

Renmark Paringa Council

Better Development Plan Conversion and Alignment Development Plan Amendment

THE AMENDMENT

By the Council

For Approval – October 2011

Declared by the Minister for Planning to be an approved amendment under section 25 (18), of the *Development Act 1993*.



.....
Minister's Signature

Date of Gazette..... **11 DEC. 2011.**

Amendment Instructions Table				
Name of Local Government Area:	Renmark Paringa Council			
Name of Development Plan(s):	Renmark Paringa Council Development Plan			
Name of DPA:	Better Development Plan Conversion and Alignment			
<p>These amendment instructions are based on the Renmark Paringa (DC) Development Plan dated 3 March 2011.</p> <p>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.</p>				
Amendment Instruction Number	<ul style="list-style-type: none"> • Objective (obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No • Other (specify) 	Method Of change. (Delete/Replace/Insert)	Re-numbering required (Y/N)	Subsequent policy Cross-references Requiring update (Y/N)
Renmark Paringa Council Development Plan				
1.	Replace the entire Renmark Paringa (DC) Development Plan dated 3 March 2011.	Replace the entire Renmark Paringa (DC) Development Plan dated 3 March 2011 with the contents of 'Attachment A' <i>Note:</i> <i>The non-complying list for the Primary Production Zone on Page 155 and Page 156 requires the insertion of the authorisation date of this DPA.</i> <i>The non-complying list for the River Murray Fringe Zone on Page 176 requires the insertion of the authorisation date of this DPA.</i>	No	No

ATTACHMENT A

Renmark Paringa Council

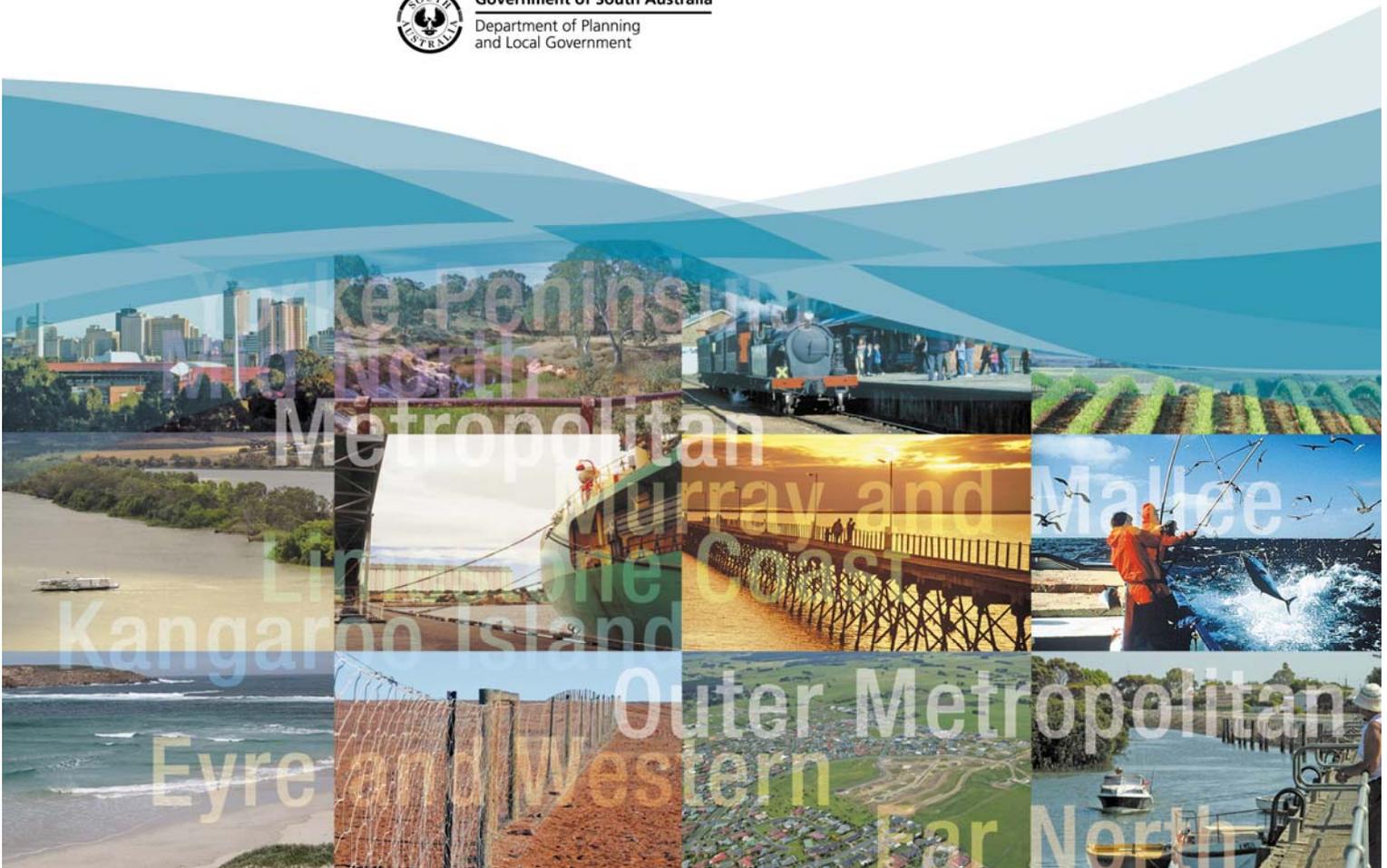
Better Development Plan Conversion and Alignment

Development Plan Amendment by the Council

For Authorisation – October 2011



Government of South Australia
Department of Planning
and Local Government





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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Renmark Paringa Council Development Plan since the inception of the electronic Development Plan on 16 August 2001. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning and Local Government or by viewing Gazette records.

Amendment	Gazetted	Consolidated
Renmark (CT) and Paringa (DC) Development Plans - General PAR	16 August 2001	16 August 2001
Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>)	30 August 2001	13 September 2001
Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>)	20 December 2001	21 February 2002
Organic Waste Processing (Composting) PAR (<i>Ministerial</i>)	5 December 2002	13 February 2003
Wind Farms PAR (<i>Ministerial</i>)	24 July 2003	9 October 2003
Renmark Town Centre	10 November 2005	17 November 2005
Country Living Zone (Paringa North Policy Area) PAR	9 February 2006	9 February 2006
Bushfire Management (Part 2) PAR (<i>Ministerial</i>) General PAR	14 December 2006 8 March 2007	8 March 2007
Section 29(2)(b)(ii) Amendment Section 29(2)(b)(i) Amendment	9 April 2009 30 April 2009	7 May 2009
Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) Renmark District Business Zone DPA	10 December 2009 14 October 2010	21 October 2010
Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>)	9 December 2010	3 March 2011
Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>)	19 October 2011	
Better Development Plan Conversion and Alignment		

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the Renmark Paringa Council.

This introduction has been prepared by the Department of Planning and Local Government as guide to assist you in understanding this Development Plan.

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website <http://www.dplg.sa.gov.au> or by contacting the Department of Planning and Local Government at 136 North Terrace, Adelaide, SA 5000.

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

- The 30-Year Plan for Greater Adelaide (February 2010)
- The Planning Strategy for Regional SA (January 2003, as amended at July 2010).

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

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

What is Development?

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

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

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

- (b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.
- (c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. <p>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.</p>

Assessment Section	Function
Zone Provisions	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Tables	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
Mapping Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.

Assessment Section	Function
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>
Extent Map Series	
Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources. <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i>	
Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

Further info

Contact the [Renmark Paringa Council](#).

Visit the Department of Planning and Local Government website: <http://www.dplg.sa.gov.au>

Discuss your matter with your planning consultant.

Council Strategic Setting

The Riverland

The Council is located in the Riverland and extends from the eastern foothills of the Mount Lofty Ranges to the State border with Victoria and New South Wales. The region is generally flat to undulating, the major topographical feature being the valley of the River Murray, which is up to 40 metres deep and up to 10 kilometres across.

Sheep grazing and dryland farming are the main land uses east of the river and farming and horticulture to the west. The River supports extensive irrigation areas which produce citrus and other fruits, wine grapes, and vegetables. Much of the produce is exported.

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

The main towns in the Riverland are Renmark, Berri, Loxton, Barmera and Waikerie. All are located near the river; all are dependent economically on the nearby irrigated orchards and vineyards, and all have a range of tourist facilities. Renmark and Paringa are the two main towns of the District. A long-term goal has been set to increase the population over the next 30 years, which will primarily take place in the larger towns.

Renmark Paringa District

Renmark, the town which was transformed by Australia's first irrigation scheme is 258 kilometres north east of Adelaide on the Sturt Highway. It is the largest centre in the District and is centred around the River Murray. The total population of the District was 9500 (2006 ABS Census) and covers 921 square kilometres.

The Renmark Paringa District Council area is a key part of the Riverland region - one of Australia's major horticulture and viticulture areas with over 50 per cent of South Australia's wine grapes grown in the region.

The Council area consists of a dry land farming strip along the eastern boundary adjoining the Victoria/South Australian border. Irrigation has led to extensive horticultural activities throughout the remainder of the area. While wine grape production is very significant there are major citrus and nut plantations in existence, together with vegetable and stone fruit production. Major horticultural and viticultural packers and processors market local produce to both the international and domestic markets and provide significant employment opportunities in the local community.

Renmark is also home to Australia's largest Rose Garden and the National Rose Collection of Australia at Ruston's. Renmark has embraced the rose theme in its public plantings and through support for the annual Renmark Rose Festival.

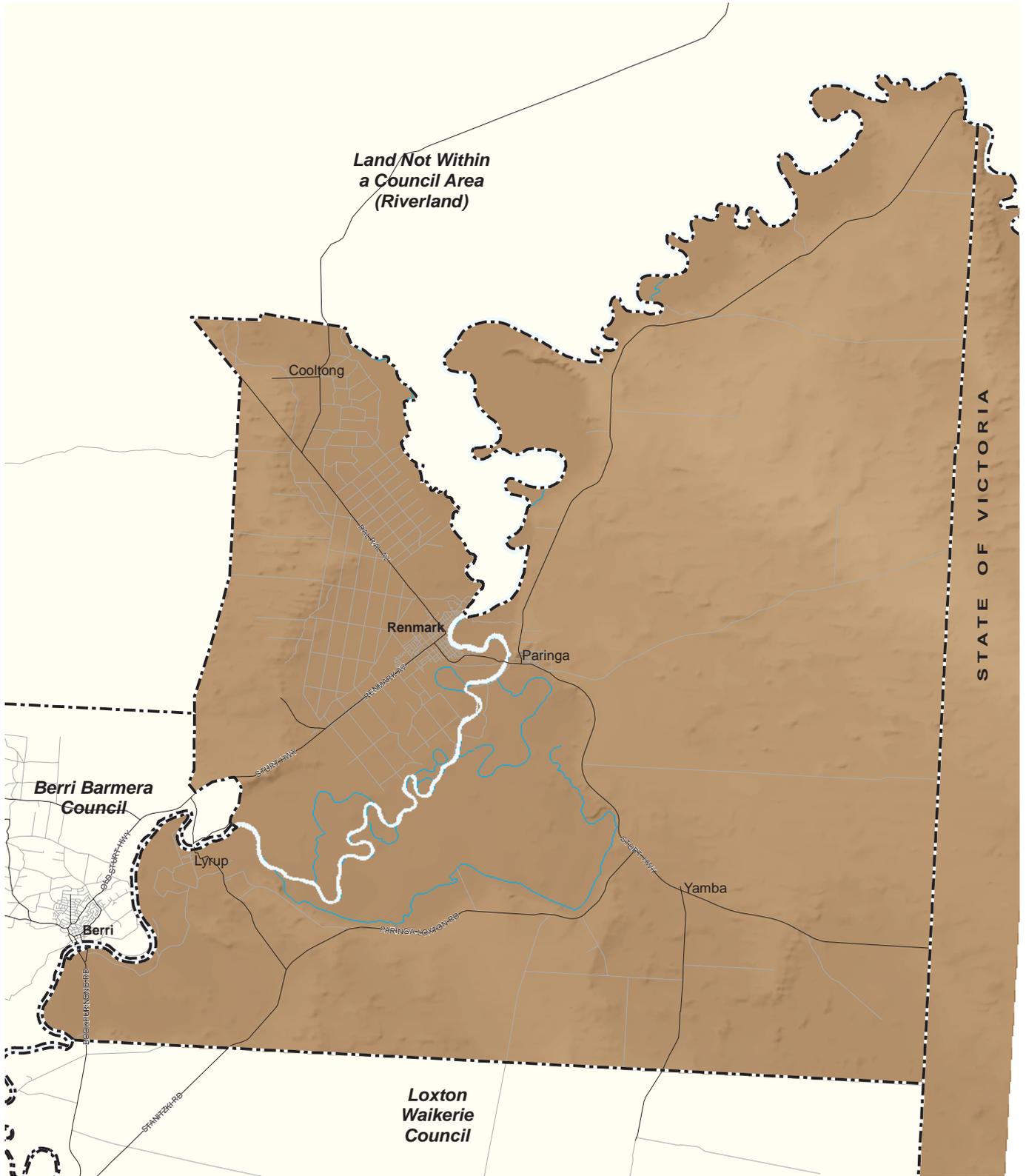
Lyrup was one of the 12 village settlements established by the South Australian Government in 1894 when 243 Settlers were virtually "dumped" on the river to develop a self-contained communal system with the barest of materials and supplies. Under the revolutionary strategy, settlers were encouraged to work the land and share the profits. Lyrup, whose affairs and 800 hectares farming and grazing operations are still run by a village association, was the only one of the 12 pilot groups to survive the collapse of Australia's first socialist experiment. The town and its 300 strong population are at the heart of the Murray River National Park which protects a seasonal flood plain that supports large colonies of waterfowl.

The Council takes its responsibility for the sustainable management of natural resources very seriously as demonstrated by its 100 per cent reuse of treated waste water to irrigate parks and reserves for community benefit and through its establishment of the McCormick Centre for the Environment. This centre is a public facility designed to support environmental education and research, nature based tourism and to serve the community as a unique resource.

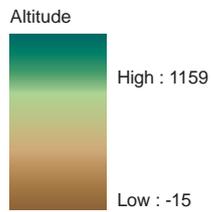
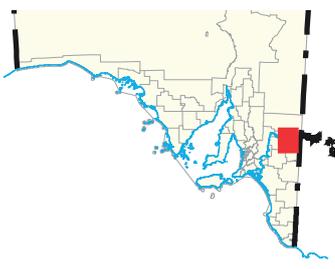
In common with other rural communities, and particularly those which are reliant on the River Murray for water to irrigate their crops, the Renmark economy has been affected by the drought and other global economic factors.

The Renmark Paringa Council has joined other Councils in the region, the State Government and regional organisations to establish the Riverland Futures Futures Task Force as one mechanism for focusing on new economic development opportunities and the diversification of existing industries.

Advisory Only



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

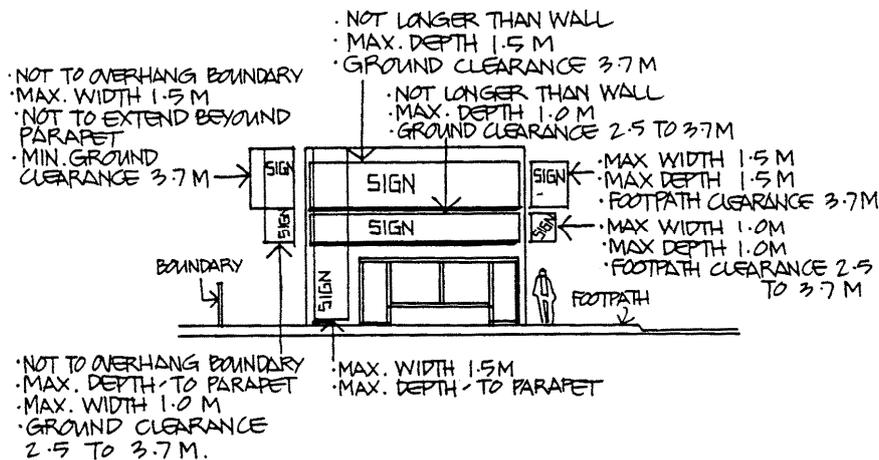
- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
 - (a) consistent with the predominant character of the urban or rural landscape
 - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
 - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
 - (a) clutter
 - (b) disorder
 - (c) untidiness of buildings and their surrounds.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
 - (a) be completely contained within the boundaries of the subject allotment
 - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
 - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
 - (a) a public footpath or veranda post
 - (b) a road, median strip or traffic island
 - (c) a vehicle adapted and exhibited primarily as an advertisement
 - (d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.

**Renmark Paringa Council
General Section
Advertisements**

- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
 - (a) have a clearance over a footway to allow for safe and convenient pedestrian access
 - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
 - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
 - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall
 - (e) meet the design requirements in the diagram below:



- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

Safety

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
 - (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
 - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals

- (c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high
- (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

Freestanding Advertisements

14 Freestanding advertisements and/or advertising hoardings should be:

- (a) limited to only one primary advertisement per site or complex **except at a petrol filling station, where an additional advertisement displaying fuel prices should not exceed 1.5 square metres in area and 1.8 metres in height**
- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

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

- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
- (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement
- (c) **be sited on the land that relates to the land or on Council land to assist with the identification of multiple business tenancy complexes.**

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

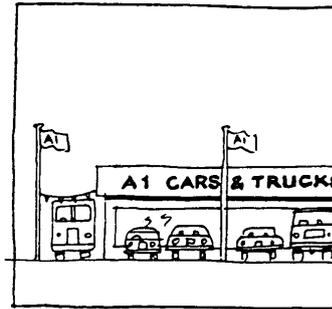
- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding
- (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
- (c) there is no unnecessary duplication or proliferation of advertising information
- (d) there is no damage to, or removal of, any landscaping on the site.

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

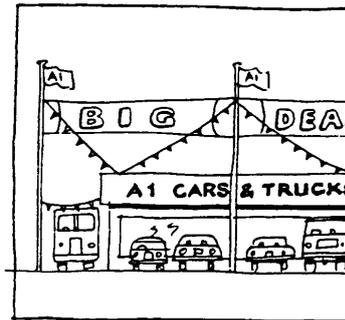
Flags, Bunting and Streamers

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

- (a) be placed or arranged to complement and accord with the scale of the associated development
- (b) other than flags, not be positioned higher than the building they are attached or related to
- (c) not be displayed in residential areas.



Good - flags and bunting in scale with building



Bad - bunting, banners and flags too high and out of scale

Advertising along Arterial Roads

- 19 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more, unless for town entry statements, are regionally focussed advertisements or where the advertisement is ancillary to, and in association with, a winery, horticulture or farming.

Animal Keeping

OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.
- 4 Ecological sustainable development of the aquaculture industry.

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 Development of stable and yard areas, per animal, should have dimensions and areas of:
 - (a) 3.7 metres by 3.7 metres per stable
 - (b) 15 square metres per animal per holding yard (standing only)
 - (c) 35 square metres per animal per holding yard (working only).
- 8 Development in the form of horse keeping should ensure:
 - (a) stables are sited at least 3 metres from the site boundary
 - (b) stables are constructed of masonry or concrete to a height of at least 1.2 metres

- (c) stable floors are constructed of concrete at least 100 millimetres thick, graded to the doorway with a fall of 15 millimetres over the floor
- (d) feed is stored in metal containers with close-fitting lids.

Dairies

- 9 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.
- 10 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.
 - (d) 3000 metres from any other feedlot, piggery or wet poultry battery
 - (e) 1000 metres from any other stable, kennel, dairy or dry poultry battery.

Intensive Animal Keeping

- 11 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)
 - (g) 100 metres of a dwelling occupied by a person to be involved with the proposed development.
- 12 The spreading of any solid or liquid wastes should not be located within:
 - (a) 200 metres of a dwelling occupied by a person to be involved with the proposed development
 - (b) 500 metres of any dwelling occupied by a person not involved with the proposed development or any building open to or used by the public.
- 13 Intensive animal keeping operations in uncovered situations should incorporate:
 - (a) a controlled drainage system which:
 - (i) diverts runoff from external areas

- (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 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.
- 15 Intensive animal keeping, including feedlots and dairies should:
- (a) be located so as to minimise the possible transmission of disease to another intensive animal keeping operation
 - (b) not be concentrated in any locality.
- 16 Intensive animal keeping activities should be provided with secure fencing.

Kennels

- 17 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.
- 18 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.
- 19 Kennels should occur only where there is a permanently occupied dwelling on the land.
- 20 The keeping of dogs and erection of kennels should only be undertaken if:
- (a) adequate yard area for exercise if provided
 - (b) adequate weatherproof shelter is provided
 - (c) the proposed kennels and associated yards are to be sited more than 10 metres from any boundary of the allotment
 - (d) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
 - (e) the allotment is to be screened extensively by perimeter landscaping
 - (f) located outside of a township area.

Land Based Aquaculture

- 21 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.
- 22 Land-based aquaculture ponds should be sited and designed to:

- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 23 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.
- 24 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 and commercial aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 2 Buildings and structures should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) materials that affect aircraft navigational aids.
- 4 Lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 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.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Facilities for the handling, storage and dispatch of commodities in bulk should be:
 - (a) located in bulk handling, industry or primary production type zones
 - (b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
- 2 Development of facilities for the handling, transportation and storage of bulk commodities should have:
 - (a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site
 - (b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site
 - (c) vehicle circulation between activity areas contained within the site and without the need to use public roads
 - (d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration
 - (e) a buffer area for the establishment of dense landscaping adjacent road frontages
 - (f) security fencing around the perimeter of the site.
- 3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.
- 4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment 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 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 The hierarchy of centres outside metropolitan Adelaide is as follows:
 - Regional Town Centre
 - District Town Centre
 - Town Centre (for smaller towns with a single centre zone)
 - Local Town Centre (subsidiary centres for towns with a regional or district centres).

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
 - (a) integrate facilities within the zone
 - (b) allow for the multiple use of facilities and the sharing of utility spaces
 - (c) allow for the staging of development within the centre
 - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
 - (c) unobtrusive facilities for the storage and removal of waste materials
 - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards

- (e) access for public 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.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.
- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.

Retail Development

- 7 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 8 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.
- 9 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.
- 10 Bulky goods outlets in the form of retail showrooms should only be located in centres and bulky goods **policy areas**.
- 11 Bulky goods outlets in the form of retail showrooms located within centres zones should:
- (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those centres.
- 12 **Shops in the form of roadside stalls on privately-owned land should:**
- (a) **comprise a mobile stall not exceeding 15 square metres of floor area and have obtained the necessary *Local Government Act 1999* approvals**
 - (b) **be for the sale of horticultural or agricultural produce from properties that are operated by the producer**
 - (c) **be setback at least 8 metres from the adjoining road reserves**
 - (d) **have unimpeded lines of sight for 250 metres in both directions along the road, or a lesser distance in lower speed restricted areas**

- (e) have adequate and safe access to and from the adjoining road
- (f) not incorporate advertisements except for portable signs displayed on the land on which the stall is located during hours of operation
- (g) have adequate provision for off-road car parking.

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).
- 11 *Outdoor public spaces should have lighting in accordance with Australian Standard AS1158 Lighting for Roads and Public Spaces.*

Design and Appearance

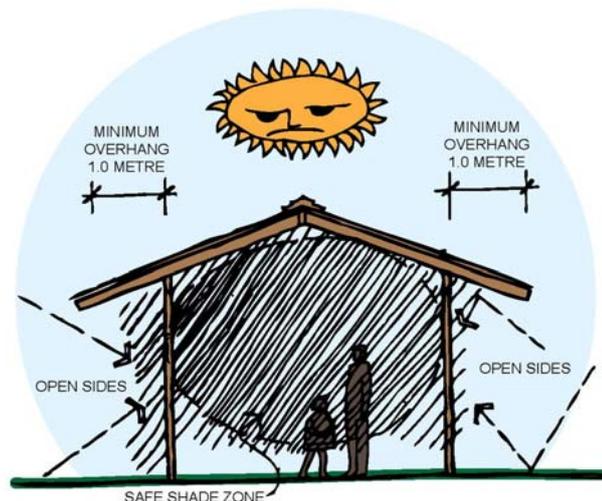
OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.
- 3 Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 The visual impact of wind farms and ancillary development should be managed in accordance with the policies contained within the General Section headed Renewable Energy Facilities.
- 4 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) articulation
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 5 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.

- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.
- 17 Buildings and structures should not be developed unless the external cladding, wall materials and roof sheeting are not damaged in any way, punctured, rusted, stained or weathered.
- 18 Development should be of natural colours such as brown and green so as to be unobtrusive with the rural landscape and minimise any visual obstruction.
- 19 Development should be compatible with the character of the existing buildings in the locality and exhibit a high standard of design and external appearance which takes into account the scale, mass and siting of the buildings, the materials to be used (including their texture and colour) and elements of building detail.
- 20 Domestic outbuildings should be treated with pre-coloured material of earthy tones and colours.
- 21 To reduce indirect ultraviolet radiation, shade structures should provide an overhang of at least 1 metre from the posts supporting the shade structure, as shown below:



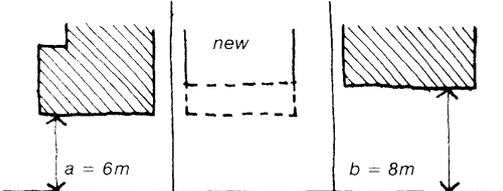
Using an extended overhang to reduce indirect UVR

Building Setbacks from Road Boundaries

22 The setback of buildings from public roads should:

- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
- (b) contribute positively to the streetscape character of the locality
- (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality, accepting that wind farms and ancillary development may need to be located close to road boundaries and that the visual impact of the development will need to be managed.

23 Except where specified in a particular zone, policy area or precinct, the main face of a building should be setback 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	<p>The same setback as one of the adjacent buildings, as illustrated below:</p>  <p style="text-align: center;"><i>When $b - a \leq 2$, setback of new dwelling = a or b</i></p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

24 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be setback from road boundaries having regard to the requirements set out in [Table RePa/1 - Building Setbacks from Road Boundaries](#).

25 Except 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, and minimise waste.
- 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, including lighting and telephones, should be designed to generate and use renewable energy.

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
 - (a) on land with a slope exceeding 20 degrees
 - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
 - (i) any dwelling including those on an adjoining allotment
 - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
 - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
 - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
 - (c) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain 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	20
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of 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 riverine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 3 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property or the environment.
- 4 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters or in areas as defined by the *River Murray Act 2003*, 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 and the buildings are not an obstruction to water flows.
- 5 Development, including earthworks associated with development, should not do any of the following:

- (a) impede the flow of floodwaters through the land or other surrounding land
- (b) 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, **wetland or flood plain**.

Bushfire

- 6 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*.
- 7 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.
- 8 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
 - (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 9 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 setback at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated water supply available at all times for fire fighting which:
 - (i) is sited adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles
 - (ii) comprises a minimum of **22 000** litres in areas shown as General or Medium Bushfire Risk on the *Bushfire Protection Area BPA Maps - Bushfire Risk*
 - (iii) comprises a minimum of **22 000** litres in areas shown as High Bushfire Risk on *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 10 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.

- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

- 16 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 17 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 18 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

- 19 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the riverine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 20 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

- 21 Development, including land division, should not occur 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

- 22 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 23 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 24 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 25 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 26 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

- 1 The conservation of State heritage places.
- 2 The continued use, or adaptive re-use of State heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State heritage places.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table RePa/4 - State Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
 - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the [Table RePa/4 - State Heritage Places](#)
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State 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 heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State 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 heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:
 - (a) scale and bulk

- (b) width of frontage
 - (c) boundary setback patterns
 - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
 - (e) colour and texture of external materials.
- 7 The introduction of advertisements and signage to a State heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 8 The division of land adjacent to or containing a State 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 heritage place to have a curtilage of a size sufficient to protect its setting.

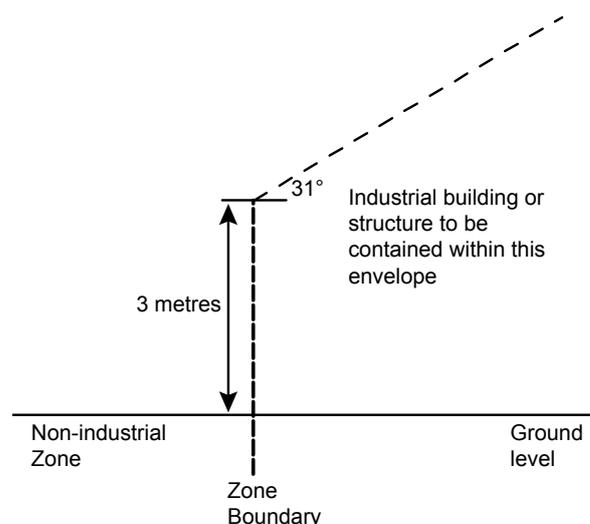
Industrial Development

OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 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 No part of any new industrial building should be located closer than 3 metres from the boundary of residential development and where an industrial building exceeds 3.5 metres in height, the distance from the boundary should be 3 metres plus 500 millimetres for each metre or part thereof, by which such building exceeds 3.5 metres in height.

- 4 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.
- 5 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 6 Building facades facing a non-industrial zone, public road, or public open space should:
 - (a) use a variety of building finishes
 - (b) not consist solely of metal cladding
 - (c) contain materials of low reflectivity
 - (d) incorporate design elements to add visual interest
 - (e) avoid large expanses of blank walls.
- 7 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.
- 8 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries **such that:**
 - (a) a landscaped area of not less than 2 metres in width is provided where the site adjoins a residential property boundary or street frontage, using species which will achieve a minimum height of 3 metres
 - (b) the total area of landscaping is not less than 10 per cent of the site
 - (c) species selected for landscaping are capable of forming a visual screen and include mature trees located to reduce the visual bulk and prominence of building elevations.
- 9 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 façade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 10 The site coverage of an industrial development should not exceed 60 per cent of the area of the allotment upon which it is situated.
- 11 A clearance of at least 3 metres should be provided between every industrial building and at least one side boundary of the allotment upon which it is situated.

