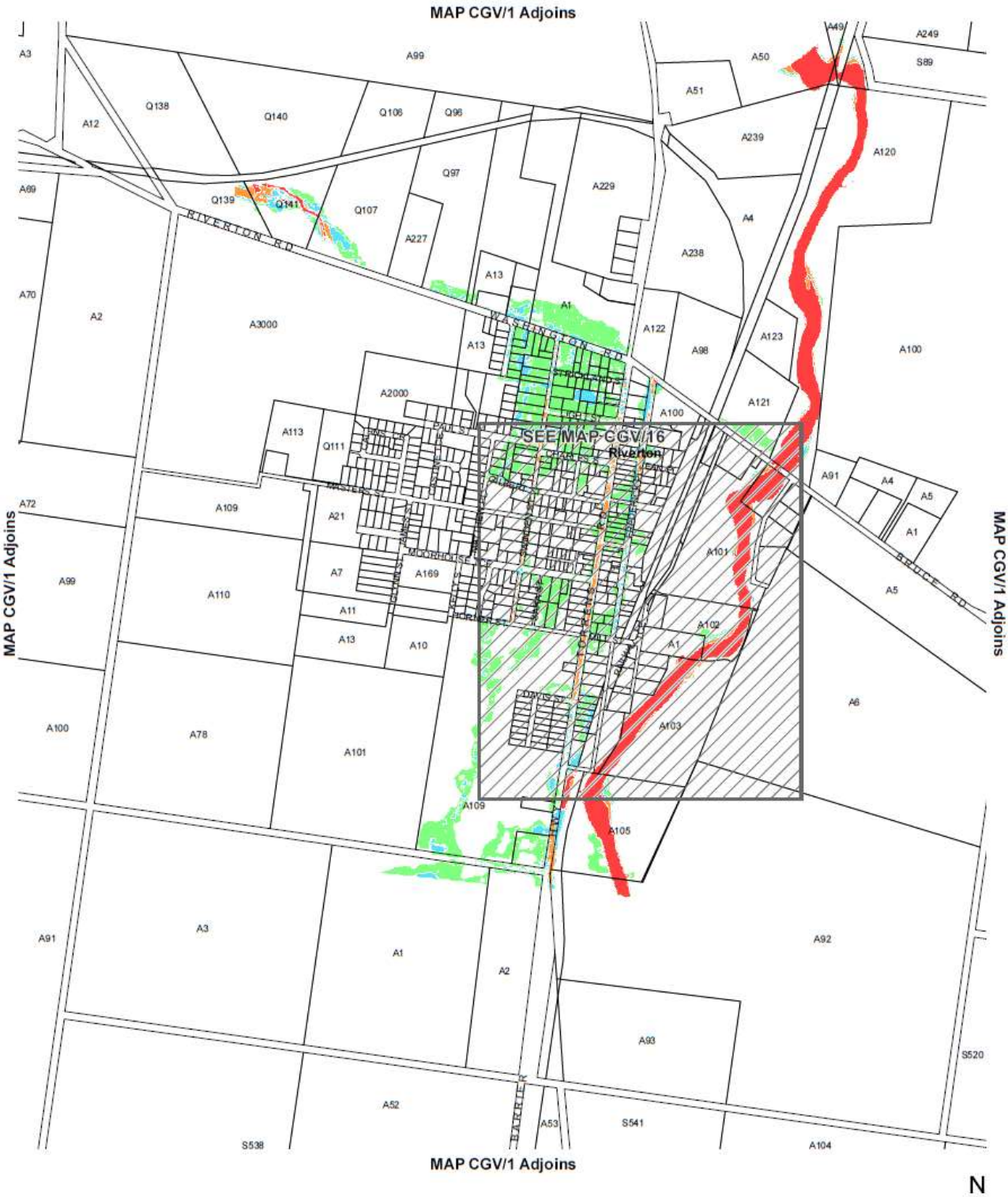
Overlay Map CGV/14

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

RIVERTON

Overlay Map CGV/15

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 250 m

RIVERTON

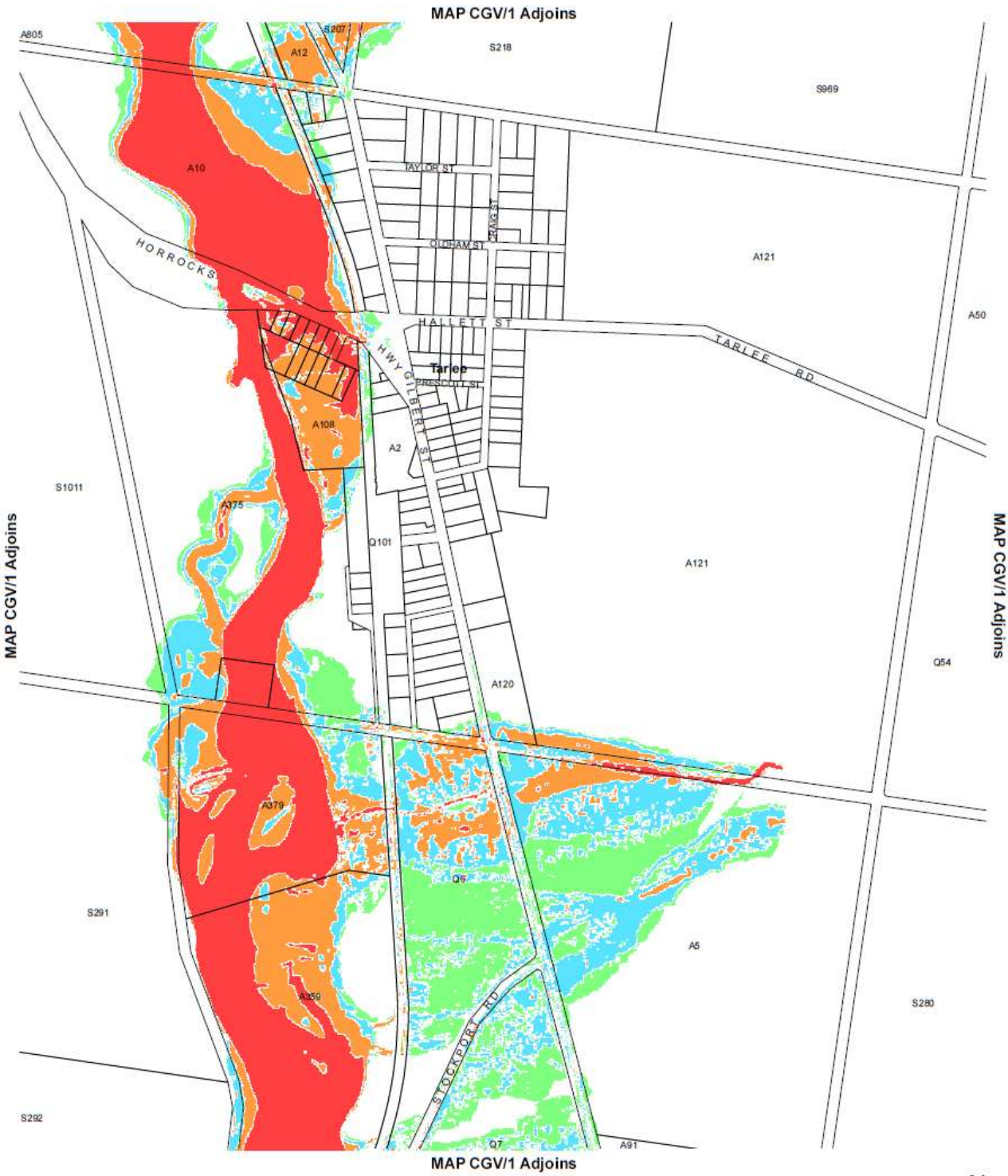
Overlay Map CGV/16

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

TARLEE

Overlay Map CGV/18

DEVELOPMENT CONSTRAINTS

Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Note: See Overlay Map CGV/1 Development Constraints for flood data definition explanation and disclaimer.

N

0 500 m

STOCKPORT

Overlay Map CGV/19

DEVELOPMENT CONSTRAINTS

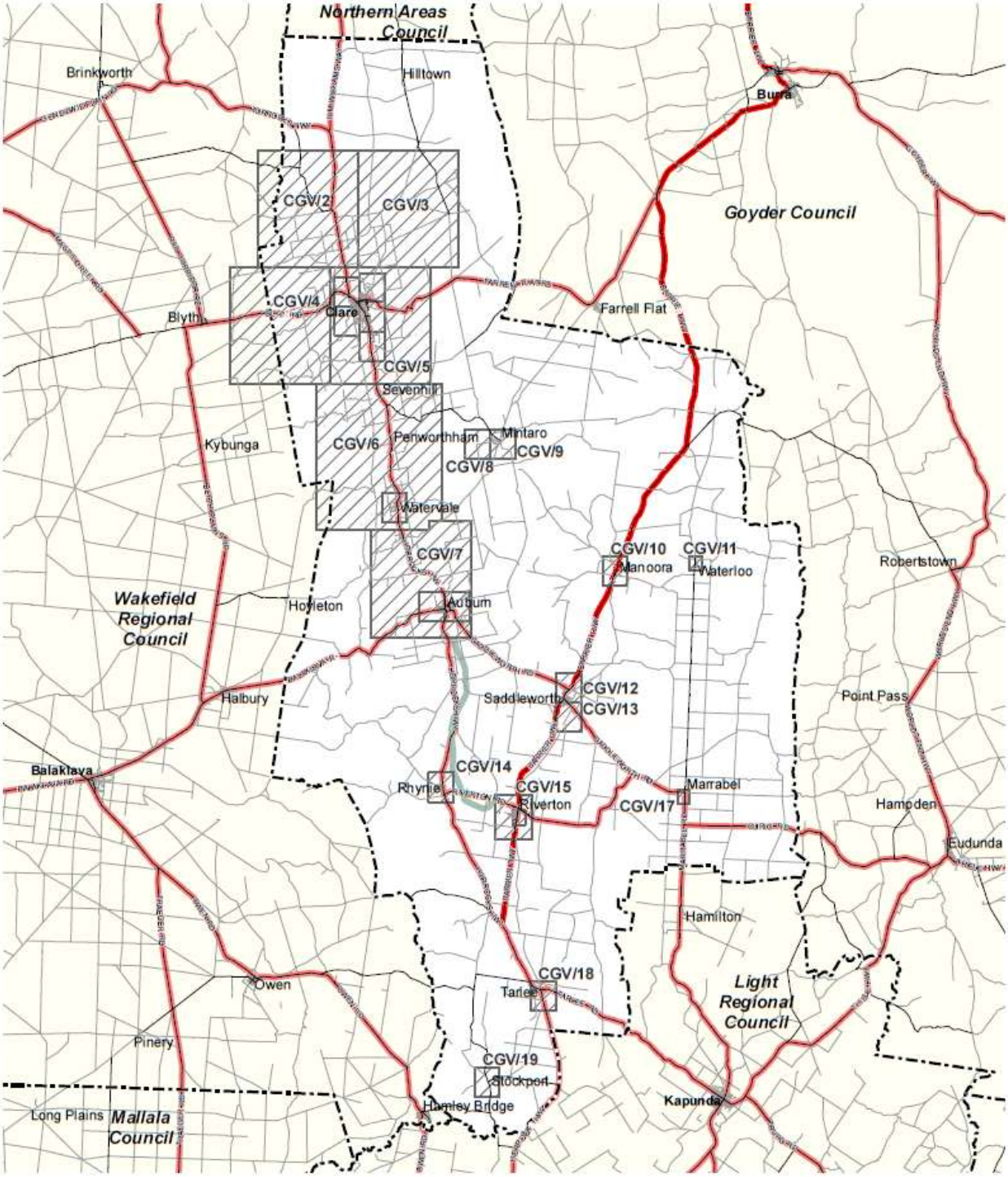
Low
Medium
High
Extreme

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Attachment L

Replacement Transport Overlay Maps CGV/1, 5, 6, 7, 14, 15, 21, 23, 24, 25, 26, 27



Rattler Trail
Primary Arterial Roads
Secondary Arterial Roads
Development Plan Boundary