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

- 12 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
 - (a) 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
- (b) be located within the boundary of a single allotment, including any ancillary uses
- (c) not result in more than one industry located on an allotment
- (d) 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.
- 13 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).
- 14 Agricultural industries (except for wineries) in rural areas should:
- (a) 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).
- 15 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.

16 Home-based industries in rural areas:

- (a) should include at least one of the following activities:
 - (i) arts
 - (ii) crafts
 - (iii) tourism
 - (iv) heritage related activities
 - (v) value added rural based activities
 - (vi) internet based businesses.
- (b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)
- (c) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

17 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) only include a restaurant as an ancillary use to the winery
- (d) be located not closer than 500 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant).

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities managed.
- 5 The efficient and cost-effective use of existing infrastructure.
- 6 Development within the River Murray valley be connected to an approved water reticulation and sewage disposal scheme.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.

- 8 The visual impact of wind farms and ancillary development should be managed in accordance with the policies contained within the General Section headed Renewable Energy Facilities.
- 9 In urban areas, electricity supply serving new development should be installed underground.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property
- 13 Development that requires the construction or extension of a private water supply scheme should not take place unless:
 - (a) a water supply can be provided which has a source of water of adequate magnitude and reliability
 - (b) the standard of construction and operation of the scheme, the quality of supply and legal arrangements for the supply between the parties will meet the ongoing requirements of the communities served.

Interface between Land Uses

OBJECTIVES

- 1 Development located and designed to prevent adverse impact and conflict between land uses.
- 2 Protect community health and amenity and support the operation of all desired land uses.
- 3 Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

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 impact on existing and potential future land uses considered appropriate in the locality.
- 3 The visual impact of wind farms and ancillary development should be managed in accordance with the policies contained within the General Section headed Renewable Energy Facilities.
- 4 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of nearby residential properties.
- 5 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.
- 6 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.
- 7 *Outdoor lighting should be provided in accordance with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.*

Noise

- 8 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.

- 9 Development should be consistent with the relevant provisions in the current *Environment Protection (Noise) Policy*.

Rural Interface

- 10 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.
- 11 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 12 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 13 Development within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
- (a) not prejudice the continued operation of those facilities
 - (b) be located, designed, and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended operation of activities.
- 14 To minimise impacts from sprays, dust and noise, dwellings which are located adjacent to the **Horticulture Policy Area 4** within the **Primary Production Zone** should only occur where one of the following is achieved:
- (a) a vegetated buffer of at least 40 metres in width is to be established between the dwelling and the allotment boundary
 - (b) a vegetated buffer of less than 40 metres in width is to be established between the dwelling and the allotment boundary and it can be demonstrated that the impacts from spray, dust and

Development Near High Pressure Pipelines

- 15 Development in the vicinity of a high pressure pipeline should:
- (a) not affect the continued operation of the pipeline infrastructure
 - (b) be located, designed, and developed having regard to the location of the infrastructure and the potential public safety impacts
 - (c) address the requirements of *Australian Standard 2885*.

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 **by capturing and reusing it as close to the source as possible** 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 onsite 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 or policy area.

Design and Layout

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

(a) are not fragmented or reduced in size

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

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

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

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

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

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

(g) protection for existing vegetation and drainage lines

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

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

6 Allotments in the form of a battleaxe configuration should:

(a) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width

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

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

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

7 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.
- 8 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 9 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 50 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 10 The layout of a land division should keep flood-prone land free from development.
- 11 The arrangement of roads, allotments, reserves and open space should enable the provision of a 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

- 12 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles
 - (h) avoid acute angles between adjacent boundaries
 - (i) prevent intersections of four or more roads.
- 13 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 14 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

- (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 15 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 16 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.
- 17 Footpaths should be provided along both sides of arterial and collector roads and on one side of local streets.
- 18 Local streets should generally follow the contours of hills and those roads which have grades in excess of 8 per cent should be limited.
- 19 All road junctions should be at 90 degrees or as close to a right angle as possible.

Land Division in Rural Areas

- 20 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.
- 21 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.

Landscaping, Fences and Walls

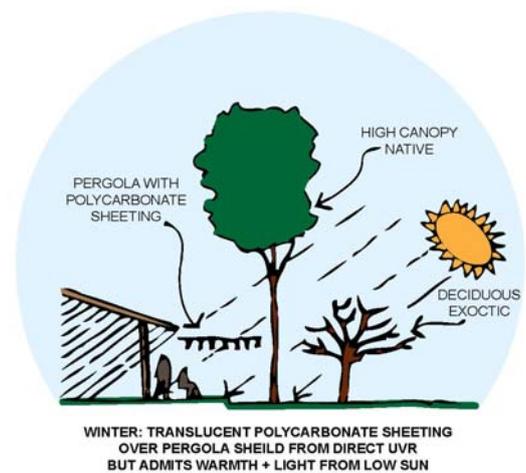
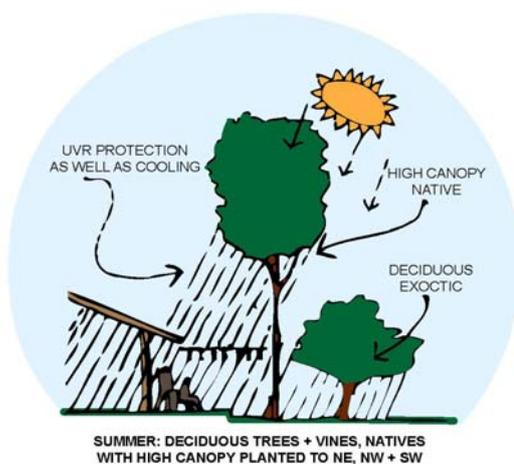
OBJECTIVES

- 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) impede driver sight lines or be located so as to pose a significant hazard.
- 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.
- 5 Fencing should be open in form to allow cross ventilation and access to sunlight.
- 6 The design of outdoor areas should be designed to ensure the area is attractive for users through taking into consideration the microclimate of the locality by adapting and modifying the structures in accordance with the following diagrams:



Marinas and Maritime Structures

OBJECTIVE

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
 - (a) maintain public access to the waterfront
 - (b) do not compromise public safety
 - (c) preserve the structural integrity of the riverine infrastructure
 - (d) minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
 - (a) wet and dry berthing of boats
 - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
 - (c) access ramps, landings, storage and other structures associated with a marina
 - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
 - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
 - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
 - (a) navigation and access channels
 - (b) maintenance activities of riverine infrastructure including revetment walls
 - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
 - (a) the waterfront
 - (b) known diving areas
 - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
 - (a) facilitate water circulation and exchange
 - (b) maximise the penetration of sunlight into the water
 - (c) address the removal and treatment of houseboat wastewater in accordance with relevant legislation.

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 visible from arterial roads as shown on *Location Maps* and *Overlay Maps - Transport*.

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, riverine, and underground waters.
- 3 The ecologically sustainable use of natural resources including soil and water resources, 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.
- 14 Preservation of the River Murray landscape and environment.

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 The visual impact of wind farms and ancillary development should be managed in accordance with the policies contained within the General Section headed Renewable Energy Facilities.
- 3 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 4 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, and estuaries.
- 5 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Sensitive Design

- 6 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 7 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 8 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.
- 9 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.
- 10 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 11 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.

- 12 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.
- 13 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.
- 14 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 15 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.
- 16 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 17 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

- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 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 run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 23 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.
- 24 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.
- 25 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 26 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 27 To prevent pollution of watercourses, development should be setback:
- (a) 100 metres from the River Murray and Lakes
 - (b) the following distances from all other watercourses:
 - (i) at least 25 metres for sewer development
 - (ii) at least 50 metres for unsewered non-industrial development measured at the closest point (to the watercourse) of a septic tank soakage field or 'household' wastewater disposal area
 - (iii) at least 100 metres for unsewered industrial development, measured at the closest point (to the watercourse) of a wastewater disposal area.

Biodiversity and Native Vegetation

- 28 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 29 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including riverine animals and plants, and their breeding grounds and habitats.

- 30 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- 31 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for 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.
- 32 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
 - (b) decreased soil stability
 - (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 33 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 34 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 35 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels

- (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 36 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 37 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
 - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 38 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

- 39 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 40 Development should be designed and sited to prevent erosion.
- 41 Development should take place in a manner that will minimise alteration to the existing landform.
- 42 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

Open Space and Recreation

OBJECTIVES

- 1 The creation of a network of linked parks, reserves and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
 - State
 - Regional
 - District
 - Neighbourhood
 - Local.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
 - (a) facilitate a range of formal and informal recreation activities
 - (b) provide for the movement of pedestrians and cyclists
 - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
 - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
 - (e) enable effective stormwater management
 - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
 - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
 - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
 - (c) safe crossing points where pedestrian routes intersect the road network
 - (d) easily identified access points
 - (e) frontage to abutting public roads to optimise pedestrian access and visibility
 - (f) re-use of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
 - (a) a minimum of 0.2 hectares in size
 - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1-in-4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
 - (a) be clustered where practical to ensure that the majority of the site remains open
 - (b) where practical, be developed for multi-purpose use
 - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
 - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
 - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
 - (d) clearly defining the perimeters of play areas
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
 - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
 - (a) not compromise the drainage function of any drainage channel
 - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
 - (c) maximise opportunities for informal surveillance throughout the park
 - (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs

- (f) provide habitat for local fauna.
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

Orderly and Sustainable Development

OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development 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.
- 8 **Orderly and compact development of the Lyrup country township.**

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, conservation purposes, and the provision of wind farms and ancillary development.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with Concept Plan Maps:
 - (a) [Concept Plan Map RePa/1 - District Business - Renmark \(Town\)](#)
 - (b) [Concept Plan Map RePa/2 - District Centre - Renmark \(Town\)](#)
 - (c) [Concept Plan Map RePa/3 - District Centre - Renmark \(Town\)](#)
 - (d) [Concept Plan Map RePa/4 - Calperum Industrial Estate Staging - Renmark \(Town\)](#)

- (e) [Concept Plan Map RePa/5 - Calperum Industrial Park - Renmark \(Town\)](#)
- (f) [Concept Plan Map RePa/6 - Marina Estate - Jane Eliza Landing](#)
- (g) [Concept Plan Map RePa/7 - Rural Living - Renmark Golf Club](#)
- (h) [Concept Plan Map RePa/8 - Paringa North](#)
- (i) [Concept Plan Map RePa/9 - Rural Living - Renmark West.](#)
- (j) [Concept Plan Map RePa/10 - Town Centre - Paringa \(Town\).](#)

Renewable Energy Facilities

OBJECTIVES

- 1 Location, siting, design and operation of renewable energy facilities as essential infrastructure that benefits the environment, the local community and the State.
- 2 The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide the opportunity to harvest natural resources for the efficient generation of electricity, accepting that such facilities will often need to be sited in visually prominent locations.
- 3 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 2 Wind farms and ancillary development such as substations, maintenance sheds, access roads, wind monitoring masts and connecting power-lines (including to the National Electricity Grid), should be sited, designed and operated to:
 - (a) manage the visual impact of the development by achieving the following:
 - (i) a setback of at least 1 kilometre of a wind turbine from a dwelling that is not associated with the development
 - (ii) vegetated buffers to mitigate short to medium range visual impacts
 - (iii) regular spacing of wind turbines in open/flat landscapes where vegetation is orderly
 - (iv) irregular spacing in hilly/rugged landscapes where vegetation is varied
 - (v) ensure that blades on wind turbines rotate in the same direction
 - (vi) ensure that all wind turbines have uniformity in terms of colour, size and shape
 - (b) avoid or minimise the potential for adverse impact on areas of native vegetation, conservation, the natural environment, geological, tourism or built or natural heritage significance
 - (c) avoid or minimise the following impacts on nearby property owners and/or occupiers, road users and wildlife:
 - (i) shadowing, flickering, reflection or blade glint impacts
 - (ii) excessive noise
 - (iii) interference with television and radio signals
 - (iv) modification of vegetation, soils and habitats
 - (v) striking of birds or bats.

- 3 Renewable energy facilities, including wind farms and ancillary development, should be 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.
- 4 Development should generate and make use of renewable energy sources, such as one or more of the following:
 - (a) solar power
 - (b) wind energy
 - (c) hot rocks
 - (d) other emerging technologies.

Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for seniors provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Dwellings located in areas not served by the reticulated water scheme should have a rainwater tank of at least 50 000 litres intended exclusively for domestic use associated with the dwelling and be plumbed throughout the dwelling.
- 6 Any residential development within a **Township Zone, Residential Zone or Rural Living Zone** should have access to a potable water supply, and also be provided with a rainwater storage of at least 5000 litres intended exclusively for domestic use associated with the dwelling and be plumbed throughout the dwelling.

Design and Appearance

- 7 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 8 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

- 9 The design of residential flat buildings should:
- (a) define individual dwellings in the external appearance of the building
 - (b) provide transitional space around the entry
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

Overshadowing

- 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 11 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 three hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 12 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 the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 13 Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.
- 14 Building appearance should be compatible with existing development in terms of built form elements such as:
- (a) building mass and proportion
 - (b) materials, patterns, textures, colours and decorative elements
 - (c) ground floor height above natural ground level
 - (d) roof form and pitch
 - (e) facade articulation and detailing and window and door proportions
 - (f) verandas, eaves and parapets
 - (g) driveway crossovers, fence style and alignment
 - (h) individuality of design whilst remaining compatible with neighbouring buildings.
- 15 Fences and walls abutting the primary street frontage (excluding service lanes) should include a transition with a slope no greater than 30 degrees where there is a difference in height between two fences or walls.

Garages, Carports and Outbuildings

- 16 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 17 Garages and carports facing the street should:
 - (a) not dominate the streetscape
 - (b) have a maximum width of garage or carport opening of 7 metres.
- 18 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 19 Dwellings should be setback from allotment or site boundaries to:
 - (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 20 meet the requirements set out in [Table RePa/1 - Building Setbacks from Road Boundaries](#).
- 21 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
 - (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 22 Side boundary walls in residential areas should be limited in length and height to:
 - (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 23 Carports and garages should be setback from road and building frontages so as to:
 - (a) contribute to the desired character of the area
 - (b) not adversely impact on the safety of road users
 - (c) provide safe entry and exit
 - (d) not dominate the appearance of dwellings from the street.

Site Coverage

- 24 Site coverage should be limited to 60 per cent to ensure sufficient space is provided for:
 - (a) pedestrian and vehicle access and vehicle parking
 - (b) domestic storage
 - (c) outdoor clothes drying
 - (d) a rainwater tank

- (e) private open space and landscaping
- (f) front, side and rear boundary setbacks that contribute to the desired character of the area
- (g) convenient storage of household waste and recycling receptacles.

Private Open Space

- 25 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
 - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of but not adversely affect natural features of the site
 - (d) to minimise overlooking from adjacent buildings
 - (e) to achieve separation from bedroom windows on adjoining sites
 - (f) to have a northerly aspect to provide for comfortable year-round use
 - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
 - (h) to be shaded in summer.
- 26 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 27 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
 - (b) 2 metres for upper level balconies or terraces.
- 28 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 29 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

- 30 Site facilities for group dwellings, residential parks and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors
 - (c) household waste and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

- 31 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.5 metres or be permanently screened to a height of not less than 1.5 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 32 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

- 33 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 34 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 35 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 36 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 37 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 38 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 39 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 40 Parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.

- 41 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 42 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 43 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 44 Undercroft garaging of vehicles should occur only where:
 - (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 45 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 46 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 47 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 48 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
 - (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 60 square metres

- (c) the building is designed to, and comprises colours and materials that will, complement the original dwelling
- (d) of a transportable type building to facilitate removal on cessation of the original intended use
- (e) located and screened so as to appear ancillary to the main dwelling
- (f) positioned so as not to facilitate subsequent division of allotments
- (g) the accommodation forms an addition to the existing dwelling with the ability for separate kitchen and bathroom facilities.

Swimming Pools and Outdoor Spas

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

Caravans

- 50 Caravans outside of a designated caravan park or camping ground should not be parked on vacant land unless:
- (a) construction of an approved permanent dwelling on the land is proceeding
 - (b) the use of the caravan on the allotment will not exceed a period of 6 months
 - (c) the caravan is in good repair and condition
 - (d) an approved toilet system is connected to or ancillary to the caravan.

Siting from Lagoons

- 51 Dwellings, residential flat buildings and supported accommodation should not be located within 400 metres of common effluent drainage scheme lagoons.

Short-Term Workers Accommodation

OBJECTIVES

- 1 A range of appropriately located accommodation types supplied for seasonal and short-term workers.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 2 Buildings used for short-term workers accommodation should:
 - (a) be designed and constructed to enhance their appearance
 - (b) provide for the addition of a carport, verandas or pergolas as an integral part of the building
 - (c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone
 - (d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.
- 3 Short-term workers accommodation should not be adapted or used for permanent occupancy.
- 4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

Siting and Visibility

OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural landscapes.
- 2 The preservation of the attractiveness of the valley face of the River Murray valley.
- 3 Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

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 near-shore waters, public reserves, tourist routes and walking 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 roads.
- 3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
 - (a) sited below the ridgeline
 - (b) sited within valleys or behind spurs
 - (c) sited in such a way as to not be visible against the skyline when viewed from public roads
 - (d) set well back from public roads.
- 4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
 - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
 - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land or the harvesting of wind resources for the generation of renewable energy.

- 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.
- 9 Development which is proposed to be located outside of urban zones should be sited and designed to not adversely affect views from the River Murray, lagoons, public reserves, tourist routes and walking trails.

Sloping Land

OBJECTIVES

- 1 Development on sloping land designed to manage visual impacts, minimise impacts on the natural environment and protect soil stability and water quality.
- 2 Accepting that wind farms and ancillary development may need to be sited in visually prominent locations, then the visual impact of the development needs to be managed.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
 - (a) minimises their visual impact
 - (b) reduces the bulk of the buildings and structures
 - (c) minimises the extent of cut and/or fill
 - (d) minimises the need for, and the height of, retaining walls
 - (e) does not cause or contribute to instability of any embankment or cutting
 - (f) avoids the silting of watercourses
 - (g) protects development and its surrounds from erosion caused by water run-off.
- 3 The visual impact of wind farms and ancillary development should be managed in accordance with the policies contained within the General Section headed Renewable Energy Facilities.
- 4 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 5 Development sites should not be at risk of landslide.
- 6 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 7 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.
- 8 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.
- 9 Development within the **Residential Zone, Township Zone, or Rural Living Zone** should not take place on a sloping site where the cut and fill requires retaining walls over 1 metre in height.

Supported Accommodation and Housing for Seniors

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation and housing for seniors (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public 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 seniors 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) useable 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 and caravans
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and housing for seniors developments should:
 - (a) not have steep gradients
 - (b) provide convenient access for emergency vehicles, visitors and residents
 - (c) provide space for manoeuvring cars and community buses
 - (d) include kerb ramps at pedestrian crossing points
 - (e) have level-surface passenger loading areas.
- 4 Car parking associated with supported accommodation and housing for seniors 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.

Supported Accommodation

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 co-ordinated 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 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 State heritage places.

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 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.
- 9 Provision for recreational and tourist development adjacent to the River Murray.

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 car parking areas would not exceed 50 per cent of the site

- (b) the development is limited to a height of one storey where the proposed development is located within 8 metres of the boundary of any abutting site
 - (c) car parking and service areas and areas for the storage of rubbish are to be sited and screened suitably with fencing or landscaping
 - (d) the development is designed with respect to orientation and siting of buildings, car parking areas and manoeuvring areas and the allocation of landscaped buffer areas in such a manner as to minimise disturbance to the adjoining land through noise, lighting spill, intrusion on privacy
 - (e) no part of septic tank effluent drainage field or any other wastewater disposal area (ie an irrigation area) is located within 50 metres of any water course.
- 8 Tourist accommodation comprising of bed and breakfast (occupied dwelling providing temporary accommodation and dining for up to six people), farm stay (farm accommodation on a working farm for up to fifteen people) and nature retreat accommodation (small scale accommodation in rural areas) should:
- (a) be of a small scale
 - (b) designed in harmony with the landscape
 - (c) be in harmony with the character, form, scale and external materials of construction of surrounding buildings
 - (d) be under the main roof of the existing dwelling or in the immediate proximity of the existing dwelling.
- 9 The scale, siting, design, height, mass, intensity, colour, materials, paving, landscaping and orientation of buildings and structures should be complementary to the natural environment so as to achieve a co-ordinated development where there is low density site coverage, set within an attractive and preserved natural environment.
- 10 Development within urban zones should be designed and sited in sympathy with the existing natural and built character of its locality. It should not be out of scale, of conflicting colour or materials or detract from any natural backdrop to the zone.

Tourism Development in Association with Dwelling(s)

- 11 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 12 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

- 13 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.
- 14 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.
- 15 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.
- 16 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.
- 17 Advertisements associated with tourism developments should:
- (a) not exceed 0.5 square metres in area for each display
 - (b) be limited to no more than two per site
 - (c) be located on the same site as the tourist development
 - (d) not be internally illuminated.
- 18 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.
- 19 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.
- 20 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.
- 21 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

- 22 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.
- 23 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.
- 24 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.
- 25 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.
- 26 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 **riverside locations**.
- 27 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 28 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 and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off-street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set-down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public 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 including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
 - (a) showers, changing facilities, and secure lockers
 - (b) signage indicating the location of bicycle facilities
 - (c) secure bicycle parking facilities.
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.

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

Access

- 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) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land.
- 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
 - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to the road.
- 28 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.
- 29 Provision should be made on the site of development for the parking, loading, unloading, turning and entry/exit in a forward direction of such vehicles as are expected to be used for the provision of services or the conveyance of goods in connection with that development.

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 *River Murray*.

Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table RePa/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 in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Shared use of adjoining or adjacent car parking areas should be available for the duration of the intended use of the land.
- 36 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
 - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
 - (c) being appropriately lit
 - (d) having clearly visible walkways.
- 37 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 38 Parking areas that are likely to be used during non-daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 39 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 40 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping at the rate of 10 per cent of the area used for car parking.
- 41 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Waste

OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
 - (a) avoiding the production of waste
 - (b) minimising waste production
 - (c) reusing waste
 - (d) recycling waste
 - (e) recovering part of the waste for re-use
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
 - (a) screened and separated from adjoining areas
 - (b) located to avoid impacting on adjoining sensitive environments or land uses
 - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
 - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within the flood plain known as the 1956 River Murray Flood Plain
 - (b) within land subject to a 1-in-100 year average return interval flood event
 - (c) within 50 metres of the top of the bank of a watercourse
 - (d) where the base of the lagoon would be below any seasonal water table
 - (e) within 400 metres of the nearest residential dwelling.
- 9 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works 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.
- 17 Winery waste management systems should be designed to ensure:
 - (a) surface runoff does not occur from the wastewater irrigation area at any time
 - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
 - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

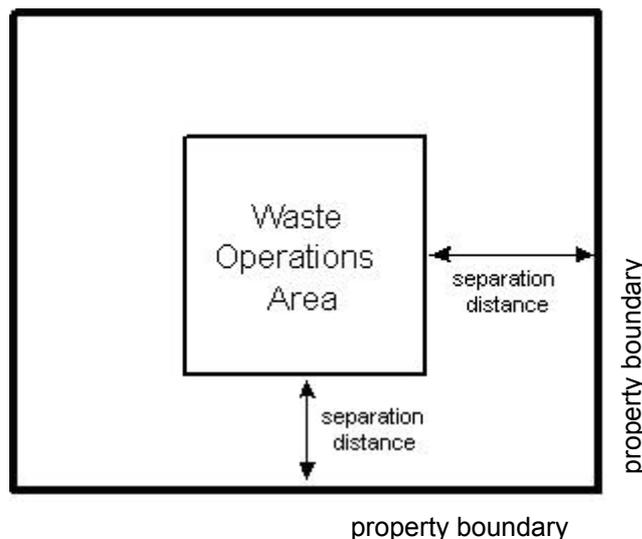
Waste Management Facilities

OBJECTIVES

- 1 The orderly and economic development of waste management facilities in appropriate locations.
- 2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.
- 3 Protection of waste management facilities from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.
- 2 Waste management facilities in the form of land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.
- 3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.
- 4 Waste management facilities should:
 - (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.

Zone Section

Airfield Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

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

DESIRED CHARACTER

The zone affects the local airport situated at Renmark.

Scope exists into the future for expansion of the airport facility to take on more of a regional airport role with associated transport, logistics and freight activities, given its arterial road location.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - air passenger or air freight terminal
 - aircraft related facility
 - airport
 - fuel depot
 - light industry ancillary to and in association with aviation activities
 - service industry ancillary to and in association with aviation activities
 - shop within the terminal building
 - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.
- 4 Development should not impede the use of the zone for aviation purposes.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Commercial and light industrial development located on the airport site should:
 - (a) facilitate the more efficient operation of the airport
 - (b) be sited in defined clusters
 - (c) not adversely affect the amenity of surrounding land uses.

Land Division

- 7 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.
- 8 There should be no increase in the total number of allotments in the zone.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.
Motel	
Nursing home	
Place of worship	
Pre-school	
Residential flat building	
Shop	Except where located within the terminal building.
Tourist accommodation	
Waste reception, storage, treatment or disposal	

Public Notification

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

Bulk Handling Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.
- 2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Facilities for the transportation, handling and storage of farm commodities in bulk are an essential component of the rural economy. The facilities are to be protected from encroachment by incompatible development or activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
 - road transport terminal
 - value-adding industries associated with bulk commodities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.
- 4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off-site impacts on sensitive land uses.
- 7 Development in the zone should be sensitive to the need for bulk handling storage and transportation facilities extended operation during the grain harvest.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Residential flat building	
Shop	
Special industry	
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Bulk handling and storage facilities (except where adjacent to the Residential Zone)	Development adjacent to the Residential Zone

Caravan and Tourist Park Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

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

DESIRED CHARACTER

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity block, including shower, toilet and laundry facilities
 - cabin
 - caravan park
 - caravan permanently fixed to land
 - camping ground
 - recreation area including tennis court, basketball court, playground
 - swimming pool/spa
 - tourist park and other forms of tourist accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

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

Street and Boundary Setbacks

- 10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback a minimum of:
 - (a) 1 metre from an internal road
 - (b) 6 metres from a public road
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	

Form of Development	Exceptions
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Park Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) 150 square metres or less in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	

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

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Recreation area	
Swimming pool	
Tourist park	

Community Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating community, educational, recreational, commercial, cultural and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a co-ordinated base to promote efficient service delivery.
- 3 A zone of open landscaped character providing for public and special uses that cannot be accommodated within built-up localities due to the large areas of land required.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone comprises a large expanse of land on each side of Ral Ral Avenue, Renmark and which is being developed for a range of community and recreational uses. It is intended that the zone retain and develop, an open, landscaped character, and accommodate large scale public uses of a community, recreational or tourist nature.

It is intended the zone cater for a major regional university, cultural, educational and recreational complex, and for community uses associated with the existing hospital and associated Helipad and Flight Area Take Off and Approach facilities.

The establishment of facilities for the care and accommodation of aged persons and other forms of residential accommodation are appropriate within the zone and in particular, in proximity to the existing bowling club.

The zone also includes the cemetery at Renmark west to allow for future expansion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - cemetery
 - community centre
 - consulting room
 - educational establishment
 - emergency services facility
 - hall
 - health facility
 - hospital
 - library
 - office associated with community service
 - place of worship
 - public administration office
 - recreation centre
 - supported accommodation

- student accommodation
 - theatre
 - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.
 - 4 Development should be designed, sited, and landscaped in a manner that reinforces and promotes its location on a major approach to the township.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Recreation area (except where adjacent to the Residential Zone)	Development adjacent to the Residential Zone

Conservation Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
 - scientific monitoring structures or facility
 - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
 - structures for conservation management purpose.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.
- 4 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
 - (c) minimising the extent of earthworks
 - (d) minimising the extent of vehicle access servicing that development
 - (e) minimising the extent of locally indigenous vegetation removal
 - (f) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (g) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (h) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 5 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 6 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:

- (a) restricted to those needed for direction, identification and interpretation
- (b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

- 7 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 8 Boundary realignments should not occur unless to assist in the management of native vegetation.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	
Fuel depot	

Form of development	Exceptions
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Deferred Urban Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for broad-acre cropping, horticulture and grazing purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone comprises land currently used for horticultural activities and centred around Twenty Second Street, Renmark. The land is ideally suited for further residential development and it is therefore desirable that no activities are established or fragmented allotments created which might prejudice orderly residential development in the future.

The eventual release of this land for residential development will require residential zoning to be implemented, and it is rather inappropriate for this to occur excessively in advance of appropriate urban services and a demonstrated need for additional residential allotments. In the interim the pleasant and scenic horticultural character is worth retaining.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - broad-acre cropping
 - grazing
 - horticulture.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should retain existing vegetation and provide additional landscaping.

Land Division

- 6 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.

- 7 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
- (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
 - (b) improve the management of the land for the purpose of primary production
 - (c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	

Form of development	Exceptions
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

District Business Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses that are complementary to the primary retail focus of the **District Centre Zone**.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone encompasses existing commercial and business activities at Renmark located on Eighteenth Street, along Renmark Avenue, between Nineteenth and Twenty First Streets, an extension area from Twenty First to Twenty Third Streets.

The zone is divided into three precincts which reflect the different nature of development desired north and south of the eastern half of Renmark Avenue and to the western half of Renmark Avenue.

This zone comprises primarily a strip of land abutting Renmark Avenue between Nineteenth and Twenty Third Streets, contains land uses such as motels, goods display areas, a service station, and a number of vacant allotments and industrial activities which are suitable for further development consistent with that already existing in the zone. This part of the zone has frontage to the main southern and eastern access into Renmark and as such it is desirable that further development in the zone be of a high standard, and include such aspects as appropriate landscaping and fascia treatments, to maintain and improve the character of the area.

The zone should accommodate activities which are consistent with tourism and the promotion of Renmark as a regional tourist focus. Uses should ensure an acceptable level of amenity for visitors and the community in Renmark, particularly adjacent residents. Retail activities, other than for the sale of hardware and bulky goods in certain locations, are to be discouraged.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - light industry and service trades
 - motel
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop or group of shops 250 square metres or less in gross leasable floor area unless varied within the precincts
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

- 3 This zone should be utilised primarily for business and commercial development, small scale servicing and related sales, consistent with existing development in the zone.
- 4 Retail development in the zone should not hinder the development or function of any centre zone.
- 5 Development should include stormwater management to:
 - (a) 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 overlooked
 - (b) include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system
 - (c) maximise the potential for stormwater harvesting and re-use, either on site or as close as practicable to the source and utilise, 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.
- 6 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 for the proposed use.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development should occur in accordance with [Concept Plan Map RePa/1 – District Business - Renmark \(Town\)](#)
- 9 Development should not generally exceed two storeys in height.
- 10 Development should provide screen walling to adjacent residential properties.

Land Division

- 11 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

Precinct 1 Renmark Avenue North

- 12 The following forms of development are envisaged in the precinct:
 - office
 - restaurant
 - motel
 - other commercial facilities of a similar scale.
- 13 Development should:
 - (a) comprise activities which are not likely to adversely affect nearby residential properties by way of noise, dust or odour

- (b) reflect a high level of building design, choice of materials and landscaping.
- 14 Motor repair stations, public service depots, service industry, stores and timber yards should not be developed.

Precinct 2 Trades and Services

- 15 The following forms of development requiring large site areas and buildings are envisaged in the precinct (except for the section of the precinct along Eighteenth Street):
- light industry
 - service industry
 - service trade premises
 - trade activities.
- 16 Development (except for the section of the precinct along Eighteenth Street) should:
- (a) comprise activities which are not likely to adversely affect nearby residential properties by way of noise, dust or odour
- (b) be designed and landscaped to exhibit a high quality appearance when viewed from Renmark Avenue.
- 17 Development along Eighteenth Street should be for activities requiring smaller site areas and buildings, including shops, showrooms and restaurants.
- 18 Offices, residential flat buildings, row dwellings, semi-detached dwellings and group dwellings should not be developed.

Precinct 3 Bulky Goods/Service Trades

- 19 The following forms of development are envisaged in the precinct:
- bulky goods outlets
 - service trade premises
 - stores
 - warehouses.
- 20 Development should:
- (a) be designed and laid out to minimise affects to adjacent residential properties by way of noise, dust or odour
- (b) be designed and landscaped to exhibit a high standard of appearance from Renmark Avenue
- (c) incorporate stormwater detention and re use techniques to limit the quantity and speed of stormwater entering the public street and Councils stormwater
- (d) limit the number of vehicular access points from Renmark Avenue and not exceed one per road frontage
- (e) be in accordance with [Concept Plan Map RePa/1 – District Business - Renmark \(Town\)](#) in terms of road access and traffic movements
- (f) be designed to provide on- site car parking and facilitate the removal of on street parking along Renmark Avenue
- (g) vehicular access to the north of Renmark Avenue, shall be from Renmark Avenue only and not from Murray Price Drive or Morant Avenue.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Builders yard	
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	Except extension to existing use.
General industry	Except extension to existing use.
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	Except extension to existing use.
Shop or group of shops greater than 250 square metres of gross leasable floor area	Except where it comprises: <ul style="list-style-type: none"> (a) bulky goods outlets and envisaged uses within: <ul style="list-style-type: none"> (i) Precinct 3 Bulky Goods/Service Trades (ii) Precinct 2 Trades and Services adjacent to Renmark Avenue (b) a restaurant within Precinct 1 Renmark Avenue North.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Except where adjacent to the Residential Zone : (a) a bank (b) a consulting room (c) an office (d) a shop or group of shops.	Development adjacent to the Residential Zone .

District Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 A centre accommodating medium to high-density residential development in conjunction with non-residential development.
- 4 The primary focus of retail, administrative and tourist accommodation activities in the town of Renmark.
- 5 Compact and orderly expansion of the District Centre in accordance with:
 - (a) [Concept Plan Map RePa/2 - District Centre - Renmark \(Town\)](#)
 - (b) [Concept Plan Map RePa/3 - District Centre - Renmark \(Town\)](#).
- 6 Development that enhances the amenity and character of the centre by complementing the tree-lined streets and proximity to the River Murray.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone covers the District Centre of Renmark and encompasses the major retail, commercial and tourist accommodation areas of the town. The District Centre is focused on the intersection of Renmark Avenue and Ral Ral Avenue which, together with Murray Avenue and the River Murray, provides an attractive, unique and interesting setting. It is intended that development does not impair this existing setting.

The District Centre is divided into a series of precincts and a policy area which have been established to guide the growth of the commercial centre and to re-enforce the centre as a place for local residents and visitors to shop, work, meet, entertain and relax.

Retail development is encouraged to consolidate within the core of the District Centre supported by office and commercial development. Development within the adjacent fringe area is to be controlled to provide a suitable transition between District Centre activities and residential areas.

Opportunity exists for mixed use/shop-top dwellings (for example, ground floor remains as a shop, but allows first floor as apartment dwellings) to help reinvigorate demand for shopping, via population densities in the main street and encourage premium (shop-top) residences that take advantage of River views.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bank
 - child care centre
 - civic centre
 - consulting room
 - discount department store
 - dwelling in conjunction with non-residential development
 - educational establishment
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital
 - hotel
 - indoor games centre
 - library
 - motor repair station
 - office
 - place of worship
 - playing field
 - pre-school
 - residential flat building in conjunction with non-residential development
 - restaurant
 - shop
 - supermarket
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium to high-density residential development, including affordable housing, and development comprising a variety of residential and non-residential uses should be developed only if it does not prejudice the operation of existing or future retail activity within the zone.
- 4 **Service and light industry should not be developed:**
- (a) **unless the scale and intensity of development is compatible with the desired amenity and function for the zone**
 - (b) **where it adversely detracts from the amenity of the existing centre environment.**

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 7 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 8 Undercroft or semi-basement car parking areas should not project above natural or finished ground level.
- 9 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 10 Development should occur in accordance with:
- (a) [Concept Plan Map RePa/2 - District Centre - Renmark \(Town\)](#)
 - (b) [Concept Plan Map RePa/3 - District Centre - Renmark \(Town\)](#).
- 11 The location and design of individual developments should have particular regard to the:

- (a) relative location of existing buildings
 - (b) orientation of buildings
 - (c) location of service lanes and yards
 - (d) location of storage areas and refrigeration units
 - (e) location of large blank walls
 - (f) location of access points and parking areas
 - (g) design of building facades.
- 12 Retail development with a floor area exceeding 1000 square metres should be located on land to the south east of Renmark Avenue within **Precinct 6 Civic and Retail** and/or within the **Department Store Policy Area 1**.
- 13 Public spaces for people to meet and rest should be provided both within and outside District Centre buildings and should:
- (a) be setback from the major traffic flow of both cars and pedestrians
 - (b) if outside, provide a degree of shelter from wind, rain and summer sun
 - (c) include attractive landscaping
 - (d) if inside, be located away from entrances or openings that create draughts or wind tunnelling
 - (e) be in close proximity to takeaway food outlets
 - (f) include seats, rubbish bins and other furnishings designed to resist weathering and cater for the special needs of the elderly and disabled.
- 14 Development should provide sufficient car parking having regard to the standards contained within [Table RePa/3 - Off Street Vehicle Parking Requirements](#), either on the site of the development or on another convenient and accessible site in the locality of the development site, a lesser amount of parking may be appropriate dependent upon:
- (a) the nature of the development and the past use of the development site
 - (b) existing built form on or adjacent to the development site which dictates the development of the site in a manner which hampers the provision of on site car parking
 - (c) the opportunity to exploit shared car parking areas between uses based upon compatible hours of peak operation
 - (d) suitable arrangements for any parking short-fall to be met elsewhere or by other means, being entered into such as Council's car parking fund.
- 15 Flashing, animated and otherwise moving signs should not be erected or displayed.
- 16 Development on the corner sites at the Focal Point Intersections described on the [Concept Plan Map RePa/2 - District Centre - Renmark \(Town\)](#) should comprise land uses that reflect the visual status of these sites as important focal points of the town centre.

Land Division

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

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

Precinct 4 Banking and Community

18 Development should:

- (a) be principally for commercial, banking and community and recreational facilities
- (b) recognise the visual significance of the area viewed from the River Murray, and open space areas
- (c) not restrict public access to the waterfront.

Precinct 5 Business

19 Development should be principally for offices, consulting rooms, professional suites, restaurants and medium-density housing activities or a combination of these activities.

20 Shops or group of shops exceeding 450 square metres should not be established.

21 Buildings should:

- (a) where possible, reach a height between 5 metres and 8 metres above natural ground level
- (b) have a second floor setback a minimum of 3 metres from the ground floor frontage
- (c) provide car parking facilities to the rear of buildings and screen from view from Renmark Avenue
- (d) only contain signs which are directed at pedestrian audiences only.

Precinct 6 Civic and Retail

22 Development should:

- (a) be principally for offices associated with Civic uses and large scale retail providing for the sale of such items as bulky goods, furniture, hardware and haberdashery
- (b) be developed in accordance with [Concept Plan Map RePa/2 - District Centre - Renmark \(Town\)](#) and include primary access to the area being from Para Street.

23 Retail development should provide a landscape buffer where it abuts the **Residential Zone**.

Precinct 7 Entry

24 Development should maintain and expand highway servicing activities including petrol filling stations, tourist information, motels, retail and restaurants (including takeaway foods), and act as a transition of activities between the zone and the neighbouring areas.

25 Shops or group of shops exceeding 450 square metres should not be established.

26 Development should:

- (a) be designed to encourage efficient vehicle movements both on and off the highway, and within the site
- (b) be designed to provide an efficient and convenient service to the travelling public

- (c) be established with sufficient surrounding open space, car parking and landscaping to create an attractive environment
- (d) be in accordance with [Concept Plan Map RePa/3 - District Centre - Renmark \(Town\)](#).

Precinct 8 Fringe

27 Development should:

- (a) be principally for fringe uses which include such development as consulting rooms and offices so that the area reflects a transitional character, and which are not likely to cause an adverse impact on the amenity of adjoining residential areas
- (b) be single-storey
- (c) for development fronting Ral Ral Avenue, incorporate signage that is directed at pedestrian audiences only.

Precinct 9 Retail Core

28 Development should:

- (a) be principally for high turnover shopping facilities and small specialty goods
- (b) serve as the primary foci for retail facilities in the town of Renmark
- (c) be functionally integrated with development in adjacent policy areas
- (d) be designed to maximise pedestrian movements between the desired primary retail focal centres on either side of Renmark Avenue.

29 Buildings with frontage to Renmark Avenue should provide car parking facilities to the rear of buildings and screened from view from Renmark Avenue.

30 Development should comprise of mixed use/shop-top dwellings (for example, ground floor remains as a shop, but allows first floor as apartment dwellings) with views of the River Murray.

Precinct 10 Tourist Accommodation

31 Development should:

- (a) be for tourist accommodation purposes and other activities compatible with tourist accommodation, such as restaurants, entertainment facilities, and cafes
- (b) recognise the visual significance of the area when viewed from the River Murray and elsewhere in the precinct
- (c) reach a height not exceeding 24 metres
- (d) be designed to complement the style, materials and colours of the historic Renmark Hotel building
- (e) provide car parking facilities to the rear of buildings and screened from view from Murray Avenue
- (f) ensure the land on the river side of Murray Avenue is available for public use and enjoyment.

Department Store Policy Area 1

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area to be a regional focus for large scale retail, shopping and associated services.

Development should accommodate large scale retail facilities in the form of a discount department store and limit the development of small scale retailing in order to minimise negative impacts upon services provided in the remainder of the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - shop in the form of a discount department store
 - shop with no more than 15 per cent of the gross leasable area comprising small-scale service or convenience retailing.
- 2 Development should:
 - (a) accommodate large scale retail facilities in the form of a discount department store
 - (b) including primary service vehicle access to the area being from Twentieth Street
 - (c) limit the provision of small scale retailing in order to minimise negative impacts upon services provided in the remainder of the zone
 - (d) be in accordance with [Concept Plan Map RePa/3 - District Centre - Renmark \(Town\)](#).

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Retail development should not exceed 12 000 square metres gross leasable area.
- 5 Shops for the purpose of service and convenience retailing should:
 - (a) comprise no more than 15 per cent of the gross leasable area of any retail development
 - (b) not exceed a gross leasable area of 250 square metres.
- 6 At least 85 per cent of the total floorspace of any retail development should comprise shops with a minimum floorspace of 1000 square metres.
- 7 The layout of development should not preclude future expansion of services from occurring.

- 8 Supermarkets should not be developed unless it can be clearly and decisively demonstrated that the development will not have an adverse impact on the vitality and economic viability of the **Precinct 9 Retail Core**.
- 9 Development should provide an appropriate landscaped buffer to adjacent residential development.
- 10 Car parking areas should not dominate the appearance from the Renmark Avenue streetscape.
- 11 The massing of individual buildings should provide interest and scale through articulation of form and facades and the use of texture, pattern, graphics and colour.
- 12 Building height should not exceed 12 metres when measured from finished floor level.
- 13 The appearance of future development within Allotments 74 to 77 in Filed Plan 18507, CT 5309/885, should create an understated approach to Renmark District Centre by providing significant landscaping along road frontages to minimise the visual impact of car parking.
- 14 Development on Allotments 74 to 77 in Filed Plan 18507, CT 5309/885, should not occur unless:
 - (a) the traffic impact on the following streets is identified and addressed by the development for road junctions affecting:
 - (i) Eighteenth Street
 - (ii) Para Street
 - (iii) Renmark Avenue
 - (iv) Twentieth Street
 - (b) any junction improvements required as a result of the development are borne by the developer.
- 15 The Sturt Highway turnoff at Eighteenth Street should present a formalised entry point to the District Centre.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	Except light industry fronting any road reserve besides Renmark Avenue, Ral Ral Avenue or Murray Avenue.
Major public service depot	
Motor repair station fronting Renmark Avenue, Ral Ral Avenue or Murray Avenue	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Shop, or group of shops within the Department Store Policy Area 1 where the total amount of gross leasable floor space would exceed 12 000 square metres	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Industry Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 Development suitably designed and sited to establish and maintain high amenity along zone interfaces and public roads.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone occurs in several locations at Renmark and Paringa and is intended to accommodate existing and proposed industrial development.

It includes a winery, development adjacent to Sturt Highway and west of Airport Road, Renmark, which is to be established as an industrial estate isolated from living areas. The zone has sufficient land available to meet the long term requirements and to provide a variety of allotment sizes for a range of industrial activities.

The small area for industry within the township of Paringa recognises existing development and allows for small scale expansion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - industry
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 New general industrial development should be established within the zone at Calperum.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 In areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
 - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.

- 6 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 8 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 9 Buildings and structures should not exceed 60 per cent site coverage to enable sufficient area for access, parking, landscaping and services.
- 10 Development located on the boundary of the **Residential Zone** should incorporate a 25 metre vegetated buffer strip for the length of that boundary.
- 11 There should be no retail development unless ancillary to the related activity and does not exceed 25 per cent of the total floor area of the related activity.
- 12 Offices should be ancillary to the related activity and not exceed 25 per cent of the total floor area of the related activity.
- 13 Materials stored outdoors should not be visible above screen fences with such fences being setback to the building line or behind the building line or behind landscaping to soften visual impacts.
- 14 To soften the visual impact of screen fencing, such fences should setback by one of the following:
 - (a) to the building line
 - (b) behind the building line
 - (c) in front of the building line, where landscaping is placed in front of the fence.
- 15 Landscaping within a site should be provided so that:
 - (a) not less than 10 per cent of the site should be developed as landscaping
 - (b) a landscaped setback area at least 3 metres wide is located along boundaries with any road or reserve and at least 2 metres wide at the rear of the site where it adjoins a zone boundary
 - (c) at least 50 per cent is planted adjacent to the street alignment.
- 16 Car parking areas between a building and a street should be setback a minimum of 3 metres from the primary street boundary with a landscape strip planted with trees and shrubs incorporated within that setback.
- 17 Buildings should be setback at least 6 metres from the primary road frontage.
- 18 Development excluding masts or aerials should not exceed a height of 12 metres or be setback closer to public roads than the distance prescribed in [Table RePa/1 - Building Setbacks from Road Boundaries](#).

- 19 The design, scale and construction materials of buildings should establish an acceptable industrial environment, whilst adequate landscaping should be provided to improve the amenity, particularly the streetscape of Sturt Highway, Renmark.
- 20 Future industrial development on land identified as Allotment 51 in Deposited Plan 22812, CT 5421/461 contained in this zone, should primarily allow for the future expansion of the existing transportation industry.

Land Division

- 21 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use
 - (b) have an area of 1500 square metres outside of the **Calperum Policy Area 2**, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
 - (c) have an area of 2500 square metres to 5 hectares within the **Calperum Policy Area 2**
 - (d) have a frontage to a public road of at least 25 metres.

Calperum Policy Area 2

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

OBJECTIVES

- 1 A policy area primarily for industrial development of various sizes and nature.
- 2 Small scale retail development servicing the Calperum Industrial Estate with convenience goods.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The Calperum industrial estate will provide scope for major regional investment opportunities, adjacent the Renmark Airport, and will enable the planned and orderly expansion of industrial activities as the need arises and services are provided.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - industry
 - service trade premises
 - timber yard
 - warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Development on the Calperum Industrial Estate should be in accordance with [Concept Plan Map RePa/4 - Calperum Industrial Estate Staging - Renmark \(Town\)](#), specifically the layout of allotment sizes and road hierarchy.
- 4 Future Development of the Calperum Industrial Estate should be staged and in accordance with [Concept Plan Map RePa/5 - Calperum Industrial Park - Renmark \(Town\)](#).
- 5 Development of small scale retail development should not have adverse impacts on the surrounding industrial development.
- 6 Landscaping should make extensive use of locally indigenous vegetation requiring minimal watering.

Land Division

- 7 Land division should create allotments that have an area of 2500 square metres to 5 hectare.
- 8 Land division within Calperum Industrial Estate should encourage a range of allotment sizes encouraging a variety of industrial uses in accordance with [Concept Plan Map RePa/4 - Calperum Industrial Estate Staging - Renmark \(Town\)](#).

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table RePa/2 - Conditions for Complying Development](#):

- light industry
- service industry
- store
- timber yard
- warehouse.

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> (a) it is ancillary to and in association with industrial development (b) it is located on the same allotment (c) the gross leasable area is less than 25 per cent of the site area.
Pre-school	
Place of worship	
Residential flat building	

Form of development	Exceptions
Shop or group of shops	Except where: <ul style="list-style-type: none"> (a) it is ancillary to and in association with industrial development (b) it is located on the same allotment (c) the gross leasable area is less than 25 per cent of the site area.

Tourist accommodation

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Except where adjacent to the Rural Living Zone or Residential Zone : <ul style="list-style-type: none"> (a) general industry (b) light industry (c) motor repair station (d) petrol filling station (e) service industry (f) store (g) timber yard (h) warehouse. 	Development adjacent to the Residential Zone or the Rural Living Zone

Local Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - advertisement
 - community facility
 - consulting room
 - office
 - office and dwelling
 - shop
 - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 5 Development should be for shops not exceeding 450 square metres in total floor area and other small scale facilities such as consulting rooms.
- 6 Building architecture, style, choice of materials and colours should be sympathetic to the character of the town.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	
Motor repair station	
Petrol filling station	
Public service depot	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Service trade premises	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Marina Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone that provides for a marina and maritime structures including:
 - (a) car parking
 - (b) pontoons
 - (c) jetties
 - (d) piers
 - (e) boat berths
 - (f) slipways
 - (g) repair facilities
 - (h) wastewater collection, storage and transfer facilities
 - (i) open hard standing and vertical stacking storage facilities for boats
 - (j) shops in the form of specialised riverine retailing facilities
 - (k) offices
 - (l) residential development in appropriate locations.
- 2 A zone with local retail centre facilities overlooking the houseboat and small craft marinas, primarily to service the day-to-day shopping needs of local residents, but also servicing tourists and marina users.
- 3 A zone where development:
 - (a) enhances and complements the river environment and setting, particularly adjacent to the water's edge
 - (b) accords with the [Concept Plan Map RePa/6 - Marina Estate - Jane Eliza Landing](#)
 - (c) provides for the co-ordinated design and provision of facilities, including shared parking and access arrangements.
- 4 A zone accommodating marina commercial facilities, including a tavern, restaurants and entertainment facilities to serve local residents and tourist and marina users.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will establish a water based focus where the mix of marina support services, local retailing, residential and tourist facilities will combine to create a busy and exciting river atmosphere.

By maintaining a standard of development that integrates with integrated building forms, landscaping and shared parking areas, this area will complement the residential and tourist developments whilst establishing an important tourist-visitor destination.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - car parking
 - marina (on the southern side of the marina basin)
 - industry ancillary to the marina in the form of boat servicing (on the southern side of the marina basin)
 - licensed clubroom
 - office ancillary to the marina (on the southern side of the marina basin)
 - restaurant (adjacent to the small craft marina and main entrance channel leading to and from the River Murray)
 - storage area ancillary to the marina (on the southern side of the marina basin)
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should:
 - (a) be consistent with [Concept Plan Map RePa/6 - Marina Estate - Jane Eliza Landing](#)
 - (b) retain the existing dry dock facilities to the northeast of the marina
 - (c) ensure linkage with the riverfront recreation and reserve frontage around the marina basin.
- 5 Development on the northern side of the marina basin between the water's edge and residential allotments should comprise:
 - (a) car parking areas
 - (b) houseboat mooring facilities
 - (c) landscaped areas
 - (d) service roads.
- 6 Buildings and structures, (other than wharves, jetties and landings) within 25 metres of the edge of the River Murray or any water boundary connected to the River Murray, measured from pool level elevation 16.3 metres Australian Height Datum, should only occur:
 - (a) within Allotment 803 in Deposited Plan 27497, CT6053/488 or within Allotment 902 in Deposited Plan 27497, CT 5782/742
 - (b) where the facilities for the storage of fuels, chemicals and similar products and for the collection and disposal of stormwater and liquid and solid wastes, are designed and constructed to prevent accidental or deliberate discharge or spillage into the River Murray or any water body connected thereto—specifically:

- (i) buildings and facilities used for the storage of fuels, chemicals and similar materials should either be bunded or their floor level set a minimum of 100 millimetres below the outside ground level and drain toward the side of the building distant from the nearest waters edge
 - (ii) facilities requiring waste water disposal (eg toilets, kitchens) should be located on the side of the building distant from the water's edge.
- 7 Buildings should be designed, sited and constructed so that there is an integrated appearance in terms of their materials, colours, facades, height, signage, paving and orientation suited to its river environment.
- 8 Employee parking and service areas should be located at the rear of buildings and screened from public view.
- 9 Light framed buildings, such as maintenance workshops and fuelling facilities, should provide continuity of form and utilise either colour-coated steel cladding, brickwork or other masonry cladding.
- 10 Multi-level boat stacking or storage facilities should be contained in structures which do not exceed 8 metres in height.
- 11 Public utilities and services should be installed underground whilst structures housing transformers and similar equipment should either be designed, sited and located to minimise impacts or, where practical, incorporated within proposed building development.
- 12 Aerials, antennae, windmills, flagpoles, towers and like structures should not be erected unless they are essential for marina communication or required for tourist purposes, and provided they can be established with minimal impact on the surrounding environment.
- 13 Development should be landscaped to enhance public waterfront areas, to reduce and soften the bulky appearance of commercial-type buildings, to introduce shade into car parking and pedestrian areas and to contribute towards an aesthetic built environment.
- 14 Outdoor storage areas should be effectively screened.
- 15 Car parking areas should be consolidated and co-ordinated into convenient groups, rather than located individually, and access points minimised.
- 16 The design of such sewage systems, solid, liquid and stormwater disposal systems should be located to the rear of buildings away from the waterfront.

Land Division

- 17 Allotments that are intended to share a boundary with an existing water body, or a water body to be created following a land division, should:
 - (a) not be created unless a legal agreement exists to ensure that an appropriate authority will have free and unrestricted access to the waterfront and land adjoining the waterfront for:
 - (i) maintenance purposes
 - (ii) flood mitigation works
 - (iii) other emergency purposes
 - (b) provide appropriate protective measures within Allotment 803 in Deposited Plan 27497, CT 6053/488 and within Allotment 902 in Deposited Plan 27497, CT 5782/742 to facilitate the erection of buildings and structures on the water's edge
 - (c) be developed such that the edge:

- (i) will not be subject to erosion
- (ii) will not be subject to damage or failure as a result of normal weather conditions
- (iii) will withstand damage or failure from flood conditions such as those experienced by the 1956 River Murray flood
- (iv) provides an attractive edge to the waterfront
- (v) enhance the appearance and amenity of the locality.

Residential Waterfront Policy Area 3

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

OBJECTIVES

- 1 A policy area primarily accommodating detached dwellings:
 - (a) on a range of allotment sizes
 - (b) that are designed and constructed to a standard that can withstand and visually complement the water based environment.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The residential environment will be enhanced by an extensive canal system that will facilitate the mooring of boats and provide ready access to the River Murray. The proximity to the District Centre, educational, and recreational facilities, reinforces its residential amenity. The quality of the development, measured by building design, use of materials, and considered use of landscaping are expected to collectively establish an innovative and desirable residential estate that offers an alternative to other areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Residential development should not be built on side boundaries.
- 4 Development should be landscaped with a strip having a minimum width of 20 metres along the waterfront and 8 metres along the street frontages.
- 5 Dwellings on allotments which abut or overlook any waterway should be designed so that they face onto those waterways, whilst the rear of such dwellings, where they front a public road, should be attractively designed to present an aesthetically pleasing appearance from that road.
- 6 No building should have a finished height of more than 8 metres.
- 7 Land that has, or is intended to have a boundary with a water body that is a part of, or connected to the River Murray, should be developed with an edge on the waterfront such that the edge will:
 - (a) not be subject to erosion
 - (b) not be subject to damage or failure as a result of normal weather conditions

- (c) withstand damage or failure from flood conditions such as those experienced by the 1956 River Murray flood
 - (d) provide an attractive edge to the waterfront and enhance the appearance and amenity of the locality.
- 8 Toolsheds, garages and other ancillary outbuildings or structures should be designed and sited as an integral part of the dwelling, and where appropriate constructed with the same roof and wall materials used for that dwelling.
 - 9 Metal clad buildings and fences should be pre-coated or painted so as to avoid glare.
 - 10 Visually prominent aerials, antennae, flagpoles, towers and like structures should not be erected.
 - 11 Pontoons or jetties should not project beyond the title boundary of the allotment with which it is associated and should be limited in size, sufficient in length to accommodate the safe and secure mooring of a single boat.

Land Division

- 12 Allotments which are intended to have a boundary with a water body that is either existing or proposed by the land division, and which is connected to or forms part of the River Murray, should not be created unless a legal agreement exists which will ensure that an appropriate authority will have free and unrestricted access for maintenance purposes, flood mitigation works, and other emergency purposes to the waterfront and an area of land adjoining the waterfront.
- 13 No new hammerhead allotments should be created.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
All development that has a floor level less than 20.4 metres Australian Height Datum	Except wharves, jetties or landings.
Buildings and structures within 25 metres of pool level (elevation 16.3 metres Australian Height Datum) of the River Murray and connecting water bodies	Except where one or more of the following applies: <ul style="list-style-type: none"> (a) wharves, jetties or landings in any part of the zone (b) where located within Allotment 803 in Deposited Plan 27497, CT 6053/488 (c) where located within Allotment 902 in Deposited Plan 27497, CT 5782/742.
Buildings or structures within Residential Waterfront Policy Area 3	Except where one of the following (a)-(d) applies: <ul style="list-style-type: none"> (a) development of one or more of the following: <ul style="list-style-type: none"> (i) jetty (ii) pontoon (iii) portable jetty that can be relocated from the water's edge (iv) retaining wall. (b) development located further than 25 metres of pool level (elevation 16.3 metres Australian Height Datum) of the River Murray and with a floor level above 20.4 metres Australian Height Datum (c) development located on land contained within the following titles: <ul style="list-style-type: none"> (i) Lot 63 Deposited Plan 56295, CT 5833/ 990 (ii) Lot 64 Deposited Plan 56295, CT 5833/ 991 (iii) Lot 65 Deposited Plan 56295, CT 5833/ 992 (iv) Lot 66 Deposited Plan 56295, CT 5833/ 993 (v) Lot 67 Deposited Plan 56295, CT 5833/ 994 (vi) Lot 68 Deposited Plan 56295, CT 5833/ 995 (vii) Lot 69 Deposited Plan 56295, CT 5833/ 996 (viii) Lot 70 Deposited Plan 56295, CT 5877/196 (ix) Lot 71 Deposited Plan 56295, CT 5833/ 998 (d) land division where the following criteria are satisfied: <ul style="list-style-type: none"> (i) all parts of all allotments above 20.1 metres Australian Height Datum (ii) all roads are above 19.4 metres Australian Height Datum at stormwater sump entry points.
Consulting room	
Dwelling	Except where located within the Residential Waterfront Policy Area 3 .
Industry	Except outside of Residential Waterfront Policy Area 3 .

Form of development	Exceptions
Land division	Except where: <ul style="list-style-type: none"> (a) every allotment is above 20.1 metres Australian Height Datum over the entire allotment (b) all roads are above 19.4 metres Australian Height Datum at stormwater sump entry points.
Office	
Residential flat building	
Road transport terminal	
Service trade premises	Except outside of Residential Waterfront Policy Area 3
Shop or group of shops	Except where located outside of the Residential Waterfront Policy Area 3 and: <ul style="list-style-type: none"> (a) the gross leasable area is less than 650 square metres (b) the accumulated gross leasable area of all shops within the zone would then exceed a total of 650 square metres.
Special industry	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Within the Residential Waterfront Policy Area 3 : <ul style="list-style-type: none"> (a) jetty (b) pontoon. 	

Primary Production Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 3 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 4 Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

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

- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises all of the council area, with the exception of townships, **River Murray Flood Zone**, **River Murray Fringe Zone** and the **Conservation Zone**.

The zone comprises of the agricultural areas that underpin the regions rural economy, primary consisting of general farming, grazing and horticulture with associated rural based industry, services and facilities.