Overlay Map CGV/1

TRANSPORT

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Overlay Map CGV/5

TRANSPORT

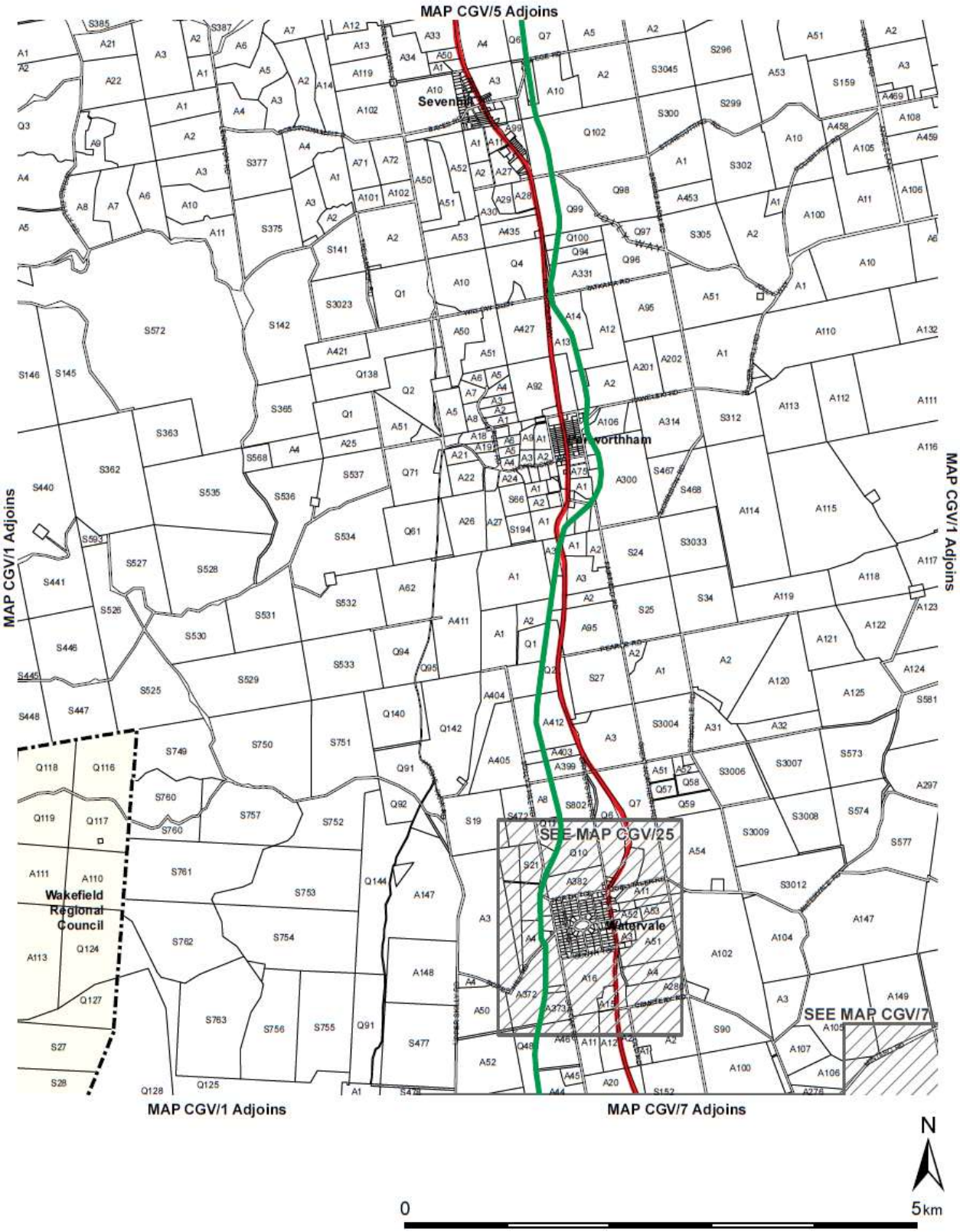
Riesling Trail

Primary Arterial Roads

Secondary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Overlay Map CGV/6

TRANSPORT

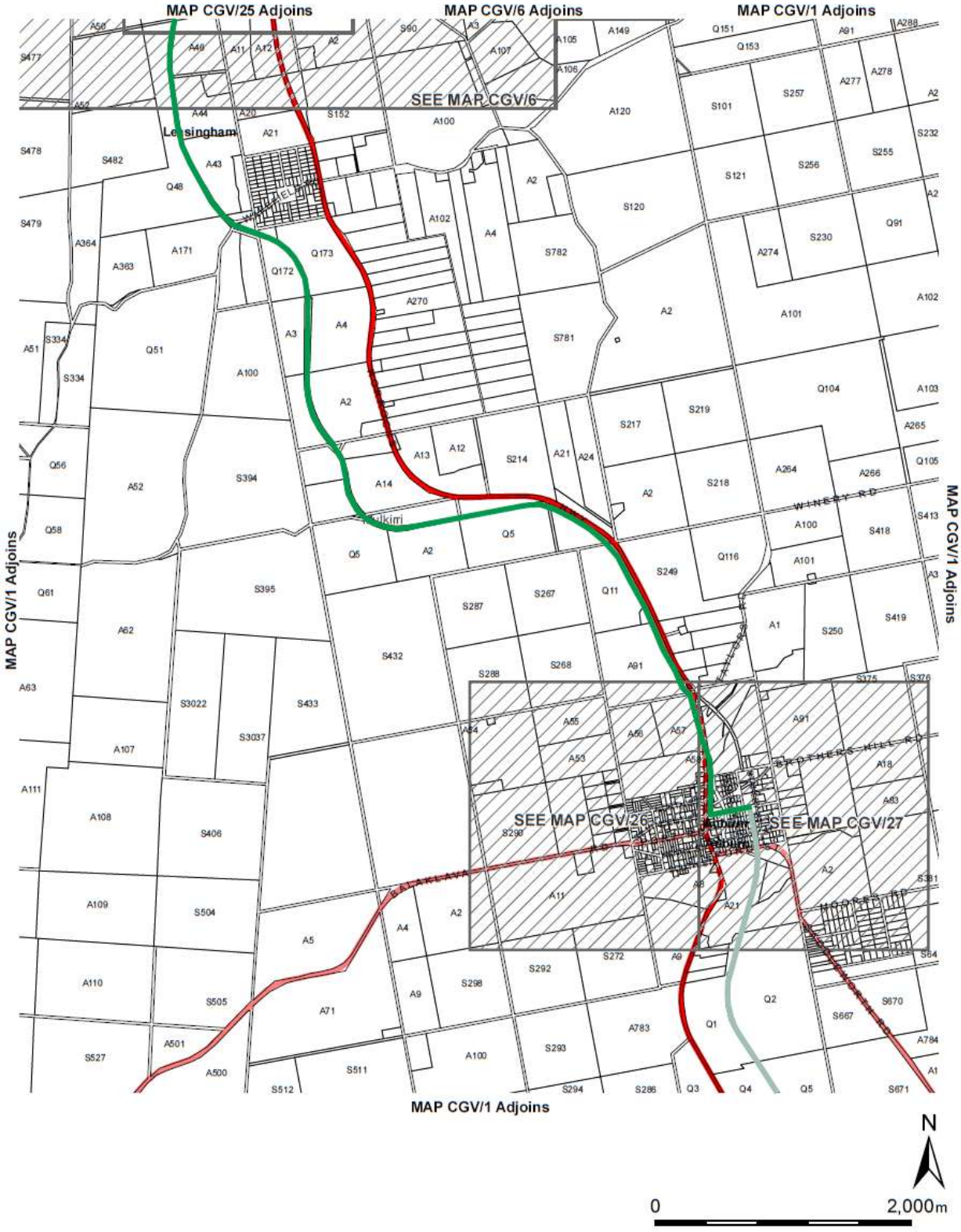
Riesling Trail

Primary Arterial Roads

Development Plan Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



Riesling Trail
Rattler Trail
Primary Arterial Roads
Secondary Arterial Roads

Overlay Map CGV/7
TRANSPORT

CLARE AND GILBERT VALLEYS COUNCIL
Version A 20/4/14

RHYNIE

Overlay Map CGV/14

TRANSPORT

Rattler Trail
Primary Arterial Roads
Secondary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