It is intended that the dominant rural character of the zone be maintained by the retention of farming activities and significant tracts of bushland. It is important for non-agricultural development to recognize and appreciate that the zone is designed for agriculture first and foremost, and that non-agricultural development is required to accommodate itself to existing agricultural effects of development (e.g. dust, spray drift, noise, and use of machinery at different times of the day, night and year). If non-agricultural development (including dwellings) cannot accommodate this situation, it would be better for it to be located in another zone. The primacy of agriculture and horticulture to the region's economy and identity is very important and it is incumbent on this zone to facilitate its continuation (and potential intensification). As a result, this hierarchy is to be treated as the first priority in considering new development.

Outside of the **Horticulture Policy Area 4** it is intended that the zone caters for second dwellings where there is a demonstrated need for a farm hand or manager's residence, so as to promote opportunity for on-farm accommodation – this is not to give rise to the division of land.

In furthering the zone's dominant agricultural and horticultural character, there is a strong desire to see allied value-adding agricultural industries establish and be retained in this zone. Such development will support the established primary industry. It is important to note that industry associated with agriculture, in some cases, can be located within an **Industry Zone** within the township areas, and that industry not associated with agriculture should not be located within the zone.

There is also potential for inclusion of small scale retail and restaurant development, rather than conventional development. As above, it is important for retail and restaurants to fit in with the existing nature of development, not the other way around.

Opportunities exist for environmental sustainability in building design. This can be realised in terms of energy generation and use, particularly in situations where allotments are not connected to conventional urban infrastructure networks and it is financially prohibitive to expand these to isolated areas. It is sought for dwellings and other buildings (including sheds) to generate and harness wind energy, solar energy or hot

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - dwelling associated with envisaged forms of development
 - farming
 - horticulture
 - industry ancillary to, and in association with, farming and/or horticulture
 - intensive animal keeping
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
 - wind farms and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
 - (a) in visually prominent locations in the landscape
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township.
- 5 A shop should be:
 - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.
- 6 Buildings, other than where required to facilitate wind farms and ancillary development, should primarily be limited to farm buildings, a detached dwelling associated with primary production or a tourist related use on the allotment and residential outbuildings that are:

- (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 8 A dwelling should only be developed if:
- (a) there is a demonstrated connection with envisaged forms of development in the zone
 - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
 - (c) no valid planning authorisation to erect a dwelling on that allotment exists
 - (d) it does not result in more than one dwelling per allotment, unless for short term workers accommodation, farm hand or manager's residence
 - (e) it has a vegetated buffer of 40 metres wide between the dwelling and the allotment boundary, or alternatively be of a lesser distance where it adjoins a road reserve, a non-horticultural activity, or where the impacts are mitigated by taking into account factors such as prevailing winds, topography and physical barriers
 - (f) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity.

Form and Character

- 9 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 10 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.
- 11 Development adjacent to the Sturt Highway and/or the Loxton-Paringa-Murtho Road should:
- (a) maintain a pleasant visual entry to the town of Renmark
 - (b) be designed, sited and landscaped to minimise the visual impact as viewed from the Sturt Highway and the Loxton-Paringa-Murtho Road.

Land Division

- 12 Land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 100 hectares in area.
- 13 Land division should not result in allotments of less than:
- (a) 8 hectares within the **Horticulture Policy Area 4**
 - (b) 100 hectares in the remainder of the zone.
- 14 Land division to excise an existing dwelling outside of the **Horticulture Policy Area 4** should not occur unless:
- (a) the new allotment containing the existing dwelling has a minimum area of 4 hectares

- b) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-farming activities
 - (c) the remaining allotment has a minimum area of at least 100 hectares.
- 15 Land may be divided to accommodate realignment of boundaries between existing channel reserve land and Crown leases or allotments to:
- (a) address encroachments of plantings or infrastructure onto an adjacent channel reserve
 - (b) facilitate the creation of legal access for Crown leases as part of the freeholding process.
- 16 Land should only be divided where it is to facilitate the more intensive use of the land where the plan of division demonstrates that:
- (a) water, of sufficient quality and quantity, is available to sustain the proposed use
 - (b) the land is appropriate for the proposed use, or the division seeks to support an existing lawfully operating rural based industry
 - (c) the use will be compatible with adjacent or nearby uses of land.

Horticulture Policy Area 4

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

OBJECTIVES

- 1 A Policy Area primarily for horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 Wind farms and ancillary development located in the policy area, accepting that they may need to be sited in visually prominent locations to harvest the wind resource.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The major irrigation areas are identified within this policy area, and are to provide opportunity for ongoing horticultural pursuits.

This policy area comprises those parts of the Renmark Irrigation District and Chaffey Irrigation Area, which have been developed for horticulture, but also includes several large expanses of dryland, which are either unsuitable for horticulture or which are subject to some limitation on irrigation at present.

It is desirable that the scenic character of the closely settled vineyards and orchards, and the rural bushland of the policy area's dryland component are retained. Further expansion of horticulture (into new areas) is inevitable as existing horticultural areas are removed from production as a result of urban growth within and immediately adjacent the town of Renmark.

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

With regard to non-agricultural uses, the zone contains several major industries. Further expansion of these or the introduction of new industries is desirable provided it is directly related to the processing of local primary produce.

Development along the western approach to the township of Renmark to take place so that it creates an open and attractive entrance to the town, via use of quality building design elements and materials, open landscaped areas and deep road setbacks.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - dwelling associated with envisaged forms of development
 - farming
 - horticulture
 - light industry and service industry associated with the processing, packaging and distribution of produce

- small-scale tourist development in association with wineries, farms and heritage places
 - wind farms and ancillary development.
- 2 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
- (a) in visually prominent locations in the landscape
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.
- 3 Retail sales of goods produced and processed within the **Horticulture Policy Area 4** are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.
- 4 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.
- 5 Horticulture not to be established on land that has significant tracts of native vegetation.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Grazing animals should only be kept at the rate of one such animal per hectare.
- 8 Industry, tourism accommodation, or other development not involving primary production should not occur unless:
- (a) no detriment or nuisance to the locality is likely to arise
 - (b) there is no disfigurement of the land's appearance
 - (c) the use relies upon a direct association with its rural hinterland, and would not detract from the service role of settlements or townships.
- 9 Development along the western approach to the township of Renmark, between Airport Road and Twentythird Street, should provide:
- (a) land uses that are envisaged in the policy area
 - (b) deep building setbacks in accordance with [Table RePa/1 – Building Setbacks from Road Boundaries](#)
 - (c) landscaping of the area between the road frontage and the building alignment
 - (d) open rural fencing
 - (e) building materials and colours of earthy tones to blend with the natural environment
 - (f) the division of land that does not create small fragmented allotments.

Land Division

- 10 Land division should not result in allotments of less than 8 hectares, except where to excise an existing dwelling from an allotment.
- 11 Land division to excise an existing dwelling should not occur unless:

- (a) the new allotment containing the dwelling has a minimum area of 1 hectare
 - (b) all new allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural activities.
- 12 Where land division involves the realignment of existing allotment boundaries, it should not occur unless:
- (a) any dwelling is setback at least 40 metres from allotment boundaries unless where it is located adjacent to a road reserve or existing non-horticultural activities
 - (b) the new allotment or allotments containing an existing dwelling, where practicable, have a minimum allotment area of 1 hectare
 - (c) the more productive farm land forms the balance or larger portion of the remaining allotment or allotments
 - (d) it facilitates the orderly development and use of the land.
- 13 The division of land to facilitate more intensive forms of primary production should only be undertaken where:
- (a) water of sufficient quantity and quality is available to sustain the proposed use
 - (b) the soil structure and land capability classification is appropriate for irrigated horticulture
 - (c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) there will not be a risk of the watertable either falling or rising significantly.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table RePa/2 - Conditions for Complying Development](#):

- farm building.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a), (b) or (c): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment (c) the advertisement is ancillary to, and in association with, a winery, horticulture or farming.
Community centre	
Consulting room	
Dwelling	Except for a detached dwelling that is: <ul style="list-style-type: none"> (a) to replace a lawfully established dwelling (b) a new dwelling where one of the following applies: <ul style="list-style-type: none"> (i) it is located on an allotment created prior to [insert authorisation date of this DPA] (ii) it is located on an allotment greater than 8 hectares within the Horticulture Policy Area 4 (iii) it is located on an allotment of greater than 100 hectares outside of the Horticulture Policy Area 4.
Educational establishment	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	

Form of Development	Exceptions
Hotel	
Industry	Except where in association with farming or horticulture.
Intensive animal keeping	Except where it is located outside of the Horticulture Policy Area 4 .
Land division creating additional allotment(s)	<p>Except where it achieves any of the following:</p> <ul style="list-style-type: none"> (a) it is outside of the Horticulture Policy Area 4 and either (i) or (ii) apply: <ul style="list-style-type: none"> (i) all allotments resulting from the division are at least 100 hectares and the number of resulting allotments of less than 100 hectares is not more than the number that existed prior to rationalisation (ii) to excise a dwelling that existed as of [insert authorisation date of this DPA] from an allotment that also existed as of [insert authorisation date of this DPA], provided that the: <ul style="list-style-type: none"> (A) excised allotment contains the existing dwelling (B) excised allotment has a minimum area of 4 hectares (C) excised allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-farming activities (D) remaining allotment has a minimum area of 100 hectares. (b) it is within the Horticulture Policy Area 4 and either (i) or (ii) apply: <ul style="list-style-type: none"> (i) all allotments resulting from the division are at least 8 hectares and are for the purpose of facilitating the use of the land for horticultural activities (ii) to excise a dwelling that existed as of [insert authorisation date of this DPA] from an allotment that also existed as of [insert authorisation date of this DPA], provided that the excised allotment: <ul style="list-style-type: none"> (A) contains the existing dwelling (B) has a minimum area of 1 hectare (C) boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural activities.
More than one dwelling per allotment	Except where it is for a manager's residence or farm hand outside of the Horticulture Policy Area 4 .
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production, horticulture, or tourism development.
Petrol filling station	
Place of worship	
Pre-school	

Form of Development	Exceptions
Prescribed mining operations where they are located within the Horticulture Policy Area 4	
Primary school	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where ancillary to and in association with primary production, horticulture, or tourism development.
Stock slaughter works where it is located within the Horticulture Policy Area 4	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Farm building	Tourist accommodation
Farming	Wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area or any of the following zones:
Horticulture	(a) Residential Zone
Solar photovoltaic panels (roof mounted or freestanding) in association with a dwelling	(b) Rural Living Zone
	(c) Township Zone.

Residential Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Residential development that incorporates:
 - (a) the treatment of effluent where conventional sewage infrastructure is unavailable
 - (b) stormwater harvesting and reuse as part of the development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone is characterised by a low-density, suburban feel. It is intended to maintain this feel, apart from within the medium density policy areas, which is the place for a more compact nature of housing.

One key asset of the zone is Renmark Avenue, which is a wide, tree-lined street with considerable visual appeal. It is desirable that development contribute to the character of such streets with sizeable setbacks and landscaping to provide attractive entrance to the town of Renmark.

In terms of public open space, it is desirable that an open space corridor develop around the residential areas along Bookmark Creek. This corridor would ideally consist of a mixture of revegetated local native bushland, intermixed with parkland, with the objectives of creating a pleasant natural bushland backdrop to the town. In addition, it could also provide accessible and attractive open space for residents nearby, while providing an open space corridor linking residential areas with the River Murray and community facilities in the **Community Zone**.

With regard to development constraints, levee banks protecting land from flooding at the 1931 flood level may need to be raised to a level necessary to protect development from any major floods. This could warrant higher site and floor levels relative to existing development.

In Renmark, land to the south of Twentieth Street, west of Renmark Avenue and northeast of the town centre suitable for residential expansion and it is desirable for this area to be developed prior to other areas that are otherwise vacant or underdeveloped. Further land east of Pyap Street and south of Twenty First Street can also be made available when cumulative demand increases, appropriate services are available, and infrastructure is in place.

In Paringa, land to the east of Ian Drive extending to Riverview in the east and north, the rail reserve in the south, and land on the west of Murtho Road between Museum Drive on the south and Lookout Drive on the north are suitable for residential expansion.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	18 metres to the Sturt Highway 6 metres in all other cases
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	60 per cent

Parameter	Value
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value
Maximum floor area for sites:	
(a) 800 square metres or less	60 square metres
(b) greater than 800 square metres	72 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres whichever is the greater.
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 6 metres whichever is the greater.

10 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	400 minimum	12
Semi-detached	300 minimum	10
Group dwelling	300 minimum	n/a
Residential flat building	210 average (dwellings for the aged) 250 average (all other cases)	n/a n/a
Row dwelling	300 minimum	9
Supported accommodation	210 minimum	n/a

11 Housing development should complement existing streetscapes and enhance the residential amenity of the area in terms of siting, scale, building materials and landscaping.

12 The development of two or more dwellings on an allotment should include:

- (a) one resident car park and one visitor car park to be provided for each dwelling

- (b) driveways of at least 6 metres in width (for two-way traffic) or 4 metres (for one-way traffic) that are adequately screened from adjoining properties by landscaping
 - (c) a fenced courtyard area for each dwelling of at least 25 square metres in area for clothes drying and storage
 - (d) perimeter fencing of a suitable material and height to provide privacy and enhance the amenity of the locality.
- 13 Medium density residential development involving more than two dwellings on an allotment should not be constructed on land where common effluent drainage and mains water connections are not available.
- 14 The extension of incompatible activities in residential zones should not be undertaken unless they would result in an improvement in appearance and compatibility of the development.
- 15 Dog kennels for the accommodation of more than two dogs should not be constructed.

Affordable Housing

- 16 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 17 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 18 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Dwelling type				
	Detached	Semi-detached	Group	Residential flat building	Row
Site area (square metres)	350 minimum	250 minimum	250 minimum	200 average	180 minimum
Minimum area of private open space for ground level dwellings	10 per cent	10 per cent	10 per cent	10 per cent	10 per cent
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	10	10	10	10	10
Minimum number of on site car parking spaces (one of which should be covered)	1	1	1	1	1

Land Division

19 Land division (except for affordable housing) should create allotments that meet the following:

Dwelling type	Minimum area	Minimum frontage (metres)
Detached	400 minimum	12
Semi-detached	300 minimum	10
Group dwelling	300 minimum	n/a
Residential flat building	210 average (dwellings for the aged) 250 average (all other cases)	n/a n/a
Row dwelling	300 minimum	9
Supported accommodation	210 minimum	n/a

20 Land division for the purpose of affordable housing should create allotments that meet the following:

Dwelling type (for the purposes of affordable housing)	Minimum area	Minimum frontage (metres)
Detached	350 minimum	12
Semi-detached	250 minimum	10
Group dwelling	250 minimum	n/a
Residential flat building	200 average	n/a
Row dwelling	180 minimum	9
Supported accommodation	210 minimum	n/a

21 The road pattern should be developed so that where practicable a majority of local streets have a predominantly east to west orientation so that the maximum number of allotments can be orientated from north to south.

22 Battleaxe allotments should not be created unless:

- (a) the land cannot otherwise be satisfactorily and efficiently developed as a conventionally-shaped allotment
- (b) no alternative access to a road or services can be made available
- (c) the access strip of land is not less than 6 metres wide or longer than 30 metres
- (d) the area of the 'handle' is excluded from the site area
- (e) the access road is bitumenised or paved
- (f) 1 metre of landscaping is established on either side of the access road.

23 Land division adjoining Bookmark Creek should provide an open space corridor not less than 60 metres wide.

Medium Density Policy Area 5

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

OBJECTIVES

- 1 A residential policy area comprising a range of medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- 2 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 3 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area includes areas located in close proximity to the **District Centre Zones** and the **District Business Zone** at Renmark.

The policy area provides scope for the redevelopment and rejuvenation, over time, of these areas for medium density residential development. This area is well serviced by transport routes and has good access and interconnection to the centrally located retail and other service facilities of the **District Centre Zone** and the **District Business Zone**.

It is preferable that development be undertaken, where possible, on a multiple allotment basis via the amalgamation of sites thereby creating the ability for better quality designs and integrated development outcomes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - pergola in association with a dwelling
 - residential flat building (buildings between one and three storeys)
 - row dwelling
 - semi-detached dwelling
 - supported accommodation.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.
- 3 **Motel development should only be situated on land with frontage to Renmark Avenue between Twenty First Street and Bookmark Creek, Renmark.**

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 6 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 7 A dwelling should have a minimum site area (and in the case of 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	270 minimum	10
Semi-detached	220 minimum	8
Group dwelling	250 minimum	n/a
Residential flat building	200 average	n/a
Row dwelling	180 minimum	8

- 8 Development on the south side of Eighteenth Street should:
 - (a) have vehicular access from Railway Terrace
 - (b) provide future road widening in the form of a 5 metre wide area parallel to Eighteenth Street.

Affordable Housing

- 9 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 10 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

PROCEDURAL MATTERS

Complying Development

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

- group dwelling
- row dwelling.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	Except for general industry on one or more of the following allotments: <ul style="list-style-type: none"> (a) Allotment 1 in Deposited Plan 5649, CT 5425/104 (b) Allotment 2 in Deposited Plan 5649, CT 5425/104 (c) Allotment 3 in Deposited Plan 5649, CT 5644/168 (d) Allotment 10 in Deposited Plan 5649, CT 5391/865 (e) Allotment 11 in Deposited Plan 5649, CT 5630/795.
Intensive animal keeping	
Motel	Except for: <ul style="list-style-type: none"> (a) bed and breakfast accommodation (b) motel development on land with frontage to Renmark Avenue between Twenty First Street and Bookmark Creek, Renmark.
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.

Form of Development	Exceptions
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 80 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

River Murray Flood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Buildings and structures excluded from the zone where they are likely to impede or be damaged by floodwaters and/or fluctuating pool levels of the River Murray.
- 2 The conservation and improvement of water quality that sustains the natural environment and natural ecological processes associated with the River Murray *in areas as defined by the River Murray Act 2003.*
- 3 Conservation of the natural features of the river environment.
- 4 Restricted development in recognition of the hazards associated with floods, by minimising new structures and changes to existing natural ground levels.
- 5 *Land division enabling security of tenure for existing dwellings.*
- 6 *The upgrading of existing dwellings to assist environmental improvements.*
- 7 Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

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

- 8 Development that contributes to the desired character of the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - a structure for the purpose of public recreation (e.g. landing and jetty)
 - a structure for the purposes of water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate)
 - wind farms and ancillary development..
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
 - (a) in visually prominent locations in the landscape
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.

- 4 Development should not cause, impede, or be subject to damage by floodwaters and/or fluctuating pool levels of the River Murray *as defined by the River Murray Act 2003.*
- 5 Mining operations should not be undertaken unless it can be demonstrated that:
 - (a) the resource is of paramount significance to the social well being and economy of the State
 - (b) the exploitation of the resources would be in State or national interest
 - (c) there are no equivalent resources available elsewhere
 - (d) the adverse impact on the River Murray is not significant
 - (e) the adverse impact can be offset by specific cost effective actions that will benefit the River Murray.
- 6 Borrow pits used for the supply of road making materials should not be located in the zone.
- 7 Agricultural buildings should not be constructed unless they are ancillary to and in association with primary production uses.
- 8 Swamps should not be drained.
- 9 *Evaporation basins should not be developed.*

Form and Character

- 10 Development should:
 - (a) not adversely affect the stability or the natural features of the waterfront
 - (b) minimise and limit vehicular access to be associated with the site
 - (c) ensure the location of any vehicle access point to the waterfront is sited to avoid adverse environmental impacts
 - (d) provide the maximum possible waterfront reserve between buildings and the water
 - (e) provide and maintain public access routes to waterfront reserves.
- 11 Driveways, access tracks and parking areas should be designed and constructed with a minimum amount of excavation and a maximum fill of 100 millimetres above existing ground level.
- 12 Boat ramps, jetties and water pumps should:
 - (a) be limited in number
 - (b) not interfere with the natural environment or natural ecological processes of the site.
- 13 The replacement of an existing dwelling or the redevelopment of an existing dwelling should:
 - (a) not exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)
 - (b) not occur closer to the waterfront than 50 metres
 - (c) not result in elevated floor levels that exceed 2.5 metres in height above ground level
 - (d) not have associated electricity and telecommunications lines installed underground
 - (e) *be sited and designed to minimise obstruction or loss of views from other dwellings*

- (f) result in an elevated dwelling with floor levels for living areas above the 1956 River Murray flood level, up to a maximum height of 2.5 metres above existing ground level.
- 14 The undercroft areas of elevated dwellings:
- (a) when enclosed, should be enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood
 - (b) should not be used for living purposes
 - (c) may be used for a toilet, a shower or laundry facilities, to a combined maximum floor area of 10 square metres.
- 15 The underneath areas of elevated dwellings should not be enclosed if an existing ancillary storage building exists on the site, unless the existing storage building is removed from the site or allotment.
- 16 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:
- (a) one garage and one shed
 - (b) rainwater tank(s) and tank stand(s).
- 17 Domestic storage facilities should be in the form of either (a) or (b):
- (a) one garage or one shed
 - (b) an undercroft storage area of no more than 50 square metres beneath an elevated dwelling.
- 18 A garage or a shed ancillary to an existing dwelling should:
- (a) not exceed 50 square metres in total floor area
 - (b) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow)
 - (c) incorporate a bund to prevent spills and leaks leaving the confines of the shed.
- 19 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	50 square metres
Maximum building height	5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres to a property boundary
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater

- 20 A rainwater tank and its associated stand should only be erected in association with an existing dwelling or outbuilding and should be sited to be unobtrusive when viewed from the River Murray and nearby public roads.
- 21 Fencing should be of an open design such as post and wire strand construction so as to not impede floodwaters or fluctuating pool levels.

- 22 Development should not be undertaken if it pollutes the River Murray.
- 23 Development should:
- (a) not adversely impact upon the ability to maintain the river frontage in a stable and natural condition
 - (b) only use external cladding that is of a colour that harmonises with the surrounding environment.
- 24 Development in the zone should:
- (a) not consist of intensive agriculture or forestry
 - (b) limit road access to that necessary for servicing agricultural land, public utilities or recreation facilities
 - (c) include recreation facilities that are consistent with the area's natural quality and character
 - (d) not involve the draining of swamps
 - (e) limit dredging to that necessary for public works.

Land Division

- 25 Land should not be divided unless the division is for the purpose of any of the following:
- (a) creating an allotment to accommodate an existing dwelling, which:
 - (i) ensures that any new roads are located behind the existing dwelling, and not between the existing dwellings and the public waterfront reserve
 - (ii) results in the provision of a reserve of up to 50 metres in width above pool level along the water frontage, and where this is not practicable, the maximum possible width of reserve above pool level along the water frontage should be provided
 - (b) creating a reserve of upto 50 metres in width above pool level along the water frontage
 - (c) creating a public road or a public reserve and the road is located behind existing dwellings, not being between the existing dwellings and the public waterfront reserve
 - (d) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.
- 26 Boundary realignments for residential purposes should result in:
- (a) any new roads being located behind existing dwellings, rather than between existing dwellings and the public waterfront reserve
 - (b) the provision of a reserve of 50 metres in width above pool level along the water frontage or, where this is not practicable, the provision of maximum possible width of reserve above pool level along the water frontage.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where an existing dwelling is to be replaced and the replacement dwelling does not: <ul style="list-style-type: none"> (a) exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood) (b) occur closer to the waterfront than 50 metres (c) result in elevated living area floor levels that exceed 2.5 metres in height above existing ground level (d) result in more than one dwelling on an allotment.
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where the land division is for the purpose of any of the

Form of development	Exceptions
	following: (a) creating an allotment to accommodate an existing dwelling (b) creating a public road or a public reserve (c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.
Motel	
Motor repair station	
Nursing home	
Office	
Outbuilding	Except where the outbuilding is ancillary to and in association with an existing dwelling, and in the case of elevated dwelling, no storage area is provided in the area underneath the dwelling.
Petrol filling station	
Place of worship	
Post office	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	<p>Land division of an allotment containing more than one dwelling other than land division where there are no additional allotments created.</p> <p>Replacement of an existing dwelling.</p> <p>Wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area or any of the following zones:</p> <ul style="list-style-type: none">(a) Residential Zone(b) Rural Living Zone(c) Township Zone.

River Murray Fringe Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.
- 2 Preservation and improvement of the water quality of the River Murray.
- 3 Retention of the rural character of the zone.
- 4 Limited public access for tourism and recreation at appropriate locations along the River Murray.
- 5 Wind farms and ancillary development located in the zone, accepting that they may need to be sited in visually prominent locations to take advantage of natural resources such as wind.

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

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

DESIRED CHARACTER

The zone mainly comprises a well-vegetated valley face adjoining the River Murray. It is desirable that the zone be retained in its natural condition as a backdrop to the River Murray, and that any development recognises the zone's scenic importance when viewed from the river or the Loxton-Paringa-Murtho Road.

The zone also provides scope for small scale tourism orientated development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - farming
 - recreation facility.
 - wind farms and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide the opportunity to harvest the wind resource for the efficient generation of electricity and as result it is appropriate for such development to be located:
 - (a) in visually prominent locations in the landscape
 - (b) close to roads and not to be subject to the setback requirements of other forms of development.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Recreational facilities should:
 - (a) be consistent with the conservation of the area's natural quality and character
 - (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.
- 6 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.
- 7 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.
- 8 Electricity and telecommunications lines should be installed underground.
- 9 Forestry plantations should only be established on existing cleared land.
- 10 Land should not be irrigated intensively if such a use would cause:
 - (a) a loss of natural vegetation or Aboriginal heritage sites
 - (b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.
- 11 Dwellings and associated structures should have external materials of dark natural colours such as brown and green so as to be unobtrusive, blend with the natural rural landscape, and minimise any visual intrusion.
- 12 Dwellings should be located above the 1956 River Murray flood level.
- 13 Low key tourist and hospitality services, including cottage crafts and cabin or home-stay accommodation should be developed, providing:
 - (a) it is developed in conjunction with an existing dwelling
 - (b) the use or built development does not detract from the scenic and natural character of the site, nor dominate the use of the land
 - (c) the structures are small scale and secondary in form to the principal residence and grouped or clustered with the residence
 - (d) the development is situated in an unobtrusive locality
 - (e) the development is designed and sited in a manner that minimises soil erosion and the need for removal of native vegetation
 - (f) a buffer of at least 40 metres is established to any adjoining horticulture activity
 - (g) all buildings and structures are sited and designed so as to be unobtrusive with particular attention on the incorporation of:
 - (i) a low profile
 - (ii) low light-reflecting materials
 - (iii) external materials of a natural colour which blend with the natural environment

- (iv) landscaping to provide screening
 - (v) adequate arrangements are made for the safe and appropriate disposal of waste and stormwater
 - (vi) any earthworks, tree planting and other measures required to rehabilitate the land can be undertaken without detriment to the natural surrounds
- (h) has an approved waste water disposal system.

Land Division

- 14 Land division should not occur unless it is for the alteration of the boundaries of an allotment, and results in allotments of at least 100 hectares in area, or for horticultural development where the minimum allotment area is 8 hectares.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where one of the following applies: <ul style="list-style-type: none"> (a) a detached dwelling that does not result in more than one dwelling on an allotment (b) a dwelling in association with tourist development.

Form of development	Exceptions
Fuel depot	
Horticulture involving the growing of olives	<p>Except where the location for the growing of olives achieves (a) and (b):</p> <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<p>Except where:</p> <ul style="list-style-type: none"> (a) no additional allotments are created partly or wholly within the zone (b) all additional allotments are greater than 100 hectares, unless for horticultural development where the minimum allotment area is 8 hectares (c) to excise a dwelling that existed as of [insert authorisation date of this DPA] from an allotment that also existed as of [insert authorisation date of this DPA] provided that the: <ul style="list-style-type: none"> (A) excised allotment contains the existing dwelling (B) excised allotment has a minimum area of 1 hectare (C) excised allotment boundaries are located at least 40 metres from the existing dwelling unless where it is located adjacent to a road reserve or existing non-horticultural or non-farming activities. (D) remaining allotment has a minimum area of 8 hectares for land to be used for horticultural development, or 100 hectares for land to be used for farming.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where ancillary to and in association with tourist development.</p>
Petrol filling station	
Place of worship	

Form of development	Exceptions
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 80 square metres (b) it is ancillary to and in association with tourist development.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	<p>Tourist development</p> <p>Wind farms or wind monitoring masts, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), where the base of any wind turbine is located 2 kilometres or more from the boundary of the Development Plan area or any of the following zones:</p> <ul style="list-style-type: none"> (a) Residential Zone (b) Rural Living Zone (c) Township Zone.

Rural Living Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 The upgrading of the visual character of the zone.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone includes a number of Rural Living areas at Renmark and Paringa which will cater for the long term development of these areas for a range of country and rural living purposes.

The areas include:

- (a) **Golf Course Country Living Policy Area 6**
- (b) **Paringa North Country Living Policy Area 7**
- (c) **Renmark West Rural Living Policy Area 8.**

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

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

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	12 metres
Minimum setback from secondary road frontage	8 metres
Minimum setback from side boundaries	3 metres
Minimum setback from rear boundary	10 metres
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

8 The keeping of animals other than as domestic pets should not take place on allotments that abut the Sturt Highway

Land Division

- 9 Land division should create allotments with a minimum area ranging from 2000 square metres to 2 hectares.
- 10 Where an allotment abuts land used for horticultural activities a buffer, where warranted by the potential risk of transfer of sprays, dust and noise from horticultural properties, should be:
- (a) established between the dwelling and this allotment boundary
 - (a) designed to take account of the increased risk associated with prevailing winds and topography
 - (b) established prior to a dwelling being erected and should be at least 40 metres in width.
 - (c) vegetated to assist with screening of dust and chemical spray drift.
- 11 Land division of the area west of the Paringa-Murtho Road and including land north of Causeway Road, Paringa should be based on an overall conceptual land division plan, and the land should be capable of providing urban services infrastructure at a level appropriate to the division.
- 12 Landscaped buffers of 50 metres should be established along property boundaries which abut land used for industrial activities so as to assist in the physical separation between industrial activities and residential dwellings.

Golf Course Country Living Policy Area 6

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

OBJECTIVES

- 1 Development that promotes a range of country living and tourist related development that complements and supports the function of the Renmark Golf Club and the regional tourism economy.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area to provide a major regional development area for country living residential development that integrates with the Renmark Golf Club.

The land has been identified as part of the long term Structure Plan for the growth of the township of Renmark, in association with the undeveloped areas of the **Residential Zone** and **Deferred Urban Zone**.

The land to be developed in an orderly manner, via compliance with the concept plan.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - motel
 - stable.
 - golf course
 - tourist accommodation.
- 2 Development should be consistent with [Concept Plan Map RePa/7 - Rural Living - Renmark Golf Club](#).
- 3 Development in the vicinity of the Renmark Golf Course (located on Allotment 11 in Deposited Plan 81287, CT 6045/737 or Allotment 12 in Deposited Plan 81287, CT 6045/738) including buildings, fences and outdoor areas, should ensure that the visual and recreational quality of the golf course is not adversely affected by the inappropriate design and location of structures or poorly maintained properties.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Any land described as 'Reserve' in the [Concept Plan Map RePa/7 - Rural Living - Renmark Golf Club](#) should be dedicated as Public Open Space as part of any land division.
- 6 All areas to be dedicated as Public Open Space should be developed where appropriate, and extensively landscaped with vegetation native to the locality.

Land Division

- 7 Land division should create allotments with a minimum area of 2000 square metres.

Paringa North Country Living Policy Area 7

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

OBJECTIVES

- 1 An open and country character that contrasts with, and reinforces, the built up area of Paringa.
- 2 Land enhanced by revegetation primarily with native trees, shrubs and ground covers.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area affects existing rural living areas north of Paringa, and also covers areas set-aside for future development.

It is desirable for the policy area to derive a character from the retention of natural features for aesthetic and conservation purposes, including the cliff face and land adjoining the flood plain.

Following on from this, certain considerations are necessary for land depending on its location relative to the 45 metre contour line, particularly within the area described in [Concept Plan Map RePa/8 – Paringa North](#). It is important for development below the 45 metre contour line to restore degraded land to a state of improved environmental quality. A land division pattern that facilitates larger allotments above the 45 metre contour line will assist in achieving the adequate separation distances from primary production and the cliff face. In addition, it is sought for development of a settlement nature to be located above the 45 metre contour line.

The areas existing open character is a valued feature, so the siting and design of buildings will need to be complementary to this openness and demonstrate compatibility with any adjoining primary production activities.

PRINCIPLES OF DEVELOPMENT CONTROL

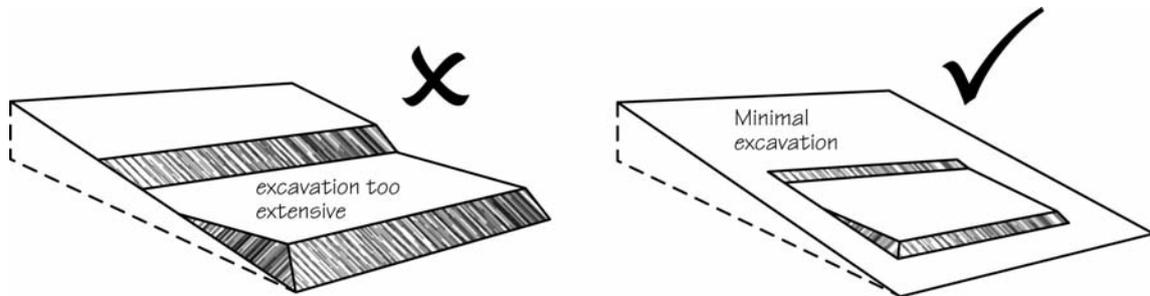
Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.
- 2 Development should be consistent with [Concept Plan Map RePa/8 - Paringa North](#).

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should not present a prominent or visually intrusive appearance to any streetscape or to the natural character of the River Murray.
- 5 The excavation and filling of land below the 45 metre contour should be minimal and:

- (a) result in stable slopes which are landscaped to enhance the natural environment
- (b) not result in steep slopes or high retaining walls
- (c) in accordance with the following diagram.



- 6 To assist in the physical separation between agricultural activities and dwellings within the site boundary area shown on [Concept Plan Map RePa/8 - Paringa North](#), landscaped buffers should be provided and:
 - (a) have a 15 metre width along the northern and eastern boundaries of the policy area
 - (b) include lowered areas of land that can act as retention basins in the event of significant rainfall.
- 7 Planting should be undertaken at the heads of gullies to stabilise soil and should include vegetation endemic to the area and include, in particular, Ruby Saltbush, Oldman Saltbush and Fragrant Saltbush.
- 8 Stormwater from associated development should not be disposed of down the adjoining cliff face.
- 9 Development should not be located on slopes greater than 1-in-3 and should incorporate measure to prevent water runoff and erosion.
- 10 Dwellings to be connected to an approved on-site wastewater disposal systems and should be located:
 - (a) a minimum of 100 metres from the River Murray
 - (b) to minimise environmental impact
 - (c) to minimise seepage
 - (d) to minimise nuisance to residential development.
- 11 Where appropriate dwellings to be connected to an approved on-site aerobic waste water re-use system or alternative method of effluent disposal to address any site constraints.
- 12 Development should not be undertaken where the proposal includes access, walkways or pipelines from the subject land to the river so as to minimise impact on the River Murray and environs.

Fencing

- 13 No solid fences should be visible from Murtho Road or the River Murray.
- 14 Fences to boundaries fronting the River Murray Valley within 10 metres of the cliff line or within a distance of 20 metres of Murtho Road should only be of post and wire construction.
- 15 Solid fences should only be erected around private open space area directly associated with a dwelling. Any fence of metal construction should have a pre-coated or other pre-painted finish.

Land Division

- 16 Land division should create allotments with a minimum area of 2000 square metres, except for land within the site boundary area depicted on [Concept Plan Map RePa/8 - Paringa North](#).
- 17 Land division within the site boundary area depicted on [Concept Plan Map RePa/8 - Paringa North](#) should:
 - (a) occur in accordance with [Concept Plan Map RePa/8 - Paringa North](#)
 - (b) create allotments having a minimum area of 2500 square metres
 - (c) create allotments having a minimum depth of 60 metres
 - (d) have an effective frontage to depth ratio of not less than 1-in-3, except when located on a cul de sac
 - (e) demonstrate a building envelope plan that meets the following limits:
 - (i) buildings should be setback a minimum of 10 metres from the cliff face or such greater distance so as to not create a visual intrusion detrimental to the natural character of the area
 - (ii) buildings having a minimum front setback of 10 metres
 - (iii) buildings having a minimum side setback of 5 metres
 - (iv) buildings having a minimum rear setback of 5 metres except where:
 - (A) the buildings will already be setback to meet relevant buffers from adjacent agricultural activities to the east and north
 - (B) the buildings will already be setback at least 10 metres from the cliff face
 - (f) indicate landscaped buffer areas where adjacent to agricultural uses
 - (g) indicate a stormwater drainage system with the capacity to safely convey major stormwater flows to retention basins
 - (h) provide access points in accordance with [Concept Plan Map RePa/8 - Paringa North](#)
- 18 Land should not be divided, or allotment boundaries rearranged in a way which increases the number of allotments or part allotments through or within 2 metres of native vegetation.

Renmark West Rural Living Policy Area 8

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

OBJECTIVES

- 1 A policy area accommodating detached dwellings on various sized allotments, ranging from a minimum of 2000 square metres to 2 hectares.
- 2 Development within the policy area maintaining an open character and amenity.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area affects existing rural living areas to the west of Renmark, and also covers areas set-aside for future development.

Precinct 11 Renmark West Rural Living

The precinct occupies an area bounded by Apumpo Street, Ral Ral Avenue, Bookmark Avenue and Twenty First Street, Renmark.

The precinct is characterised by its mixed use nature including rural living, business and horticultural activities.

The long term strategic use of the land is for low density rural living development with a minimum allotment size of 2 hectares. This will allow for modest infill and consolidated development opportunities over a twenty year period.

The land has been identified as part of the long term Structure Plan for the growth of the township of Renmark, in association with the undeveloped areas of the **Residential Zone** and **Deferred Urban Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - farming
 - farm building
 - stable.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should give consideration to the appearance, form, size, and scale, of the proposal, and its effect on the proposed character of the area.

Land Division

- 4 Except within **Precinct 11 Renmark West Rural Living**, land division should create allotments with a minimum area of 2000 square metres.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precinct.

Precinct 11 Renmark West Rural Living

- 5 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 6 Land division should create allotments with a minimum area of 2 hectares.
- 7 Land division creating any additional allotments to be serviced by an approved effluent disposal system, comprising of one of the following methods:
 - (a) connection to the Renmark Community Wastewater Management System
 - (b) provision of a small localised common wastewater treatment plant or plants with appropriate land disposal, for example a vegetated irrigation area
 - (c) an on-site aerobic treatment facility with appropriately sized disposal area for each allotment, that ensures no adverse impact on any localised groundwater levels in proximity to the Bookmark Creek.
- 8 The development of the precinct area to be undertaken in accordance with [Concept Plan Map RePa/9 - Rural Living - Renmark West](#).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	
Land division	Except where allotments resulting from the division meet the following: <ul style="list-style-type: none"> (a) allotments with a minimum area of 2000 square metres within the Golf Course Country Living Policy Area 6 (b) allotments with a minimum area of 2000 square metres within the Paringa North Country Living Policy Area 7 and 2500 square metres within the site boundary identified on Concept Plan Map RePa/8 - Paringa North (c) allotments with a minimum area of 2000 square metres outside of Precinct 11 Renmark West Rural Living within the Renmark West Rural Living Policy Area 8 (d) allotments with a minimum area of 2 hectares within Precinct 11 Renmark West Rural Living.
Major public service depot	
Motor repair station	

Form of development	Exceptions
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where one of the following are met: (a) the gross leasable area is less than 80 square metres (b) where associated with tourist facilities at the Renmark Golf Club within the Golf Course Country Living Policy Area 6.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Detached dwelling	
Land division	

Tourist Accommodation Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone providing a wide variety of tourist and public and private recreational facilities and alternative forms of accommodation, including, but not limited to, motel-style units, self-contained cabins and some permanent dwellings.
- 2 Medium density permanent and holiday accommodation overlooking rural, recreational and water front areas.
- 3 A diversity of river frontage facilities such as a tavern and restaurants to serve holiday makers, visitors and local residents.
- 4 A zone where:
 - (a) building and structures are designed, constructed and suitably landscaped to maintain the pleasant rural-agricultural outlook or to be in keeping with river development
 - (b) sufficient on-site parking is provided
 - (c) a public river frontage reserve including pedestrian linkage from James Street, Renmark to the marina basin and an attractive interface between tourist developments on private land and public recreation areas is developed.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone includes naturally elevated land with picturesque rural and river outlooks. Tourist accommodation is expected to be developed within the zone adjacent the River Murray. The opportunity exists to provide a range of tourist related facilities that will benefit from attractive settings.

It is desirable for the tourist flavour of the zone to be emphasised so as to generate year-round activities. In addition some permanent medium-density residential development would also be appropriate. Pedestrian linkage through the zone adjacent the River Murray to connect with the waterfront reserve and pedestrian link is also important to provide.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - entertainment facility
 - recreation area
 - sporting club
 - tourist accommodation
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Tourist accommodation and related facility development should establish an integrated built form with particular attention given to the design, height, colour, paving, landscaping and orientation so as to achieve a co-ordinated development as viewed from the River Murray and entrance roads.
- 5 Car parking areas should be consolidated and co-ordinated into convenient groups, rather than located individually, and access points shared to minimise the number.

Land Division

- 6 Allotments that are intended to share a boundary with an existing water body, or a water body to be created by a land division, should:
 - (a) not be created unless a legal agreement exists to ensure that an appropriate authority will have free and unrestricted access to the waterfront and land adjoining the waterfront for:
 - (i) maintenance purposes
 - (ii) flood mitigation works
 - (iii) other emergency purposes
 - (b) be developed such that the waterfront edge will:
 - (i) not be subject to erosion
 - (ii) not be subject to damage or failure as a result of normal weather conditions
 - (iii) withstand damage or failure from flood conditions such as those experienced by the 1956 River Murray flood
 - (iv) provide an attractive edge to the waterfront and enhance the appearance and amenity of the locality.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Builders yard	
Buildings and structures within 25 metres of pool level (elevation 16.3 metres Australian Height Datum) of the River Murray and connected water bodies	Except where either (a) or (b) applies: (a) where the floor level is above 20.4 metres Australian Height Datum (b) the development is for a landing, jetty or wharf.
Consulting room	
Fuel depot	

Form of development	Exceptions
Industry	
Intensive animal keeping	
Junk yard	
Land division	Except where: <ul style="list-style-type: none"> (a) all allotments have all areas above 20.1 metres Australian Height Datum (b) all roads are above 19.4 metres Australian Height Datum at stormwater sump entry points.
Motor repair station	
Petrol filling station	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops:	Except for a tavern or restaurant that: <ul style="list-style-type: none"> (a) has a gross leasable area less than 450 square metres (b) the accumulated gross leasable area for taverns and restaurants does not exceed a sum total of 450 square metres throughout the entire zone.
Stock slaughter works	
Store	
Timber yard	
Warehouse	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Tourist accommodation (and ancillary development)	

Town Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the existing Paringa town centre, which has developed on both sides of the Sturt Highway.

The zone is intended to accommodate a range of business and commercial uses to serve the needs of Paringa's residents and visitors.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - consulting room
 - cultural centre
 - entertainment facility
 - fitness studio
 - hotel
 - meeting room
 - motor repair station
 - office
 - petrol filling station
 - restaurant
 - shop
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be in accordance with the [Concept Plan Map RePa/10 - Town Centre - Paringa \(Town\)](#) in that part of the zone bounded by Murtho and Loxton Roads, and Pauline Street Paringa.

- 6 Where practical a shop, or group of shops within the Town Centre, should be provided with a rear thoroughfare to provide access for loading or unloading, and should not be less than 6 metres wide, and communicates with a public road.
- 7 Access from the Sturt Highway to the Community Centre in Paringa should be by way of a service road to operate as 'left turn in' 'left turn out' only.
- 8 Development in that portion of the area south of the Sturt Highway, Paringa should only occur if it is of a low traffic generating nature.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling	Except a dwelling that is: <ol style="list-style-type: none"> (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Residential flat building	
Road transport terminal	
Shop	Except where the gross leasable floor area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Township Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Retention of the compact nature of the townships and the residential scale of development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Lyrup is a small town providing services to the local community. The surrounding horticulture and River Murray frontage retain the town's compact nature.

Additional residential development is encouraged, without expansion to the town centre boundary. A variety of residential development and densities are envisaged to occur within the township boundary, which is anticipated to maintain and enhance the existing country township character.

The provision of a Community Wastewater Management System (CWMS) has enabled a variety of developments to occur more recently in Lyrup, such as tourism. Connection to a CWMS is therefore necessary prior to residential development of a denser nature. Where this is not possible, higher densities of development (compared to the historical norm) will be unrealistic.

It is sought for development to contribute to and take advantage of the long-term improvement of infrastructure services, which in turn can encourage medium density residential development, local retail services, commercial enterprises and tourism development.

Some parts of the river township are liable to flooding. Unless flood mitigation works are provided, further development is not envisaged in such areas if suitable land is available elsewhere.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - educational establishment
 - open space
 - recreation area
 - shop or group of shops where the gross leasable area is less than 250 square metres
 - small-scale commercial development
 - small scale light and service industry development

- small-scale tourist development
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
 - 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
 - 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.
 - 6 Animal keeping activities involving the keeping of one or more horses, donkeys, goats, cattle, sheep or other livestock should not be undertaken in the townships.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	5 metres
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

- 9 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 10 Local shops and community facilities should be located along Wilson Parade and provide connection to the riverfront.
- 11 Future residential development should take place in the area bounded by Bollenhagen Place, Thayne Terrace, Beames Road, Downer Avenue and Pomeroy Crescent.

Land Division

- 12 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
 - (a) an area of not less than 800 square metres (where sewered or connected to a Community Wastewater Management System)
 - (b) an average width of at least 15 metres.

- 13 Allotments that are not connected to a Community Wastewater Management System should have a minimum area of 1200 square metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

Waterfront Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating public uses, tourist and recreation related facilities that complement the area without impairing the waterfront.
- 2 Enhancement and improvement of public access and amenity to and along the River Murray.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The visual and geographical proximity of the zone to the District Centre warrants the establishment of an open character, enhancing the attractive river views obtained from the riverbank. Development is required to have regard to the existing high visual quality of the area and seek to preserve it as an important community asset. Additional building development will be restricted so as to minimise further impacts.

The waterfront area provides a valuable recreational resource to residents and visitors. Development within the zone will need to ensure that access to, and the attraction of, the waterfront land is enhanced by integration of development with the waterfront in a sensitive manner. It is also desirable for co-ordination of development within the zone with development in the **District Centre Zone**, whereby public open space and access adjacent to waterfront is achieved.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - playing area
 - recreation area
 - sporting ground.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development visible from the river, public reserve or roads should:
 - (a) include design features such as external appearance, materials, colours, siting and landscaping that enhances the amenity of the locality
 - (b) not detract from the character or amenity of the area in terms of building height, shape, height and bulk.
- 5 Buildings and structures should be of a design that:
 - (a) enhances the riverine landscape

- (b) features external materials and colours complementary to the surrounding landscape
- (c) does not increase existing site coverage.

6 The excavation and/or filling of land should:

- (a) be kept to a minimum so as to preserve the natural form of the and any native vegetation
- (b) only be undertaken in order to reduce the visual impact of buildings, including structures
- (c) not occur where such excavation would be below the 1956 River Murray flood level.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Builders yard	
Building work	Except where one of the following applies: <ul style="list-style-type: none"> (a) the building height is less than 8 metres (b) the building work does not increase existing site coverage (c) the building is sited not less than 25 metres of pool level (elevation 16.3 metres Australian Height Datum) of the River Murray and connected water bodies.
Bus depot	
Bus station	
Camping area	
Caravan park	
Dwelling, with the exception of existing dwellings	
Farm building	
Farming	
Feed lot	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Hotel	
Intensive animal keeping	

Form of development	Exceptions
Junk yard	
Land division	
Light industry	
Motel	
Motor repair station	
Offices	
Parking area, except within 5 metres from the edge of carriageways	
Prescribed mining operations	
Road transport terminal	
Roadside stall	
Service industry	
Shop or group of shops with a gross leasable floor area greater than 250 square metres	
Special industry	
Stadium	
Stock slaughter works	
Timber yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
	Development adjacent to the Residential Zone .

Table Section

Table RePa/1 - Building Setbacks from Road Boundaries

Building Type/Road	Setback Distance from Road Boundary (metres)
Dwelling (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
Residential flat building (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
Multiple dwelling (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
All buildings in the Industry Zone (except where adjacent to the Sturt Highway, an arterial road, or a rural road)	6
All buildings sited on the Sturt Highway, except between Airport Road and Twentythird Street	18
All buildings sited on the Sturt Highway, between Airport Road and Twentythird Street	25
All buildings sited on Renmark Avenue (southwest of Eighteenth Street)	10
All buildings sited adjacent to other arterial roads	12
All buildings sited adjacent to other rural roads	12
All buildings sited on all roads within the following District Centre Zone precincts: (a) Precinct 4 Banking and Community (b) Precinct 5 Business (c) Precinct 9 Retail Core (d) Precinct 10 Tourist Accommodation.	0

Table RePa/2 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Farm building	<ol style="list-style-type: none"> 1 The building height of all buildings is 10 metres or less. 2 All stormwater run-off is diverted into a stormwater treatment system capable of removing litter, sediment and oil products, and wherever possible utilised on-site. 3 Roof run-off is harvested, stored on-site and reused, with overflow directed into grassed swales. 4 The external cladding and roofing comprises materials that are not damaged, punctured, rusted or stained in any way. 5 The building is setback 25 metres from all roads.
Group dwelling	<ol style="list-style-type: none"> 1 The building is of single storey construction. 2 The external cladding is of brick, masonry, rendered masonry, stone or timber. 3 At least two car parking spaces are provided per dwelling and one space is covered. 4 Every part of any external wall of the dwelling (excluding eaves and footings) is at least 1 metre from a side or rear boundary. 5 The dwelling is setback at least 6 metres from the primary road frontage and 3 metres from a secondary road frontage. 6 A private open space area of at least 100 square metres is provided which: <ol style="list-style-type: none"> (a) has a minimum dimension of 4 metres (b) does not incorporate driveways, parking spaces or domestic outbuildings. 7 A minimum site area per dwelling of 500 square metres.
Light industry	<ol style="list-style-type: none"> 1 The total area of the site occupied by buildings does not exceed 50 per cent of the site. 2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments: <ol style="list-style-type: none"> (a) in the Residential Zone (b) used as a school (c) used as a hospital. 3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces: <ol style="list-style-type: none"> (a) 1 space per 50 metres of gross leasable area (b) 1 space per 2 employees. 4 Provision is made for the loading and unloading of vehicles to take place on the site. 5 Buildings are constructed of a pre-painted or masonry material. 6 The development can be connected to the Community Wastewater Management system.
Row dwelling	<ol style="list-style-type: none"> 1 The building is of single storey construction. 2 The external cladding is of brick, masonry, rendered masonry, stone or timber. 3 At least two car parking spaces are provided per dwelling and one space is covered. 4 Every part of any external wall of the dwelling (excluding eaves and footings) is at least 1 metre from a side or rear

Form of Development	Compliance Criteria / Conditions
	<p>boundary.</p> <p>5 The dwelling is setback at least 6 metres from the primary road frontage and 3 metres from a secondary road frontage.</p> <p>6 A private open space area of at least 100 square metres is provided which:</p> <p>(a) has a minimum dimension of 4 metres</p> <p>(b) does not incorporate driveways, parking spaces or domestic outbuildings.</p> <p>7 A minimum site area per dwelling of 500 square metres.</p>
Service industry	<p>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</p> <p>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments:</p> <p>(a) in the Residential Zone</p> <p>(b) used as a school</p> <p>(c) used as a hospital.</p> <p>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces:</p> <p>(a) 1 space per 50 metres of gross leasable area</p> <p>(b) 1 space per 2 employees.</p> <p>4 Provision is made for the loading and unloading of vehicles to take place on the site.</p> <p>5 Buildings are constructed of a pre-painted material or masonry material.</p> <p>6 The development can be connected to the Community Wastewater Management system.</p>
Store	<p>1 Car parking spaces are provided at the rate of one of the following (whichever provides the greater number of spaces):</p> <p>(a) 1 space per 150 square metres of total floor area</p> <p>(b) 1 space per 3 employees.</p> <p>2 The building height of all buildings is 10 metres or less.</p> <p>3 Provision is made for all loading and unloading of vehicles to take place on the site.</p> <p>4 Buildings are constructed of a pre-painted material or masonry material.</p> <p>5 The development can be connected to the Community Wastewater Management system.</p>
Timber yard	<p>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</p> <p>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments:</p> <p>(a) in the Residential Zone</p> <p>(b) used as a school</p> <p>(c) used as a hospital.</p> <p>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces:</p> <p>(a) 1 space per 50 metres of gross leasable area</p> <p>(b) 1 space per 2 employees.</p> <p>4 Provision is made for the loading and unloading of vehicles to take place on the site.</p> <p>5 Buildings are constructed of a pre-painted material or</p>

Form of Development	Compliance Criteria / Conditions
	<p>masonry material.</p> <p>6 The development can be connected to the Community Wastewater Management system.</p>
Warehouse	<p>1 The total area of the site occupied by buildings does not exceed 50 per cent of the site.</p> <p>2 All buildings and structures with a building height of 2 metres or more are setback at least 3 metres (plus an extra 0.5 metres for each metre of the building that is taller than 3.5 metres) from allotments: (a) in the Residential Zone (b) used as a school (c) used as a hospital.</p> <p>3 On-site vehicle parking is provided at one of the following rates, whichever provides the greater number of spaces: (a) 1 space per 50 metres of gross leasable area (b) 1 space per 2 employees.</p> <p>4 Provision is made for the loading and unloading of vehicles to take place on the site.</p> <p>5 Buildings are constructed of a pre-painted material or masonry material.</p> <p>6 The development can be connected to the Community Wastewater Management system.</p>

Table RePa/3 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Amusement machine centre	1 per 10 square metres of gross leasable area.
Bank	1 per 15 square metres of gross leasable area.
Bowling club	20 per bowling green.
Clubroom	1 per 10 square metres of gross leasable area.
Community centre	1 per 10 square metres of gross leasable area.
Consulting room	4 for the first surgery, plus 2 per each additional surgery.
Detached dwelling	2 per dwelling, one of which is covered (the second space can be tandem).
Educational establishment	Pre-school, Primary School and Secondary School - 1 per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors. 0.6 spaces per full-time student, plus 0.2 spaces per part-time student for tertiary institutions.
Entertainment venue	1 per 5 seats.
Funeral parlour	1 per 5 chapel seats plus provision for vehicles operated by parlour.
General industry	1 per 75 square metres of gross leasable area or 1 per 2 employees
group dwelling	2 per dwelling, one of which is covered (the second space can be tandem)
Hall	1 per 10 square metres of gross leasable area
Hotel	1 per 2 square metres of bar floor area plus 1 per 10 square metres of lounge bar or beer garden floor area; or 1 per 3 guest rooms (whichever provides the larger parking area)
Indoor recreation centre	1 per 10 square metres of gross leasable area.
Licensed premises in the form of a nightclub	1 per 3 square metres of total floor area intended to offer unrestricted patron access.
Light industry	1 per 75 square metres of gross leasable area or 1 per 2 employees.
Marina	1 per 2 berths.
Motel	1 per accommodation unit plus 1 per 10 square metres of gross leasable area of restaurant where provided.
Motor repair station	1 per 75 square metres of gross leasable area or 1 per 2 employees.
Multiple dwelling in the form of a boarding house	1 per 2 beds.
Multiple dwelling	1 roofed parking space per dwelling unit plus 1 per 2 dwelling units for visitor parking.
Night clubs	1 per 3 square metres of total floor area intended to offer unrestricted patron access.

Renmark Paringa Council
Table Section
Table RePa/3 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Non-residential club	1 per 6 square metres of total floor area.
Office	1 per 25 square metres of gross leasable area with a minimum of four car parking spaces.
Place of worship	1 per 5 seats.
Pre-school	1 per full time equivalent staff member.
Primary school	1 per full time equivalent staff member.
Public meeting hall	1 per 5 seats.
Residential flat building	1 roofed parking space per dwelling unit plus 1 per 2 dwelling units for visitor parking.
Restaurant	1 per 10 square metres of gross leasable area.
Row dwelling	2 per dwelling, one of which is covered (the second space can be tandem).
Semi-detached dwelling	2 per dwelling, one of which is covered (the second space can be tandem).
Service industry	1 per 75 square metres of gross leasable area or 1 per 2 employees.
Service trade premises	1 per 75 square metres of gross leasable area or 1 per 2 employees.
Shop in the form of a service station	10 spaces per station for customer and employee use.
Shop (all other types)	7 car parking spaces for every 100 square metres of total floor area.
Special industry	1 per 75 square metres of gross leasable area or 1 per 2 employees.
Store	1 per 75 square metres of gross leasable area or 1 per 3 employees (whichever provides the larger parking area).
Squash/tennis court	3 per court
Supported accommodation	1 per 10 residents plus 1 per 2 staff plus 1 per 5 residents (for visitors).
Warehouse	1 per 75 square metres of gross leasable area or 1 per 3 employees (whichever provides the larger parking area).