N

0 500 m

RIVERTON

Overlay Map CGV/15

TRANSPORT

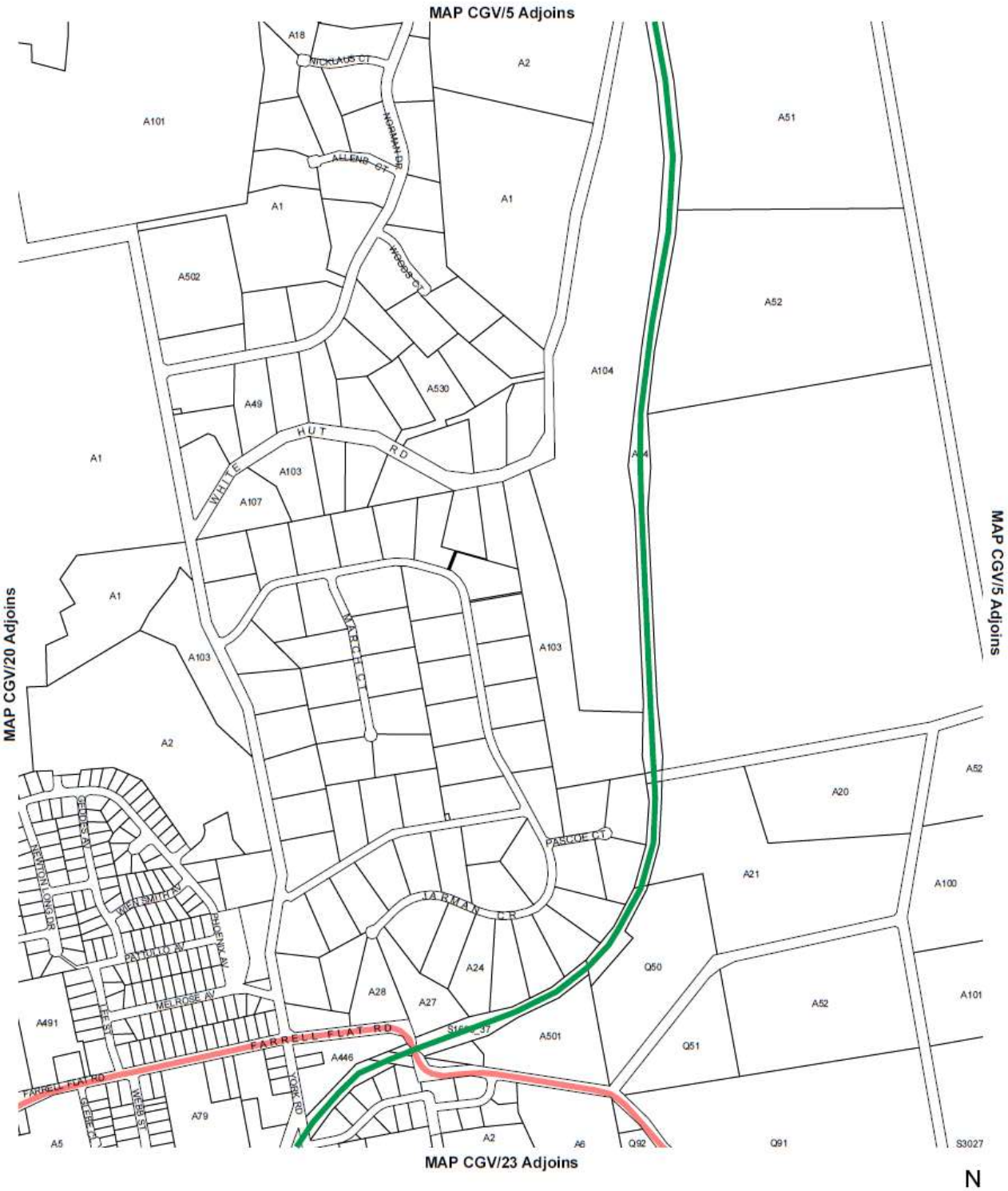
CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Rattler Trail

Primary Arterial Roads

Secondary Arterial Roads



N

0 500 m

CLARE

Overlay Map CGV/21

TRANSPORT

Riesling Trail

Secondary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

N

0 500 m

CLARE

Overlay Map CGV/23

TRANSPORT

Riesling Trail
Primary Arterial Roads
Secondary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

N

0 500 m

CLARE

Overlay Map CGV/24

TRANSPORT

Riesling Trail

Primary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

N

0 500 m

WATERVALE

Overlay Map CGV/25

TRANSPORT

Riesling Trail

Primary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

N

0 500 m

AUBURN

Overlay Map CGV/26

TRANSPORT

Riesling Trail
Primary Arterial Roads
Secondary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