Table RePa/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Via BERRI	Calperum Homestead [Part of Bookmark Biosphere Reserve Buffer Zone]	S1256	H836200	CT 5683/206		14441
Murtho Road BORDER CLIFFS VIA RENMARK	Former Border Cliffs Customs House, Chowilla Game Reserve [Part of Bookmark Biosphere Reserve Buffer Zone]	S125	H710600	CR 5394/393		10433
Lock 6 Road PARINGA	Graves of Passengers of the PS Bunyip	S21	H710600	CL 507/40		13840
Wilkinson Road PARINGA	Dwelling ('Wilkadene'), including c1860 cottage and 1913 house	Q310	D48514	CT 5497/152		13838
PARINGA	Paringa Bridge over the River Murray [Metal Vertical Lift]			N/A		13834
149 Murray Avenue RENMARK	Renmark Irrigation Trust Office	A97 & A98	F208321	CT 5500/741		10289
Murray Avenue RENMARK	Renmark Hotel	A19	F347	CT 5528/394		13803
Renmark Avenue RENMARK	Olivewood Site, including dwelling ('Olivewood'), Chaffey packing shed, palm trees lining driveway, olive grove and garden	A94	F207327	CT 5475/642		10281
Renmark Avenue RENMARK	Renmark Distillery Bridge (The first pre-stressed concrete bridge constructed in South Australia) [Concrete Girder]	ROAD RESERVE	H836200	N/A		13801
Twenty Sixth Avenue RENMARK	Bangalore Fruit Block (including the house, garden, outbuildings and structures)	A324 A323	F177530 F177529	CT 5849/425 CT 5876/135		13528

Note: this table was last updated on 9 June 2011 and is an extract from the South Australian Heritage Register established under section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
Airfield Zone	RePa/6
Bulk Handling Zone	RePa/21
Caravan and Tourist Park Zone	RePa/17, RePa/18
Community Zone	RePa/13, RePa/14, RePa/16, RePa/17
Conservation Zone	RePa/1, RePa/2, RePa/6, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/22
Deferred Urban Zone	RePa/17, RePa/19, RePa/20
District Business Zone	RePa/16, RePa/17, RePa/19
District Centre Zone	RePa/17
Industry Zone	RePa/6, RePa/16, RePa/21
Local Centre Zone	RePa/16, RePa/17
Marina Zone	RePa/14, RePa/15, RePa/17
Primary Production Zone	RePa/1, RePa/2, RePa/3, RePa/4, RePa/5, RePa/6, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/13, RePa/14, RePa/16, RePa/19, RePa/20, RePa/21
Residential Zone	RePa/14, RePa/16, RePa/17, RePa/18, RePa/19, RePa/20, RePa/21
River Murray Flood Zone	RePa/1, RePa/2, RePa/3, RePa/4, RePa/5, RePa/6, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/13, RePa/14, RePa/15, RePa/16, RePa/17, RePa/18, RePa/19, RePa/20, RePa/21, RePa/22
River Murray Fringe Zone	RePa/2, RePa/3, RePa/5, RePa/8, RePa/10, RePa/11, RePa/12, RePa/21, RePa/22
Rural Living Zone	RePa/6, RePa/8, RePa/13, RePa/14, RePa/16, RePa/21
Tourist Accommodation Zone	RePa/15
Town Centre Zone	RePa/21
Township Zone	RePa/22
Waterfront Zone	RePa/17

Policy Area Maps

Policy Area Name	Map Numbers
Department Store Policy Area 1	RePa/17
Calperum Policy Area 2	RePa/6
Residential Waterfront Policy Area 3	RePa/14, RePa/15, RePa/17
Horticulture Policy Area 4	RePa/1, RePa/4, RePa/6, RePa/7, RePa/9, RePa/13, RePa/14, RePa/16, RePa/19, RePa/20
Medium Density Policy Area 5	RePa/14, RePa/16, RePa/17
Golf Course Country Living Policy Area 6	RePa/6
Paringa North Country Living Policy Area 7	RePa/8, RePa/21
Renmark West Rural Living Policy Area 8	RePa/13, RePa/14, RePa/16

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Renmark Avenue North	RePa/16, RePa/17
Precinct 2 Trades and Services	RePa/16, RePa/17
Precinct 3 Bulky Goods/Service Trades	RePa/16, RePa/19
Precinct 4 Banking and Community	RePa/17
Precinct 5 Business	RePa/17
Precinct 6 Civic and Retail	RePa/17
Precinct 7 Entry	RePa/17
Precinct 8 Fringe	RePa/17
Precinct 9 Retail Core	RePa/17
Precinct 10 Tourist Accommodation	RePa/17
Precinct 11 Renmark West Rural Living	RePa/13, RePa/14, RePa/16

Overlay Maps

Title	Map Numbers
Location	RePa/1, RePa/2, RePa/3, RePa/4, RePa/5, RePa/6, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/13, RePa/14, RePa/15, RePa/16, RePa/17, RePa/18, RePa/19, RePa/20, RePa/21, RePa/22
Transport	RePa/1, RePa/4, RePa/6, RePa/7, RePa/8, RePa/10, RePa/11, RePa/12, RePa/13, RePa/14, RePa/16, RePa/17, RePa/18, RePa/19, RePa/21
Development Constraints	RePa/1, RePa/2, RePa/3, RePa/4, RePa/5, RePa/6, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/13, RePa/14, RePa/15, RePa/16, RePa/17, RePa/18, RePa/19, RePa/20, RePa/21, RePa/22
Heritage	RePa/1, RePa/2, RePa/3, RePa/7, RePa/8, RePa/11, RePa/16, RePa/17, RePa/19

Title	Map Numbers
Natural Resources	RePa/1, RePa/2, RePa/3, RePa/4, RePa/5, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/15, RePa/18, RePa/21, RePa/22

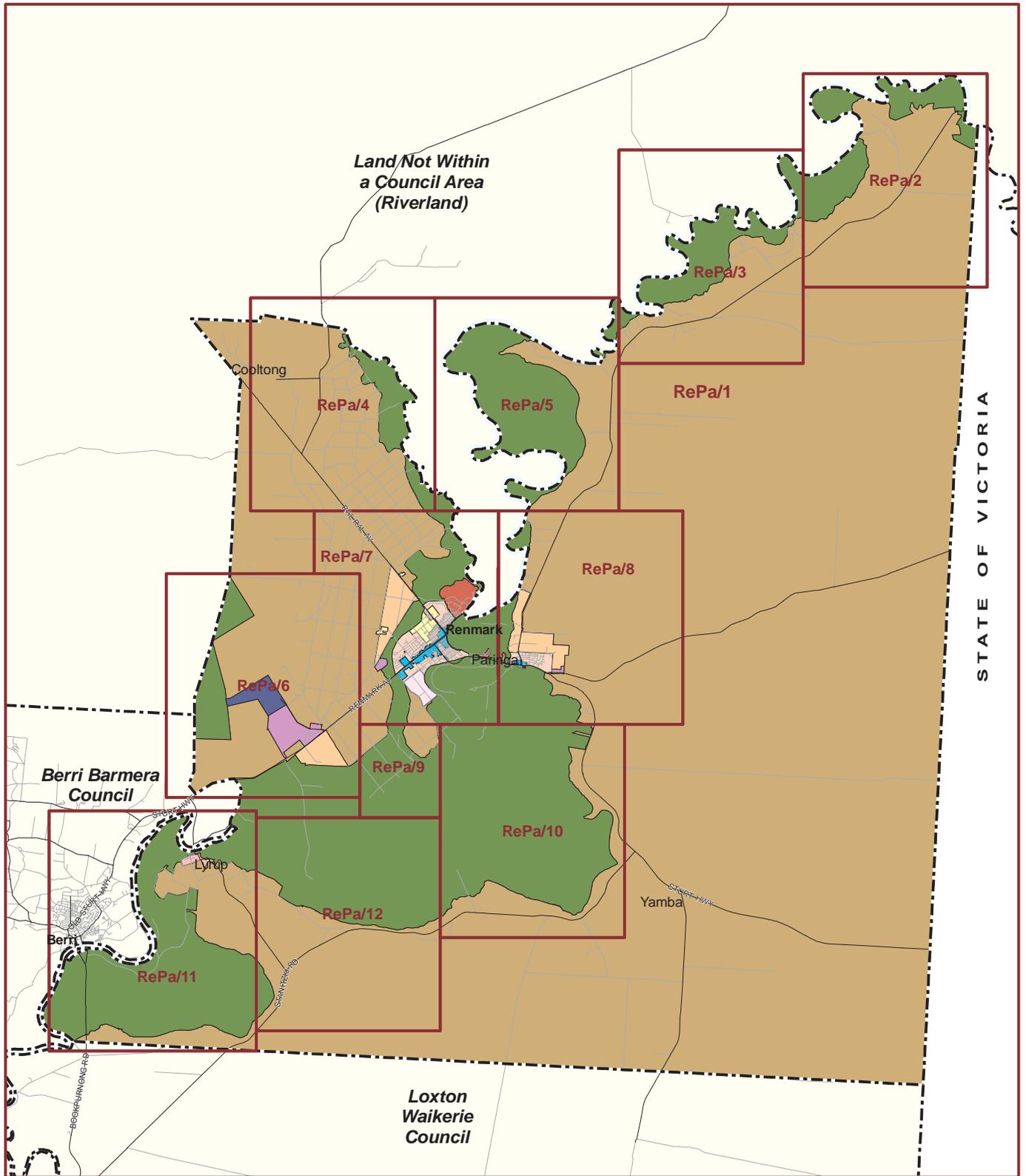
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	RePa/1, RePa/2, RePa/3, RePa/4, RePa/5, RePa/6, RePa/7, RePa/8, RePa/9, RePa/10, RePa/11, RePa/12, RePa/13, RePa/14

Concept Plan Maps

Concept Plan Title	Map Numbers
District Business - Renmark (Town)	RePa/1
District Centre - Renmark (Town)	RePa/2
District Centre - Renmark (Town)	RePa/3
Calperum Industrial Estate Staging - Renmark (Town)	RePa/4
Calperum Industrial Park - Renmark (Town)	RePa/5
Marina Estate - Jane Eliza Landing	RePa/6
Rural Living - Renmark Golf Club	RePa/7
Paringa North	RePa/8
Rural Living - Renmark West.	RePa/9
Town Centre - Paringa (Town)	RePa/10

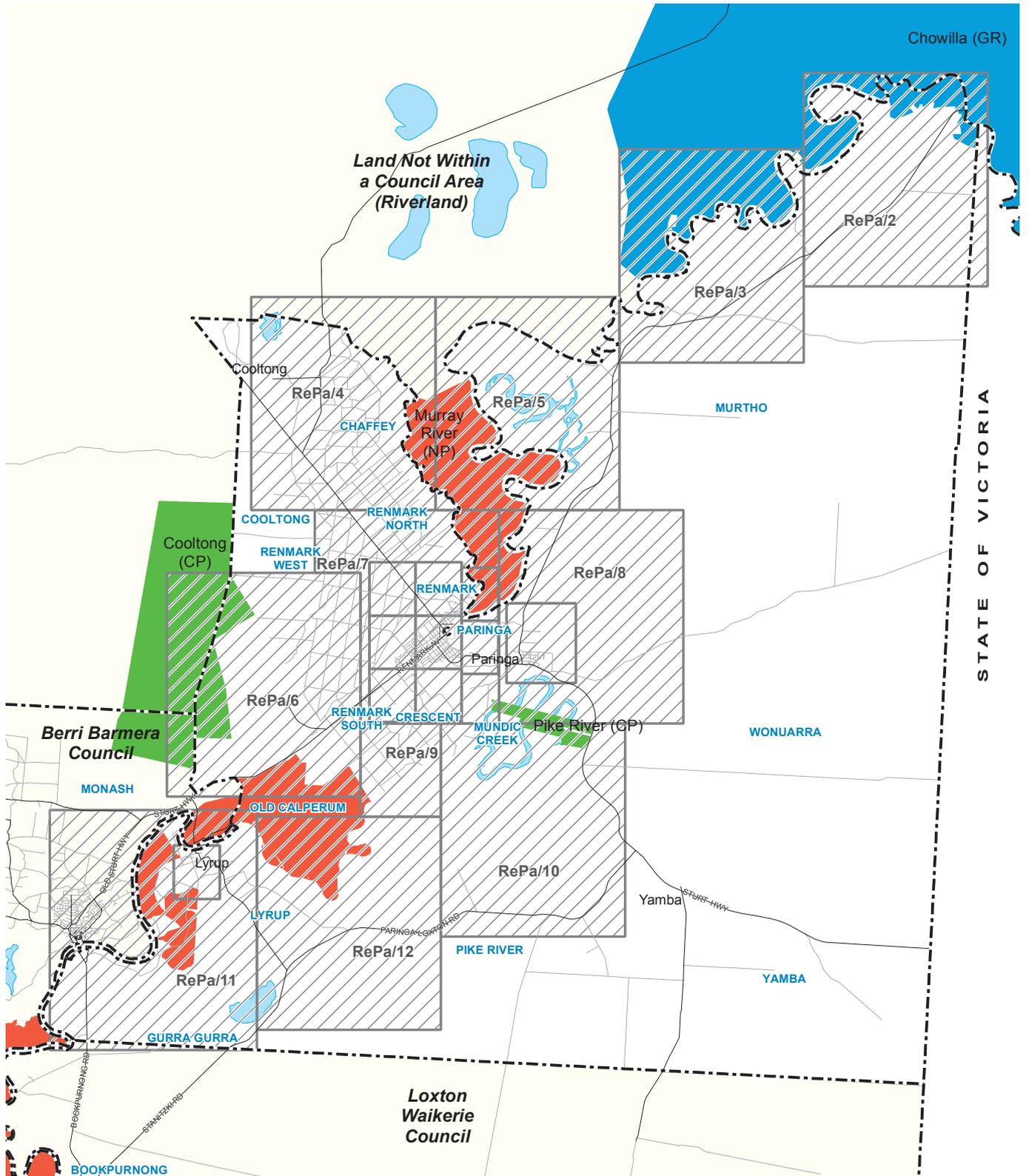
Spatial Extent Maps



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps RePa/1 to Map RePa/22 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



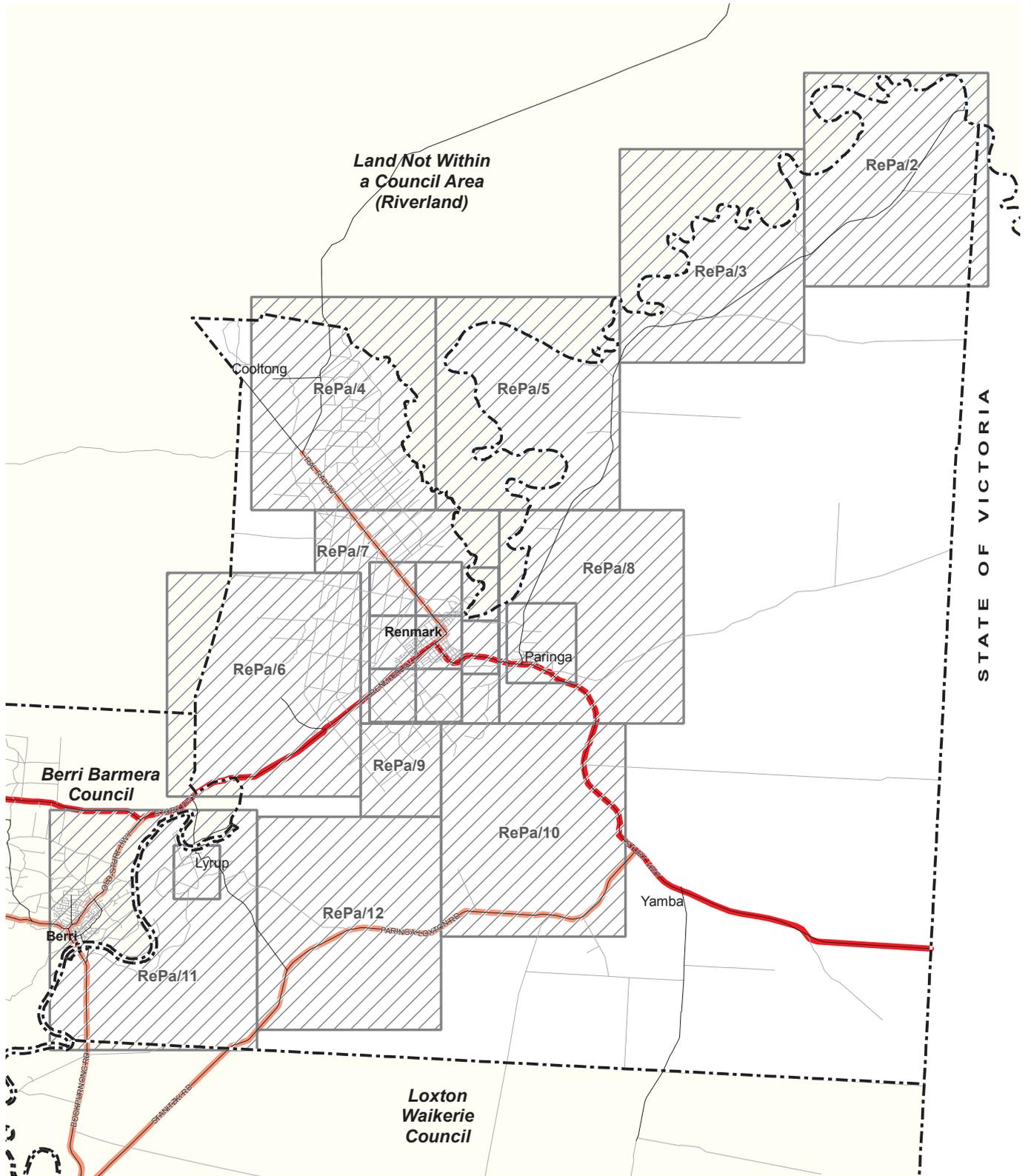
Council Index Map



-  Council Office
-  National Park
-  Conservation Park
-  Game Reserve
-  Waterbodies
-  Development Plan Boundary

Location Map RePa/1





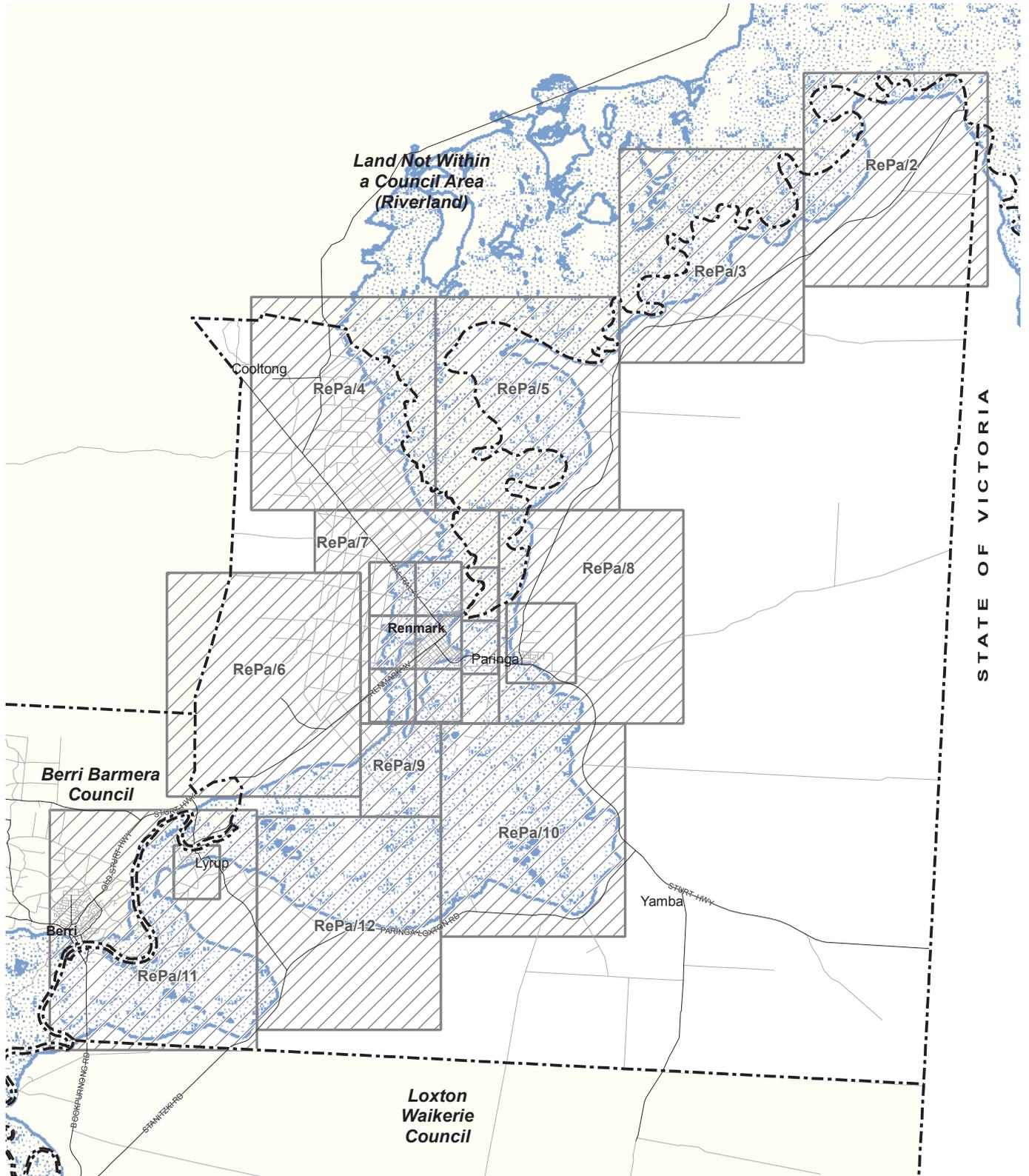
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



Overlay Map RePa/1

TRANSPORT

RENMARK PARINGA COUNCIL



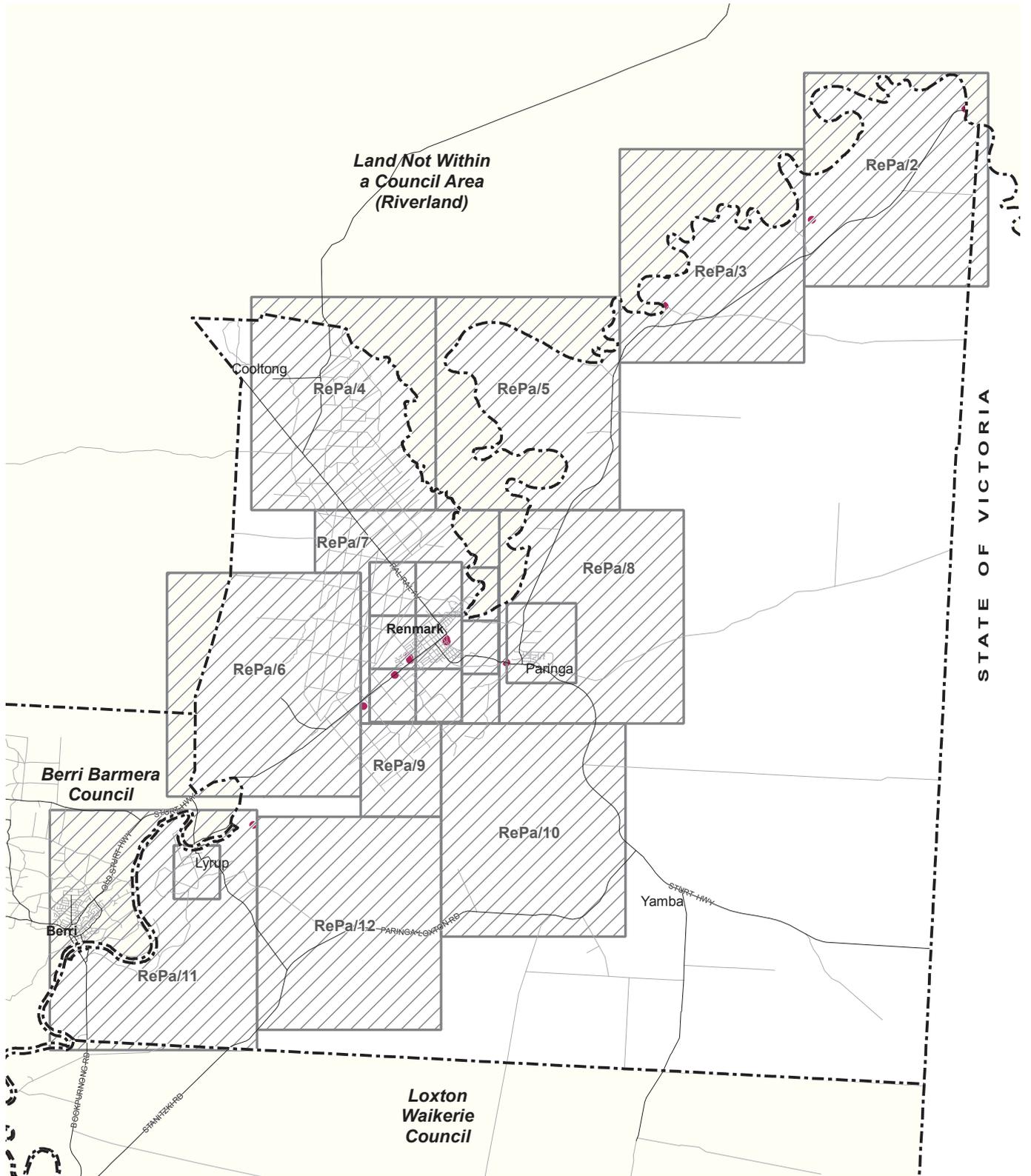
-  1956 Flood Boundary
-  Development Plan Boundary

Overlay Map RePa/1

DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL





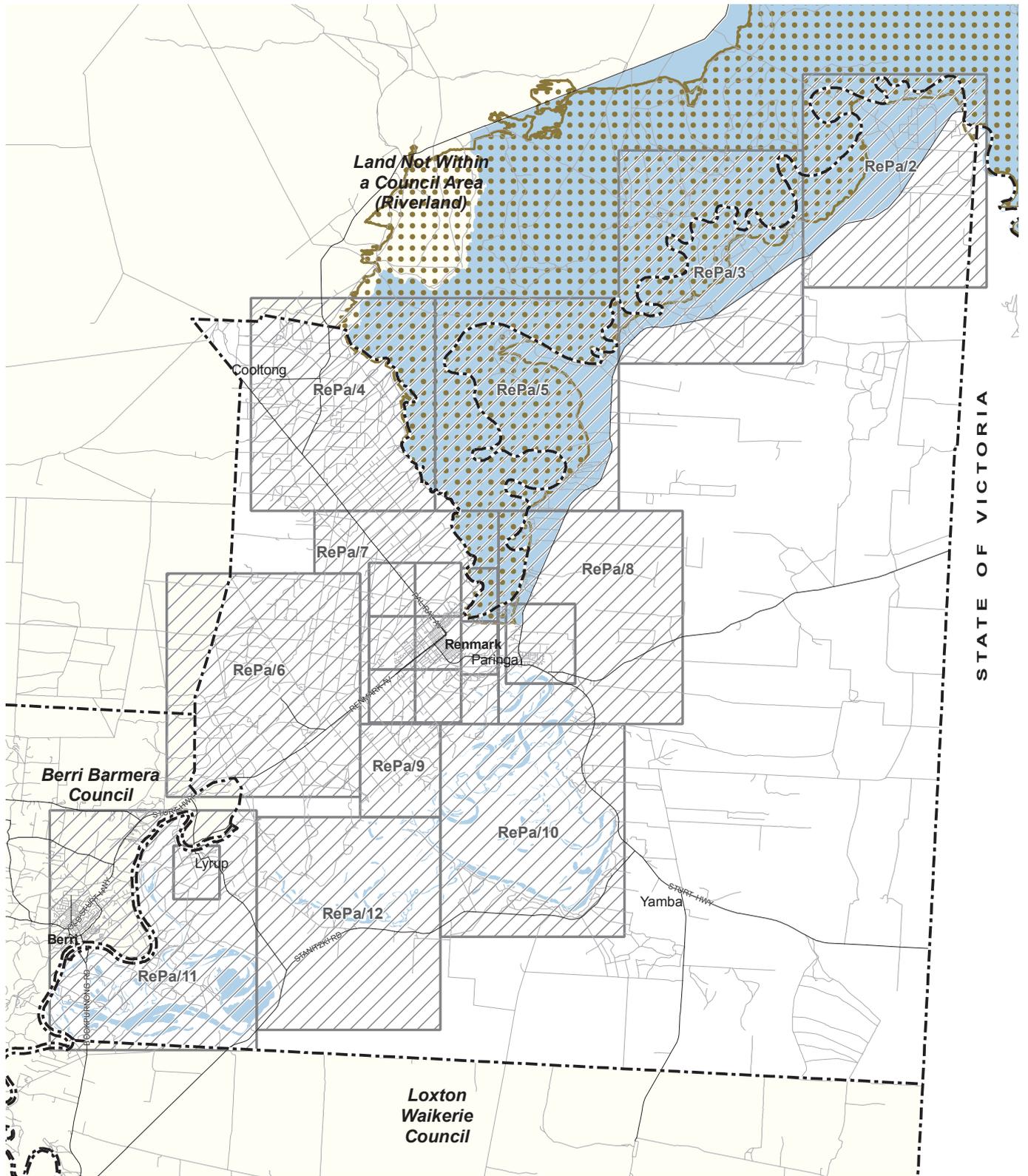
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