N

0 500 m

AUBURN

Overlay Map CGV/27

TRANSPORT

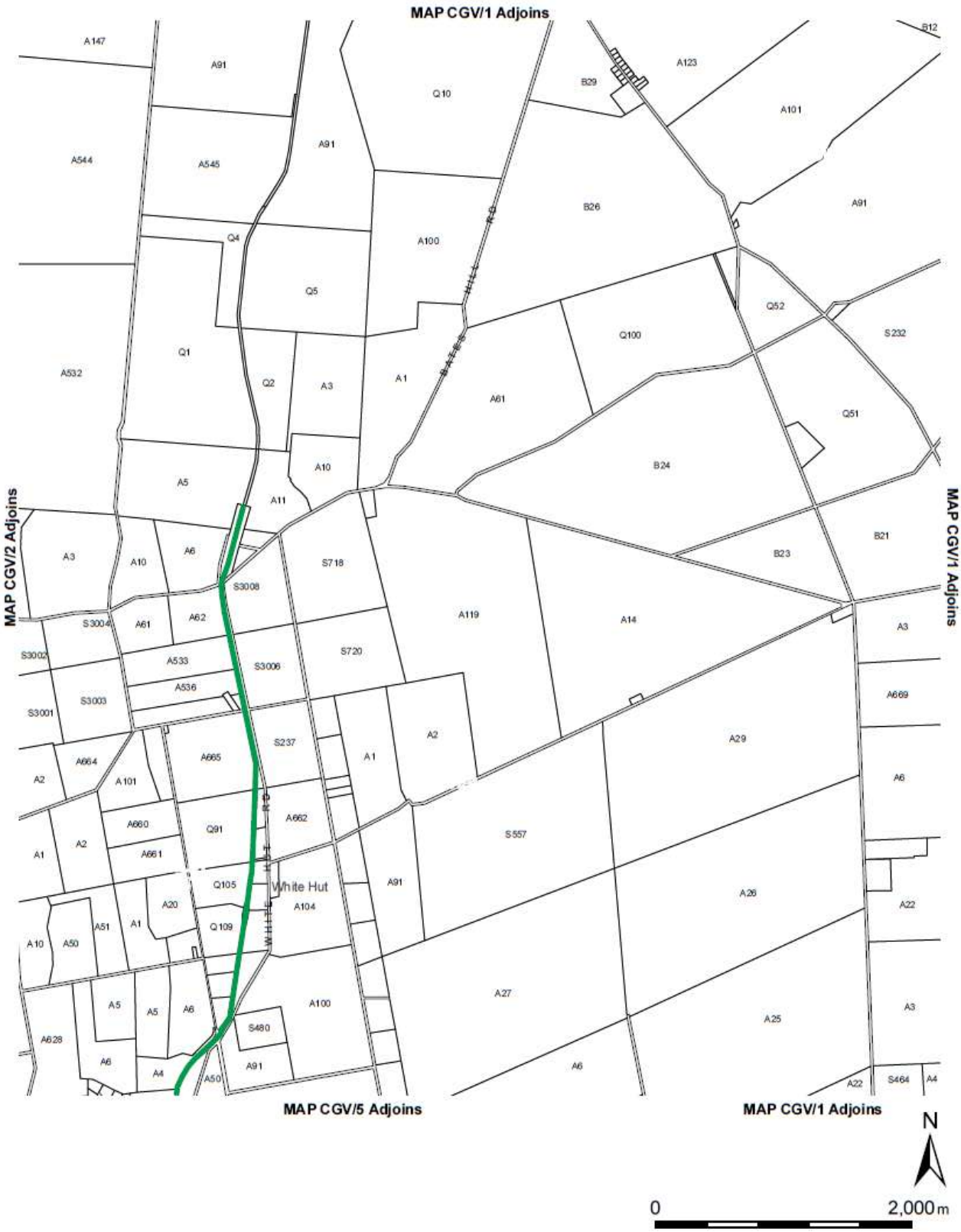
Riesling Trail
Rattler Trail
Primary Arterial Roads
Secondary Arterial Roads

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Attachment M

New Transport Overlay Map CGV/3



Overlay Map CGV/3

TRANSPORT

Riesling Trail

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14

Attachment N

New Concept Maps:-

- Auburn North Residential - Concept Plan Map CGV/3
- Riverton Residential Areas - Concept Plan Map CGV/4
- Riverton West - Concept Plan Map CGV/5
- Riverton South - Concept Plan Map CGV/6
- Mintaro Precinct 3 Northern Residential - Concept Plan Map CGV/7
- Mintaro Precinct 4 Eastern Residential - Concept Plan Map CGV/8

Concept Plan Map CGV/3

AUBURN NORTH RESIDENTIAL

Concept Plan Boundary

Rural Interface Open Space Buffer and Creek Line

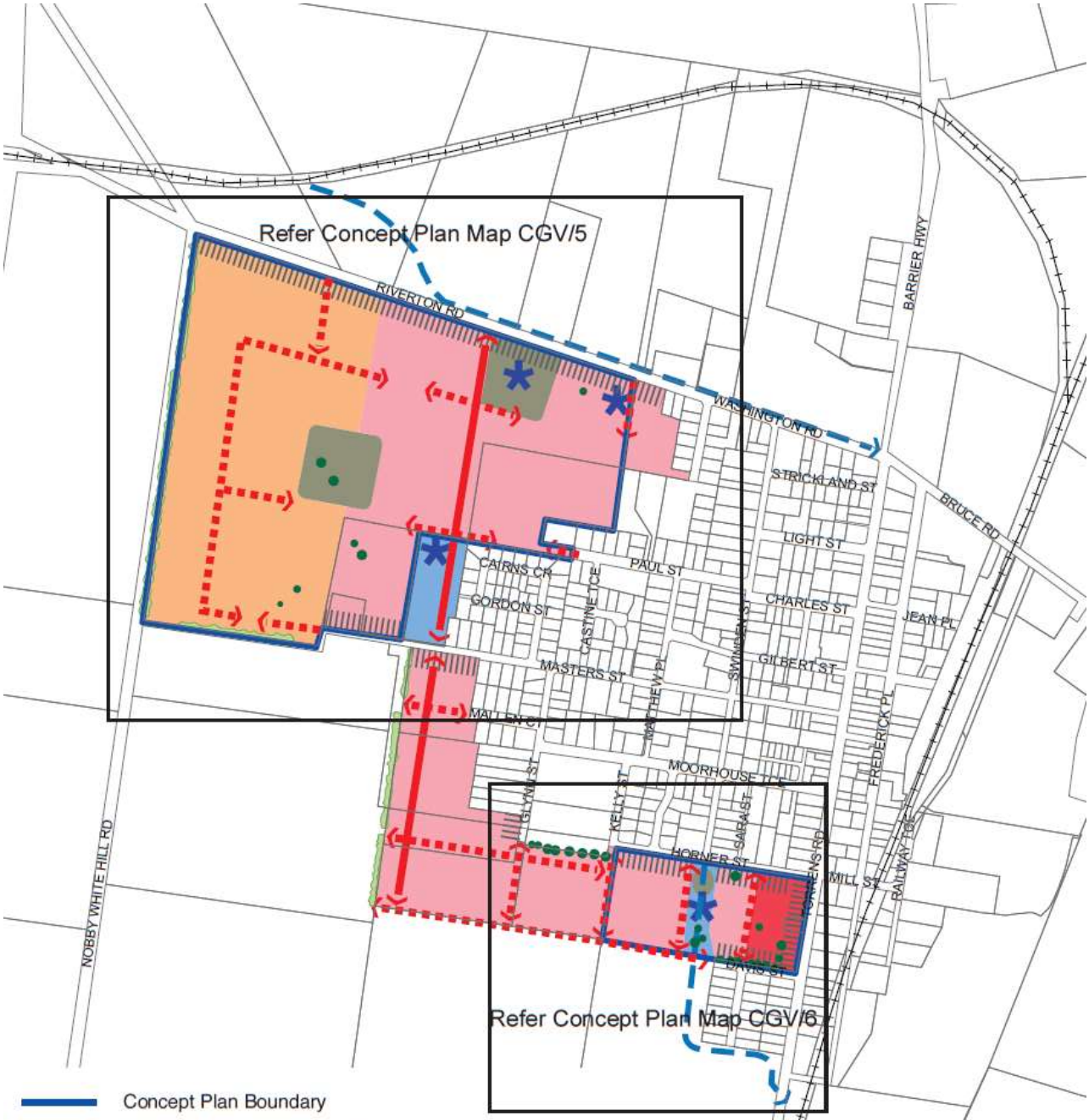
Indicative Trees

Indicative Road Layout

Creek Line

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14



Concept Plan Boundary

Residential (possible retirement, aged care, or compact housing)

Residential (700 square metres)

Large lot residential (0.4 ha)

Drainage

Drainage reserve / possible linear park

Approximate stormwater detention and treatment location

Existing trees

Local park indicative

Landscaped interface to rural land

Front of houses face existing streets

Access, indicative streets, views to rural hinterland, stormwater conveyance and long term access to deferred urban

Connector (collector) street

N

1:10,000

0 100 200 300 400 500 metres

Concept Plan Map CGV/4

RIVERTON RESIDENTIAL AREAS

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14

① ② ③ Staging

Concept Plan Boundary

Residential (700 square metres)

Large lot residential (0.4 ha)

Drainage

Drainage reserve / possible linear park

Approximate stormwater detention and treatment location

Existing trees

Local park indicative

Landscaped interface to rural land

Front of houses face existing streets

Access, indicative streets, views to rural hinterland, stormwater conveyance and long term access to deferred urban

Connector (collector) street

N

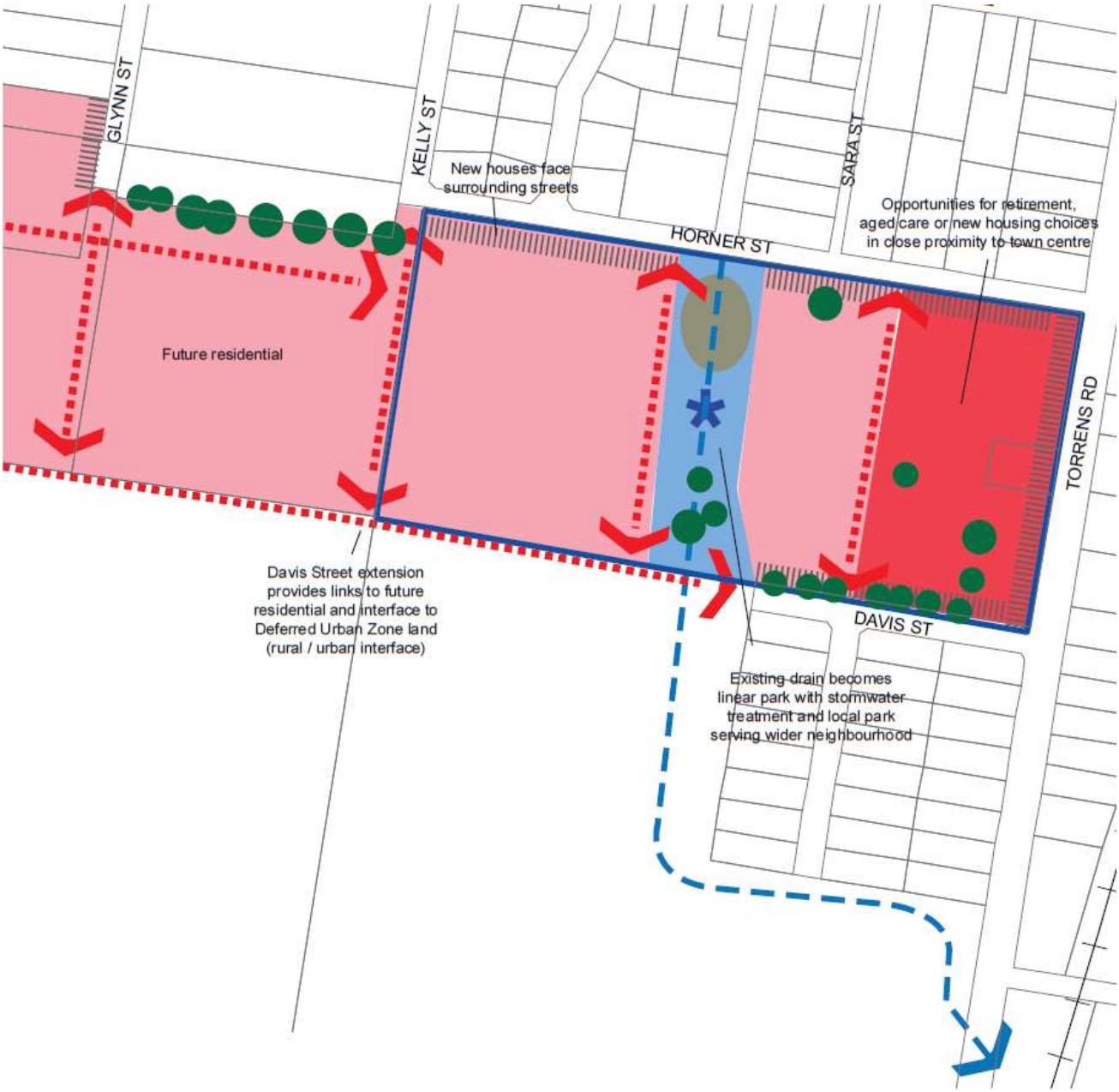
0 100 200 300 metres

Concept Plan Map CGV/5

RIVERTON WEST

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14



Concept Plan Boundary

Residential (possible retirement, aged care, or compact housing)

Residential (700 square metres)

Drainage

Drainage reserve / possible linear park

Approximate stormwater detention and treatment location

Existing trees

Front of houses face existing streets

Access, indicative streets, views to rural hinterland, stormwater conveyance and long term access to deferred urban

N

0 100 200 metres

Concept Plan Map CGV/6

RIVERTON SOUTH

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14

Criteria for allotment suitability for development
- Flood free site
- Flood free access to site

Criteria for building siting
- Flood free site
- Flood free access to site
- Avoid or minimise tree clearing
- Maximum site cover of 10% (house and outbuildings combined)
- Min setback 10m from front and rear boundaries (house only); 6m from side boundaries
- Min 20m separation from other buildings
- Vary or stagger setbacks from front of property to avoid 'rows' of houses and maintain space between buildings

Concept Plan Boundary

Vacant allotment

Existing building

Existing trees and vegetation

Medium, high or extreme flood hazard

Low flood hazard

Future house location and indicative building footprint

View

Allotment unsuitable for new house

N

1:4,000

0 40 80 120 160 200 metres

Concept Plan Map CGV/7

MINTARO PRECINCT 3
NORTHERN RESIDENTIAL

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14

Concept Plan Boundary

Vacant allotment

Existing building

Existing trees and vegetation

Medium, high or extreme flood hazard

Low flood hazard

Allotment unsuitable for new house

N

1:4,000

0 40 80 120 160 200 metres

Concept Plan Map CGV/8

MINTARO PRECINCT 4
EASTERN RESIDENTIAL

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/7/14