Overlay Map RePa/1

HERITAGE

- State heritage place
- Development Plan Boundary



STATE OF VICTORIA

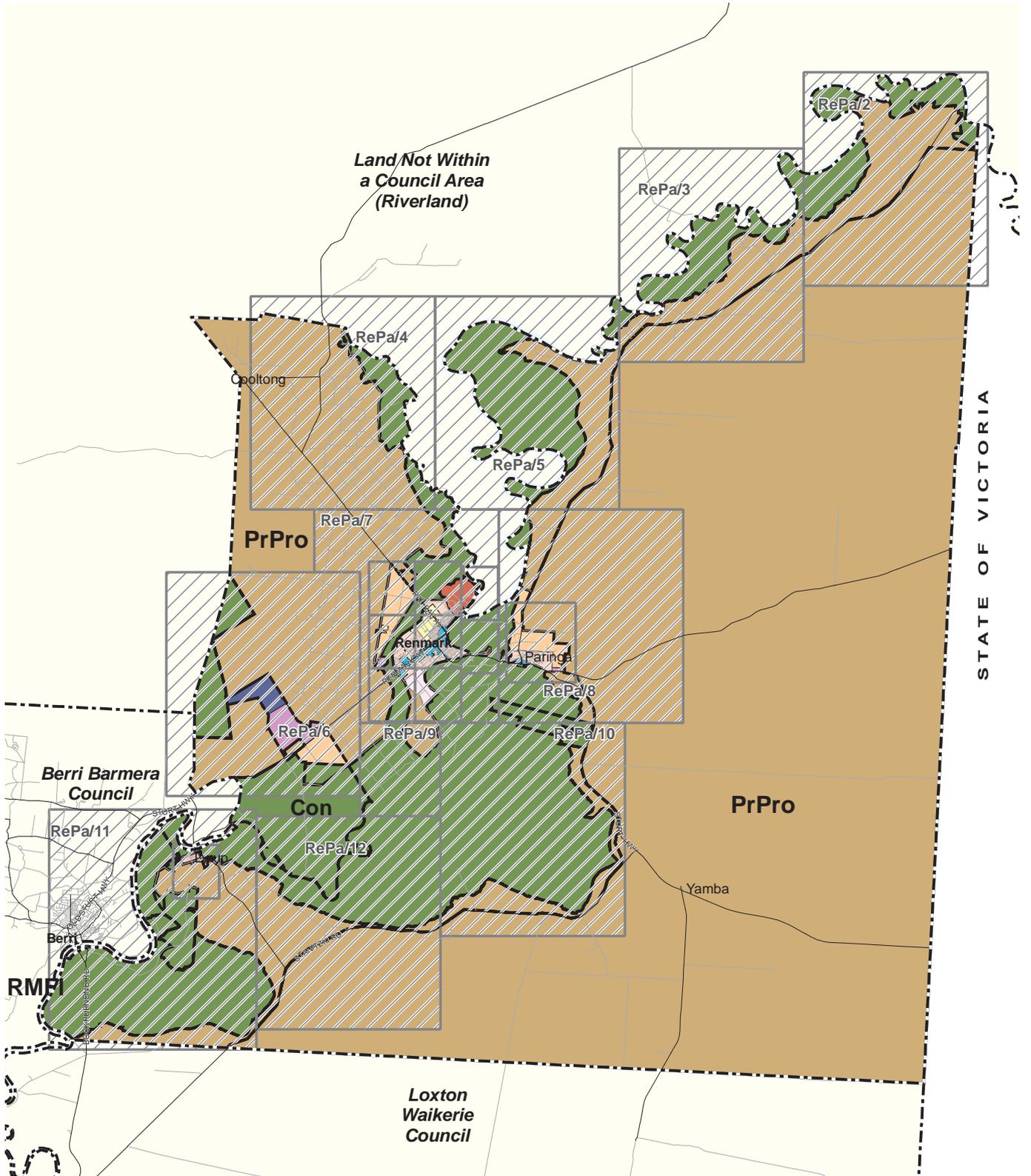


-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map RePa/1

NATURAL RESOURCES

RENMARK PARINGA COUNCIL

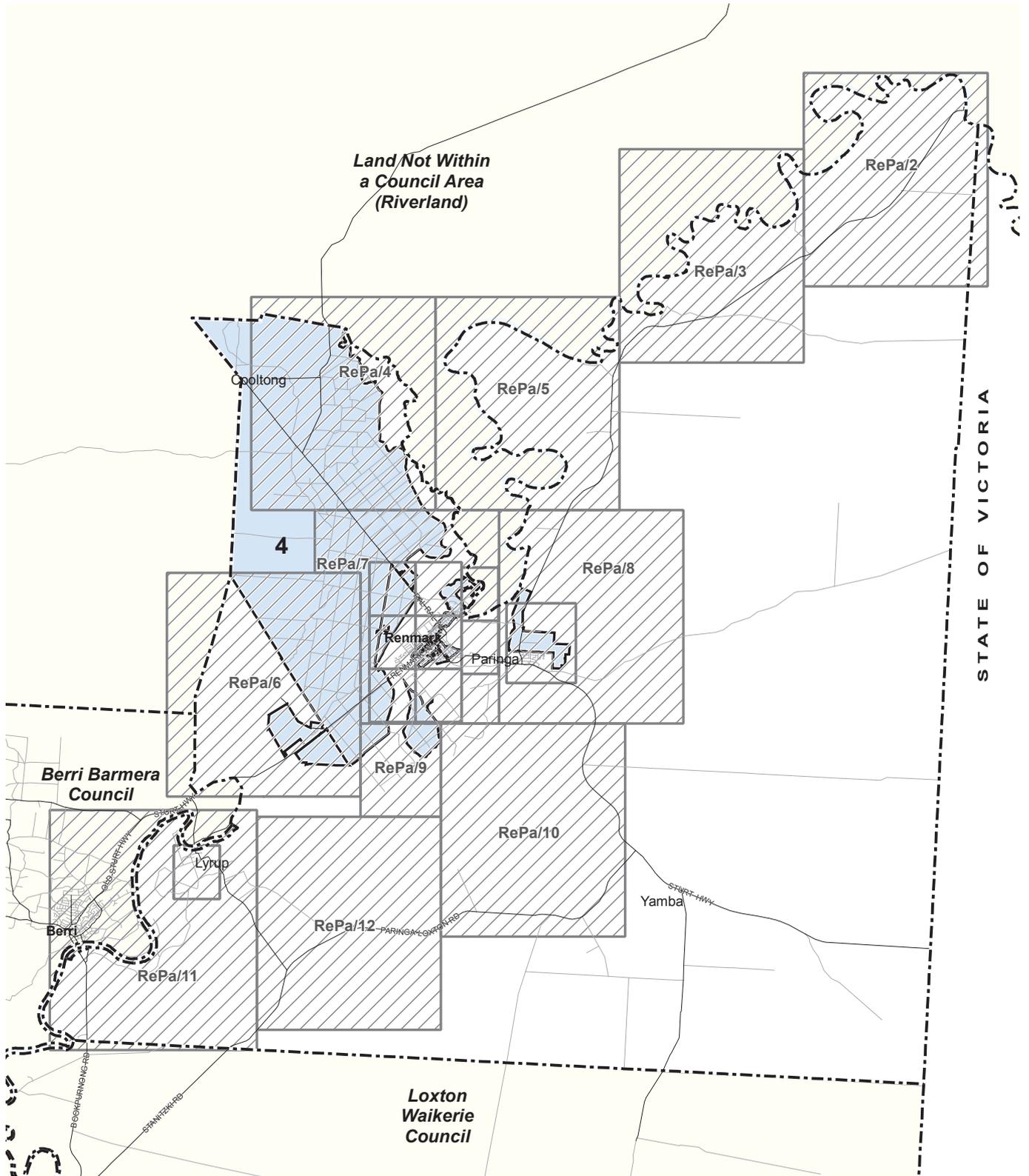


See enlargement map for accurate representation.



- Zones**
- Conservation
 - Primary Production
 - River Murray Flood
 - Zone Boundary
 - Development Plan Boundary

Zone Map RePa/1



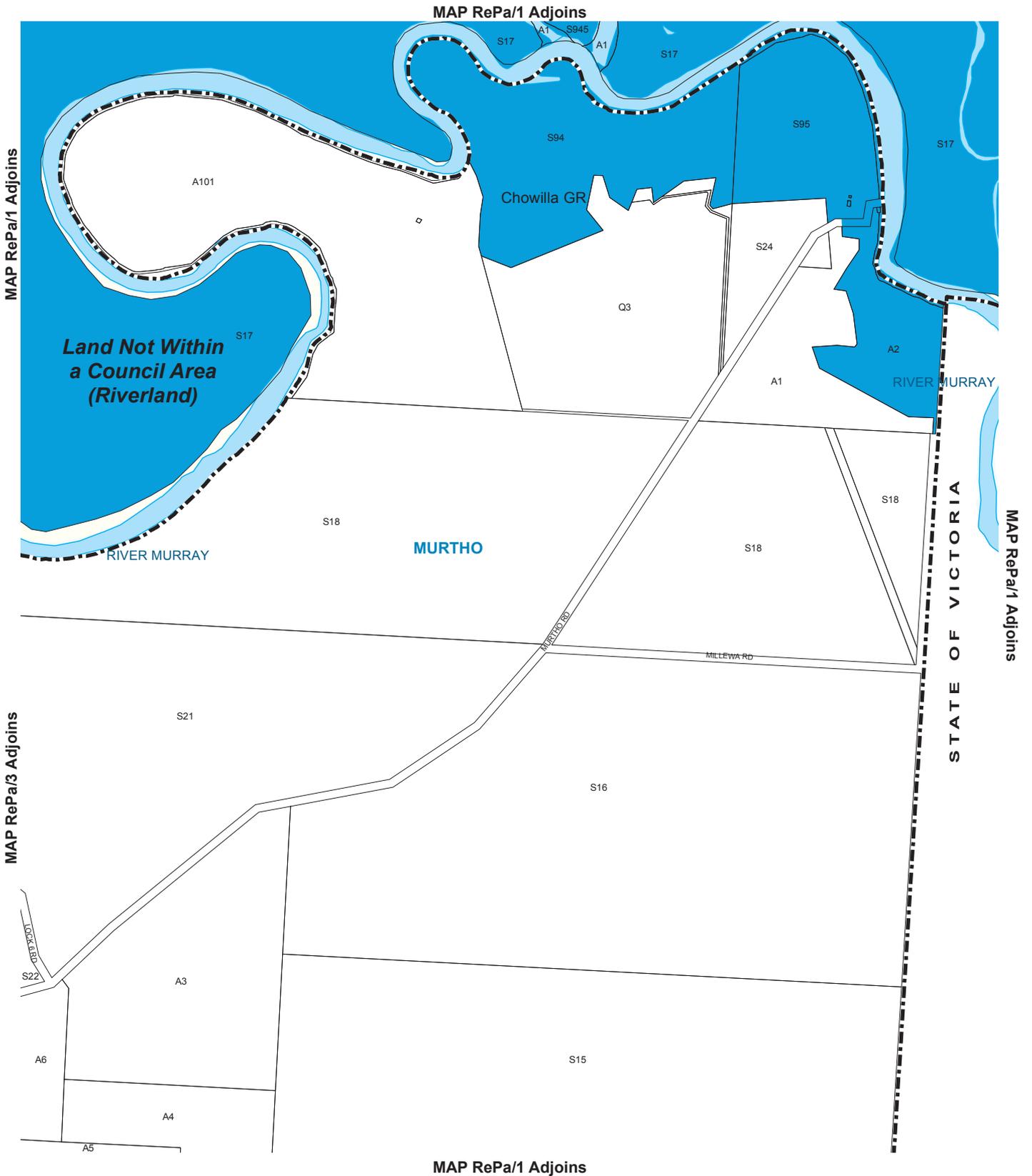
See enlargement map for accurate representation.

Policy Areas
 4 Horticulture



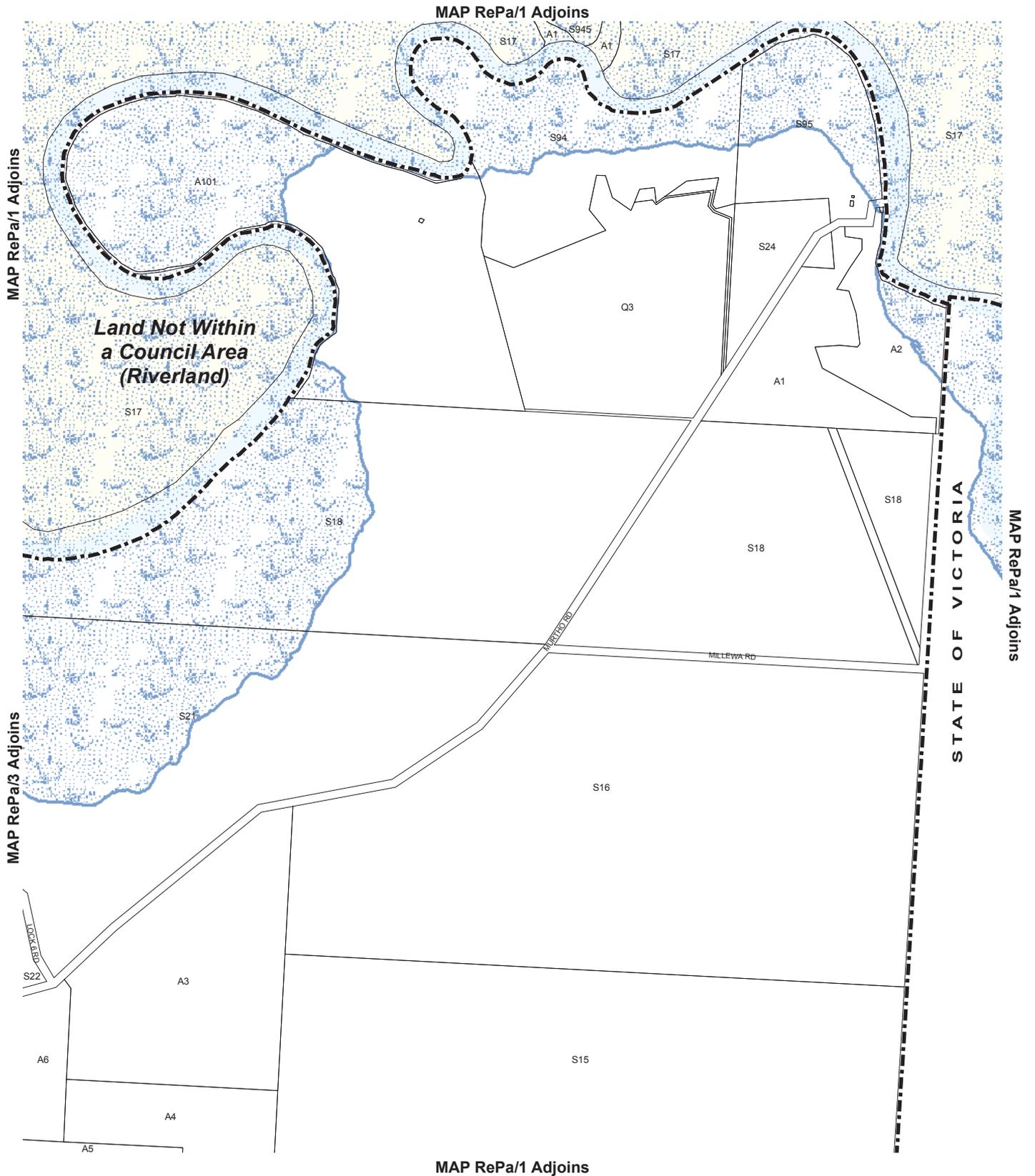
Policy Area Map RePa/1

- Policy Area Boundary
- Development Plan Boundary



Location Map RePa/2

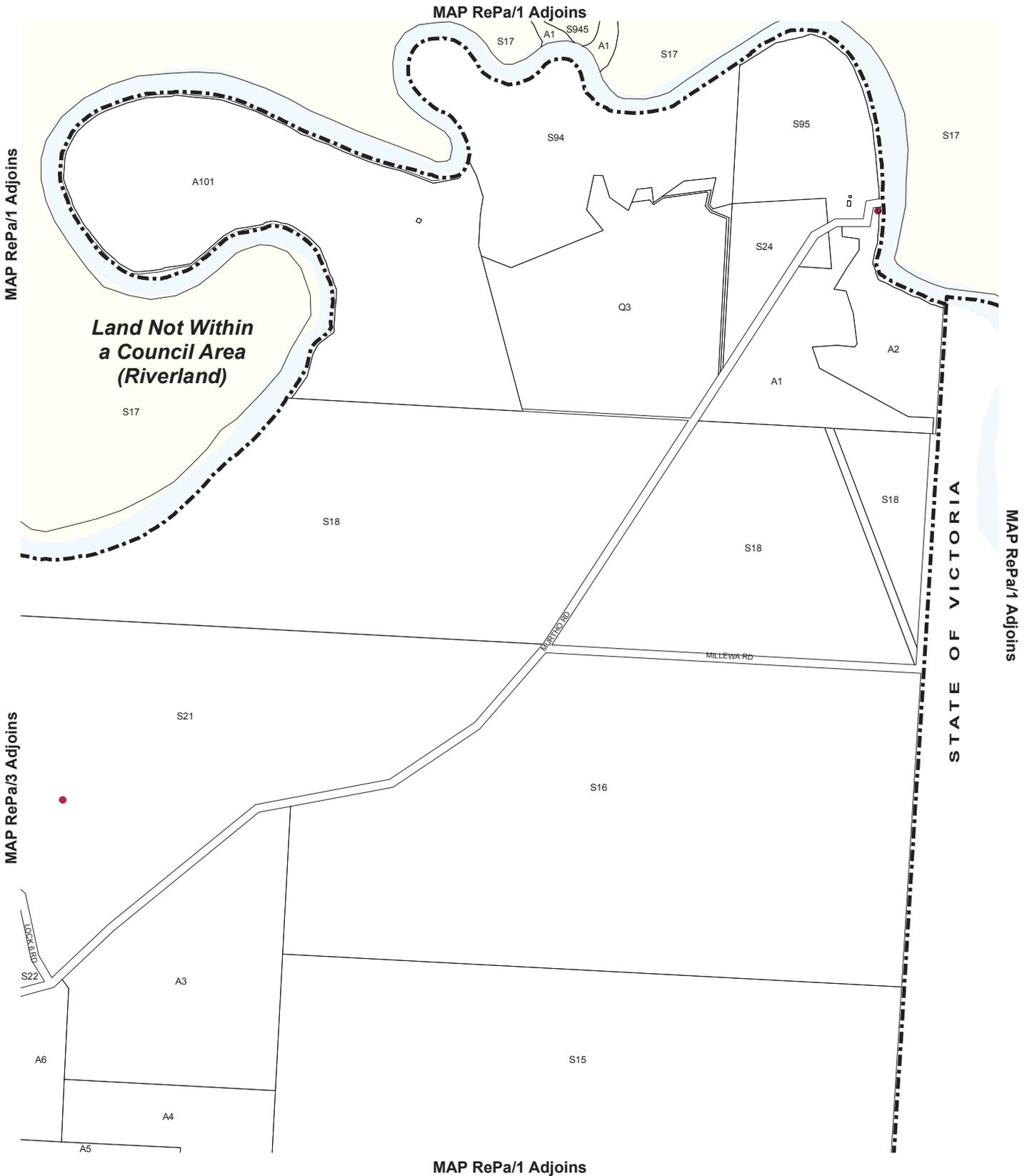
- Game Reserve
- Waterbodies
- Development Plan Boundary



Overlay Map RePa/2 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary



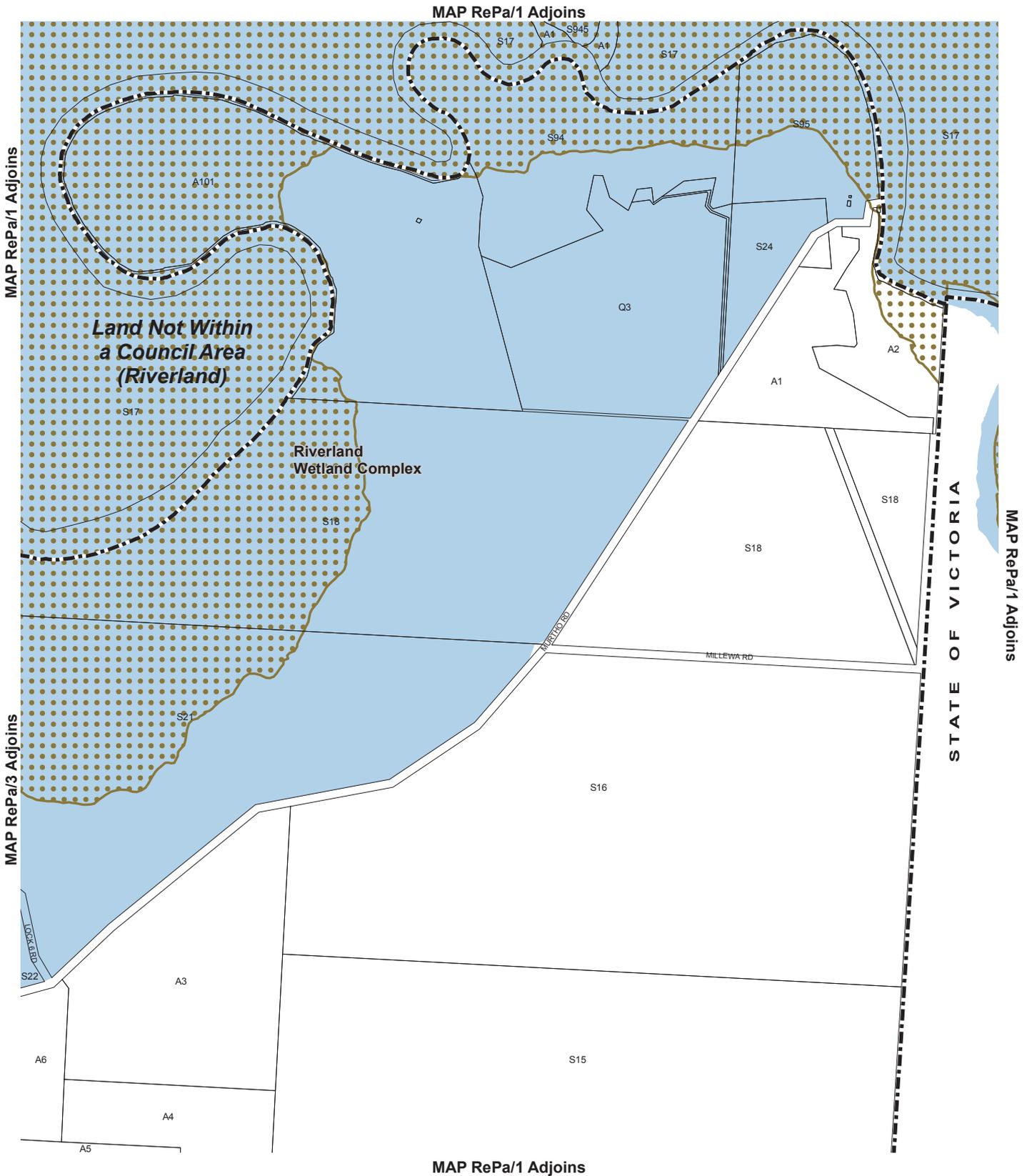


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map RePa/2 HERITAGE

- State heritage place
- Development Plan Boundary

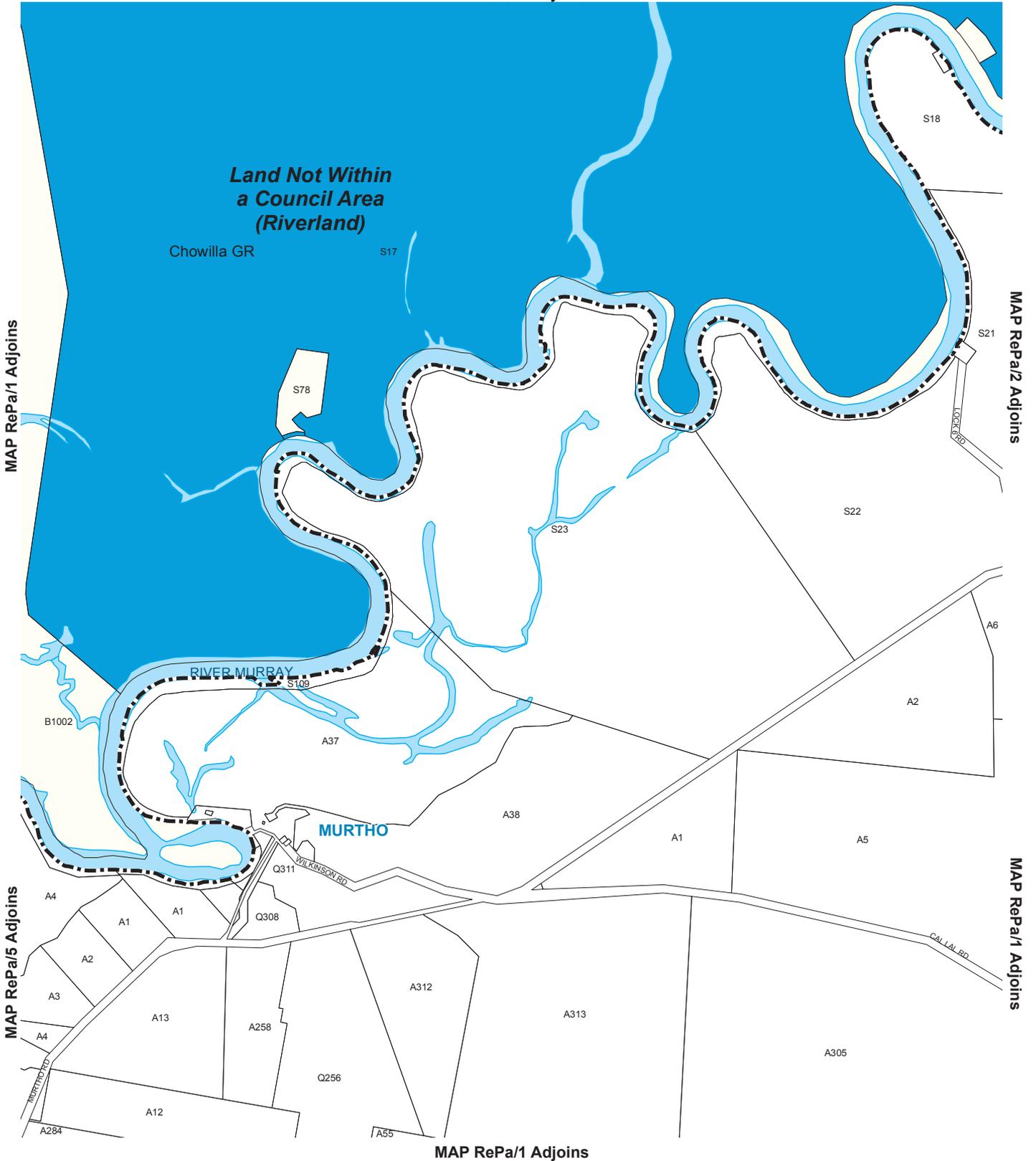


Overlay Map RePa/2

NATURAL RESOURCES

RENMARK PARINGA COUNCIL

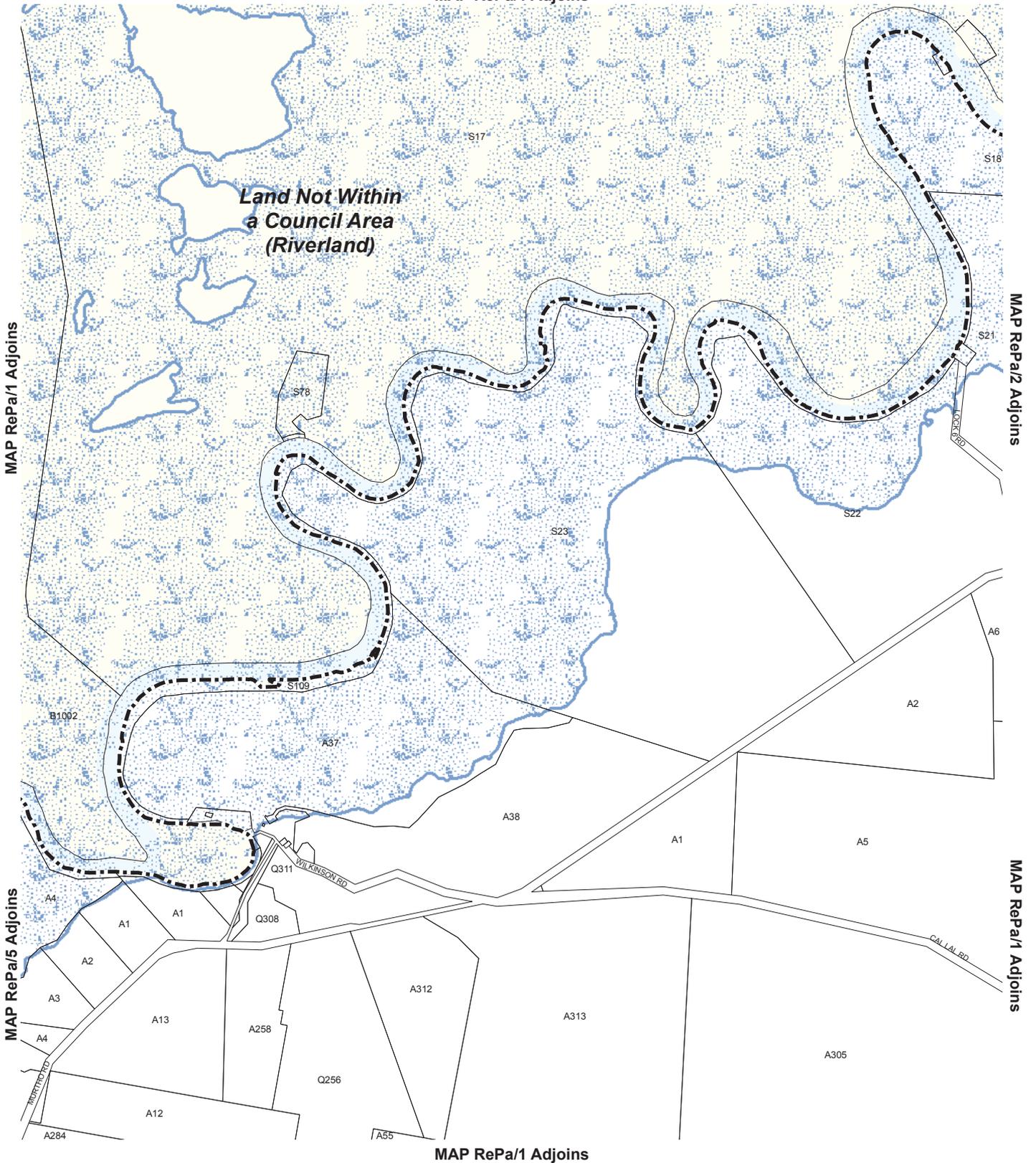
-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary



Location Map RePa/3

- Game Reserve
- Waterbodies
- Development Plan Boundary

MAP RePa/1 Adjoins

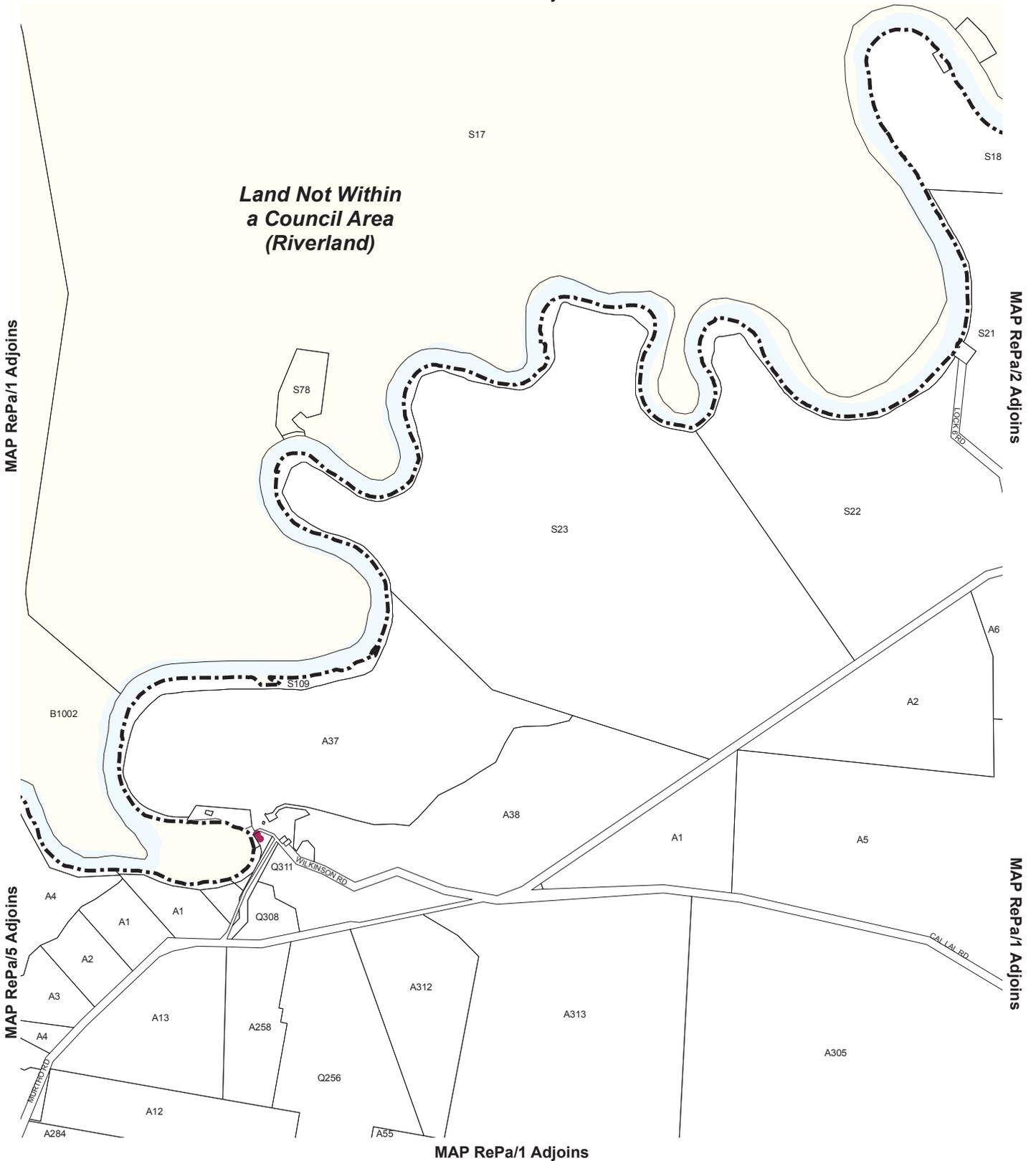


Overlay Map RePa/3 DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

-  1956 Flood Boundary
-  Development Plan Boundary

MAP RePa/1 Adjoins



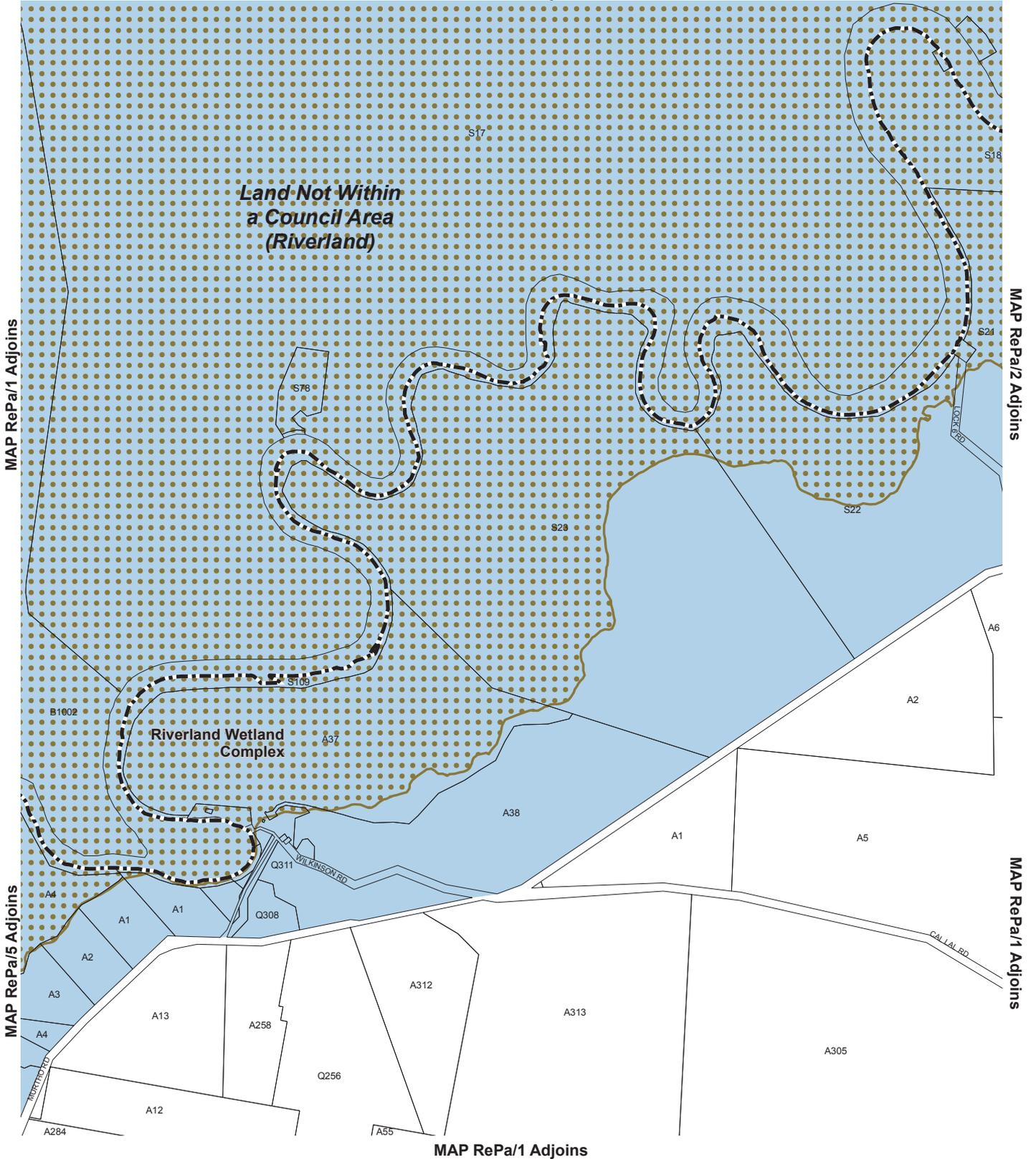
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map RePa/3 HERITAGE

- State heritage place
- Development Plan Boundary

MAP RePa/1 Adjoins

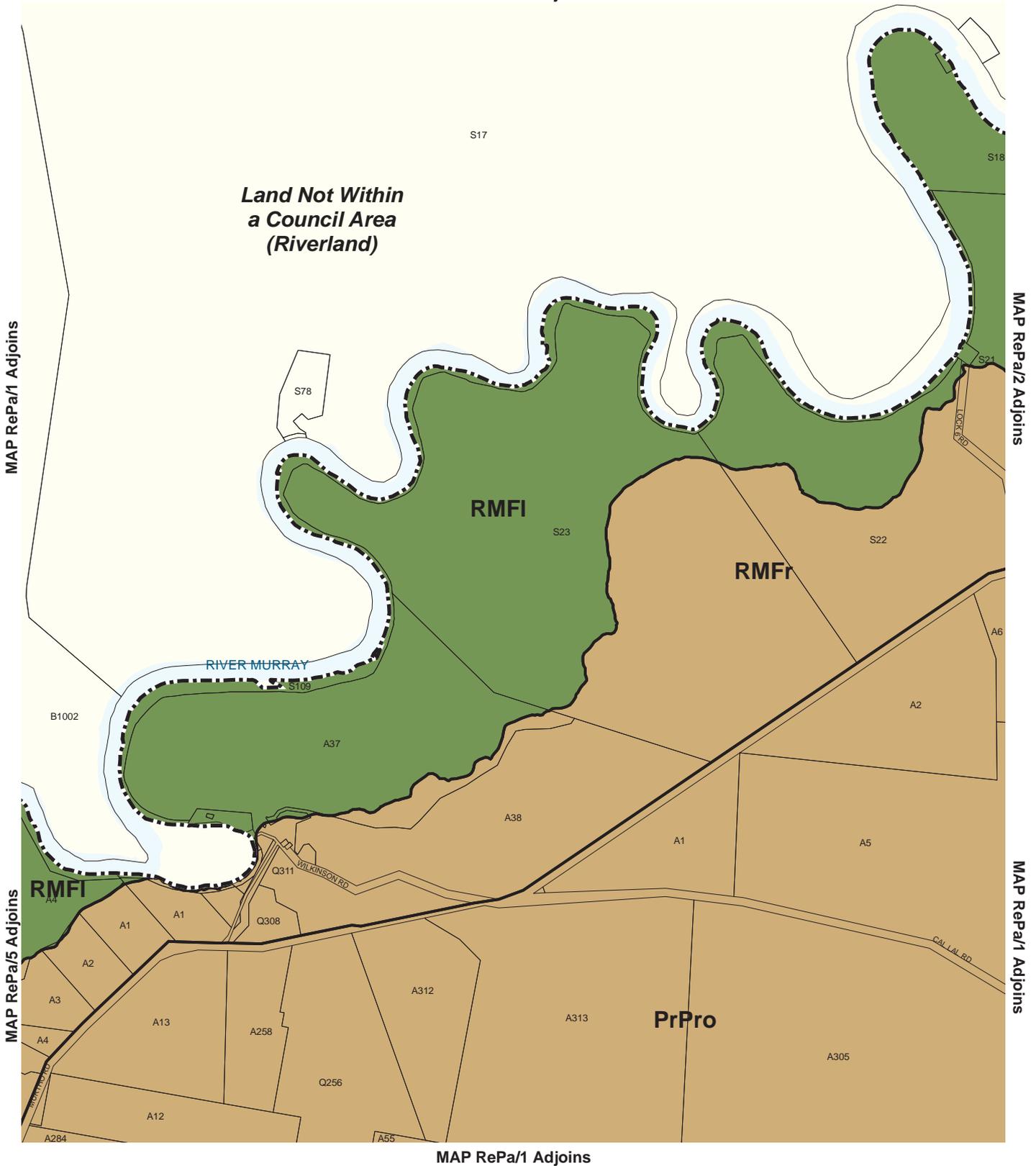


Overlay Map RePa/3

NATURAL RESOURCES

RENMARK PARINGA COUNCIL

-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

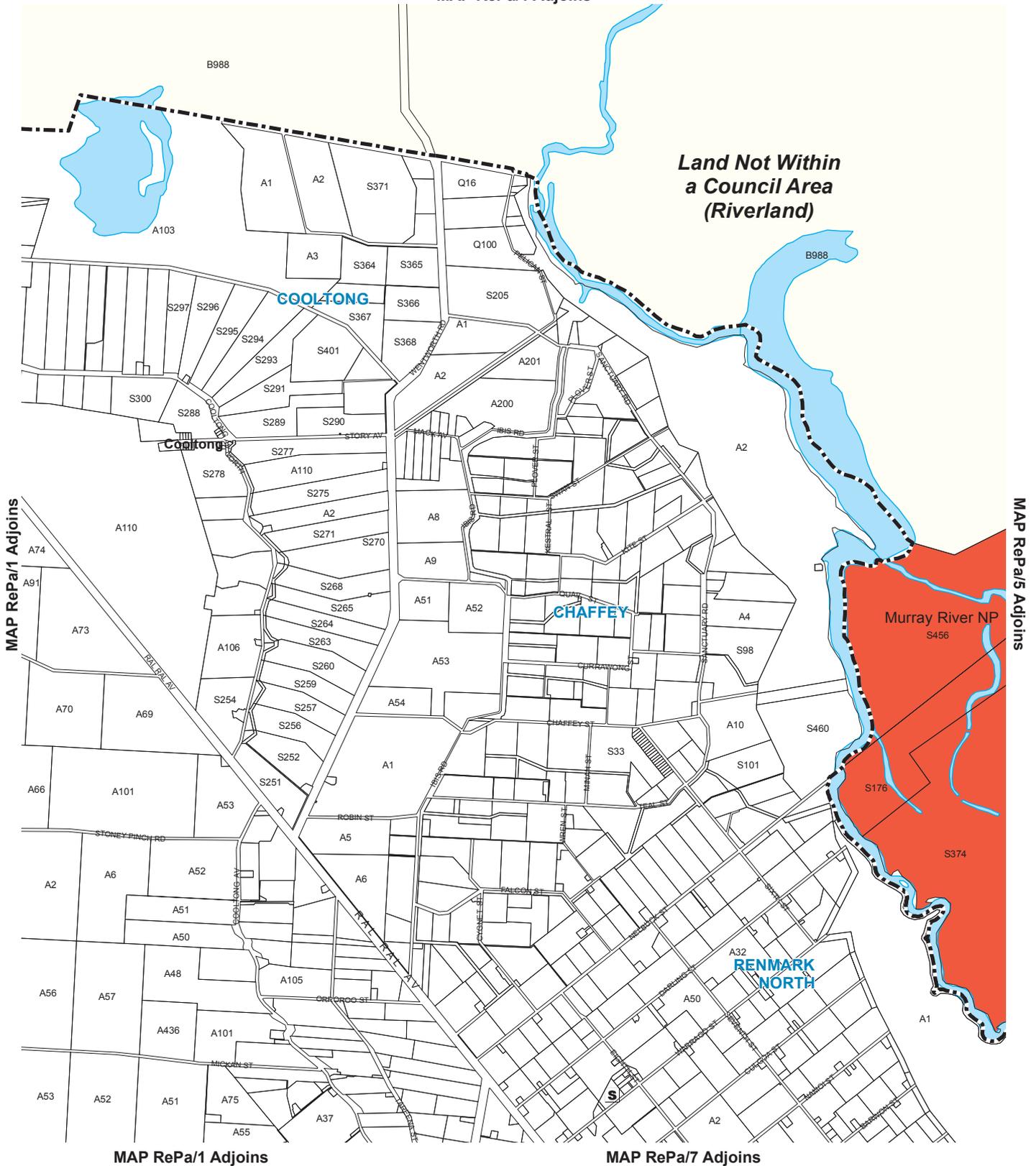


Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map RePa/3

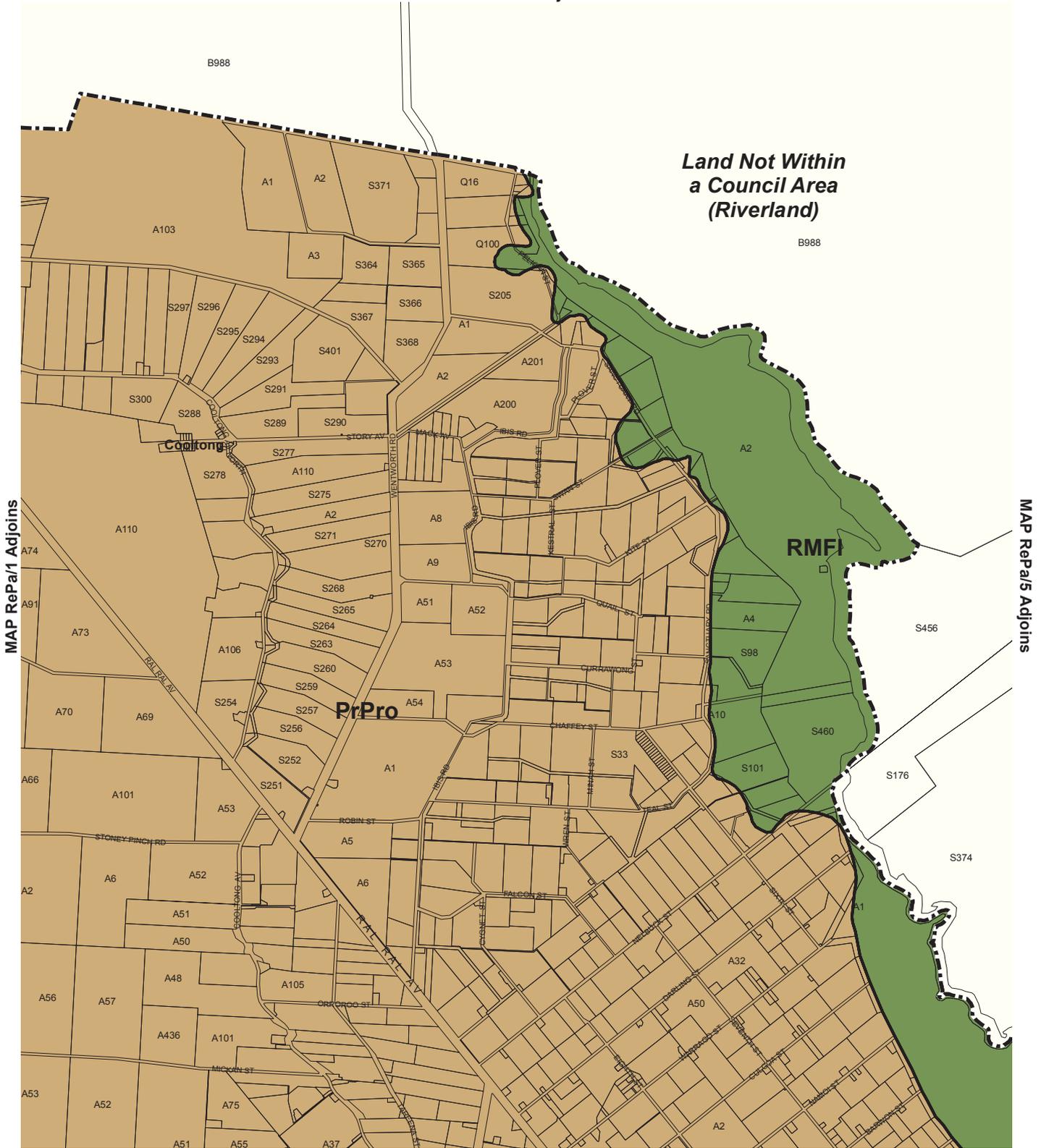
MAP RePa/1 Adjoins



Location Map RePa/4

-  School
-  National Park
-  Waterbodies
-  Development Plan Boundary

MAP RePa/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- PrPro Primary Production
 - RMFI River Murray Flood
 - Zone Boundary
 - Development Plan Boundary

Zone Map RePa/4

MAP RePa/1 Adjoins

Land Not Within
a Council Area
(Riverland)

B1002

MURTHO

RIVER MURRAY

B988

S456

S176

Murray River NP

S374

S199

S42

Q31

A4

A3

A285

A56

A51

A52

A9

A10

A11

A7

A8

A1

A6

Q91

S13

S65

S61

S62

S75

S83

A13

A14

A102

A103

A75

A1

A103

Q19

A6

A18

A21

A1
REMARK
NORTH

MAP RePa/7 Adjoins

MAP RePa/8 Adjoins

MAP RePa/4 Adjoins

MAP RePa/3 Adjoins

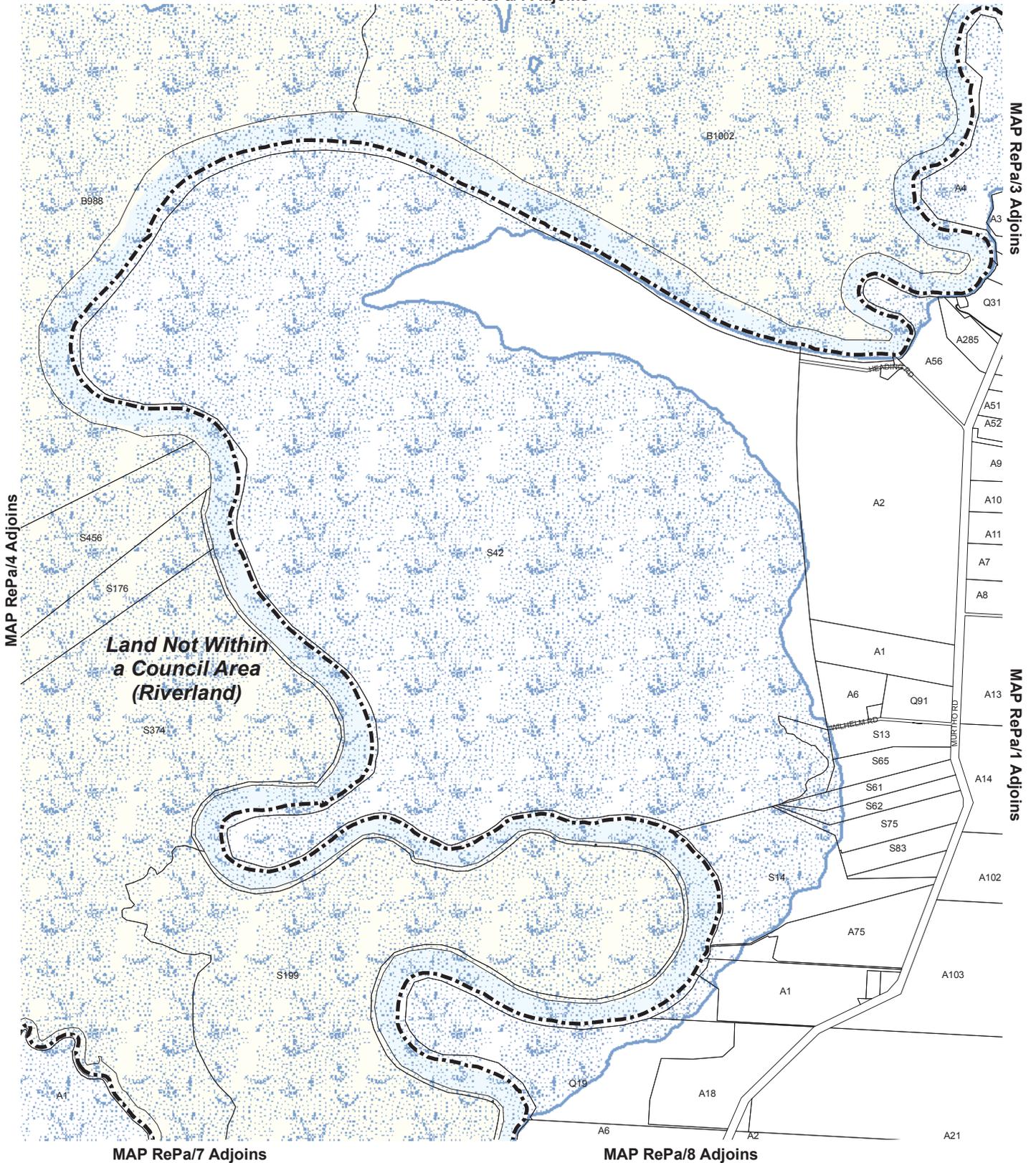
MAP RePa/1 Adjoins



Location Map RePa/5

- National Park
- Waterbodies
- Development Plan Boundary

MAP RePa/1 Adjoins

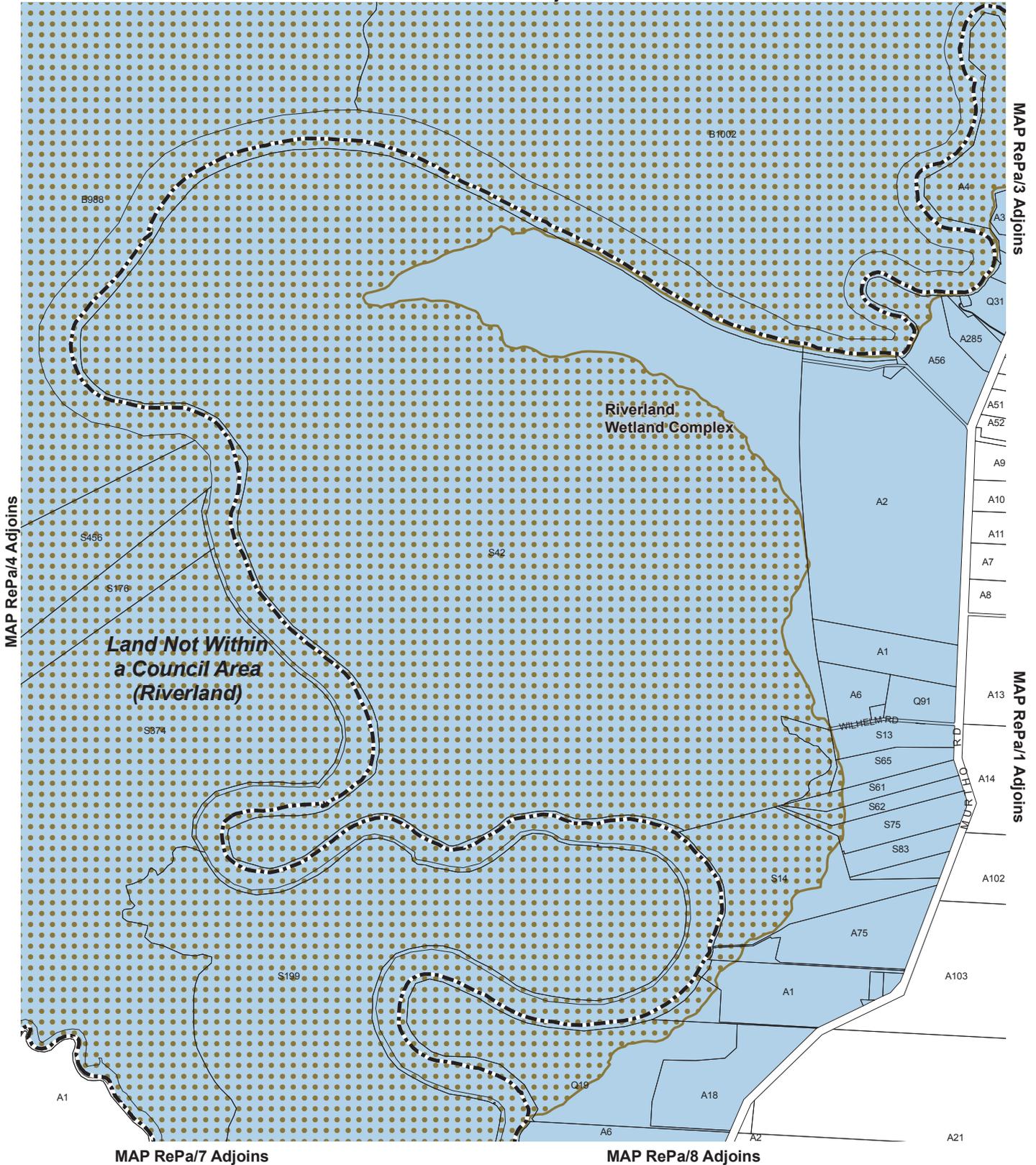


Overlay Map RePa/5 DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

-  1956 Flood Boundary
-  Development Plan Boundary

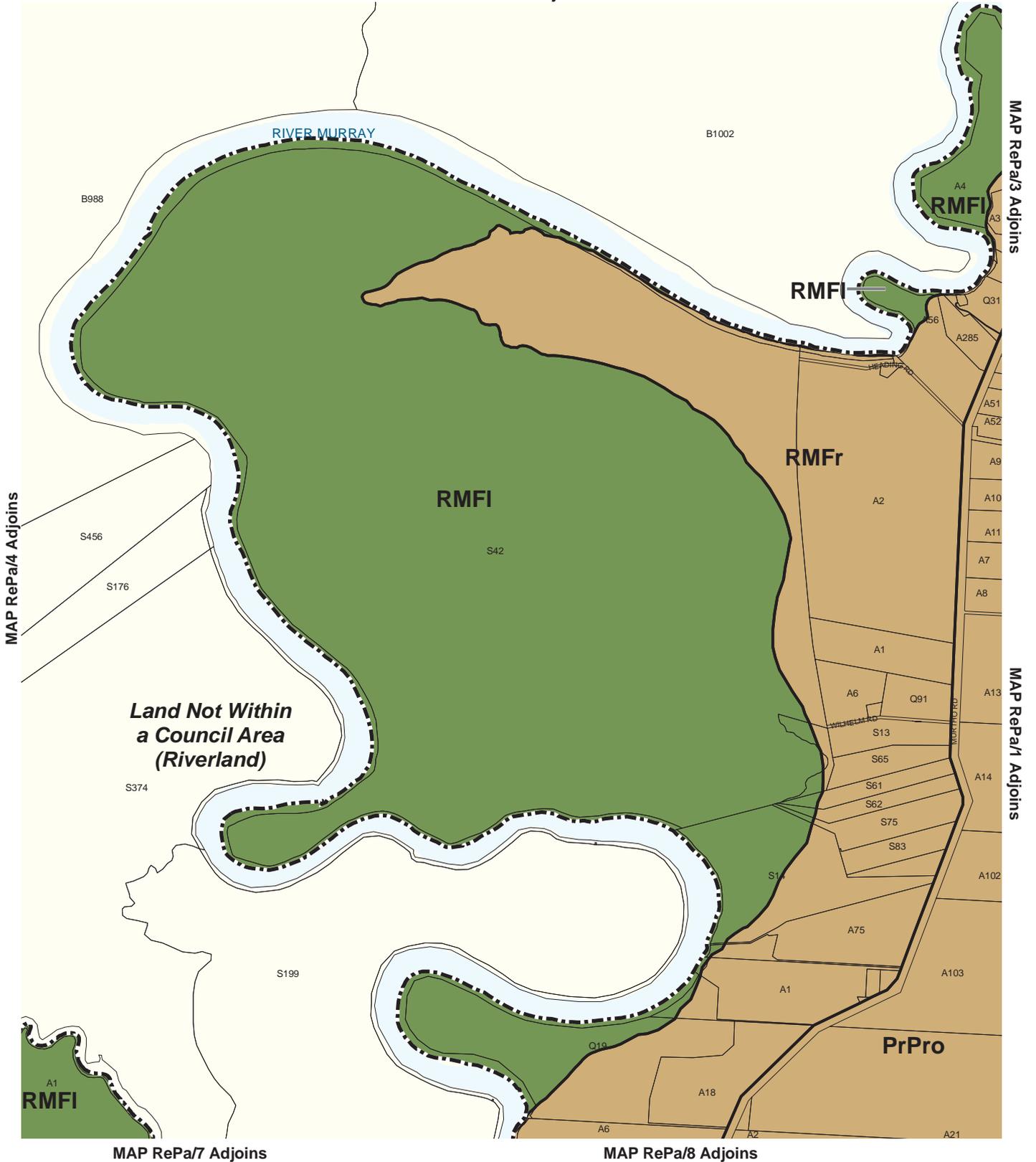
MAP RePa/1 Adjoins



- Ramsar Wetlands
- Wetlands of National Importance
- Development Plan Boundary

Overlay Map RePa/5

NATURAL RESOURCES



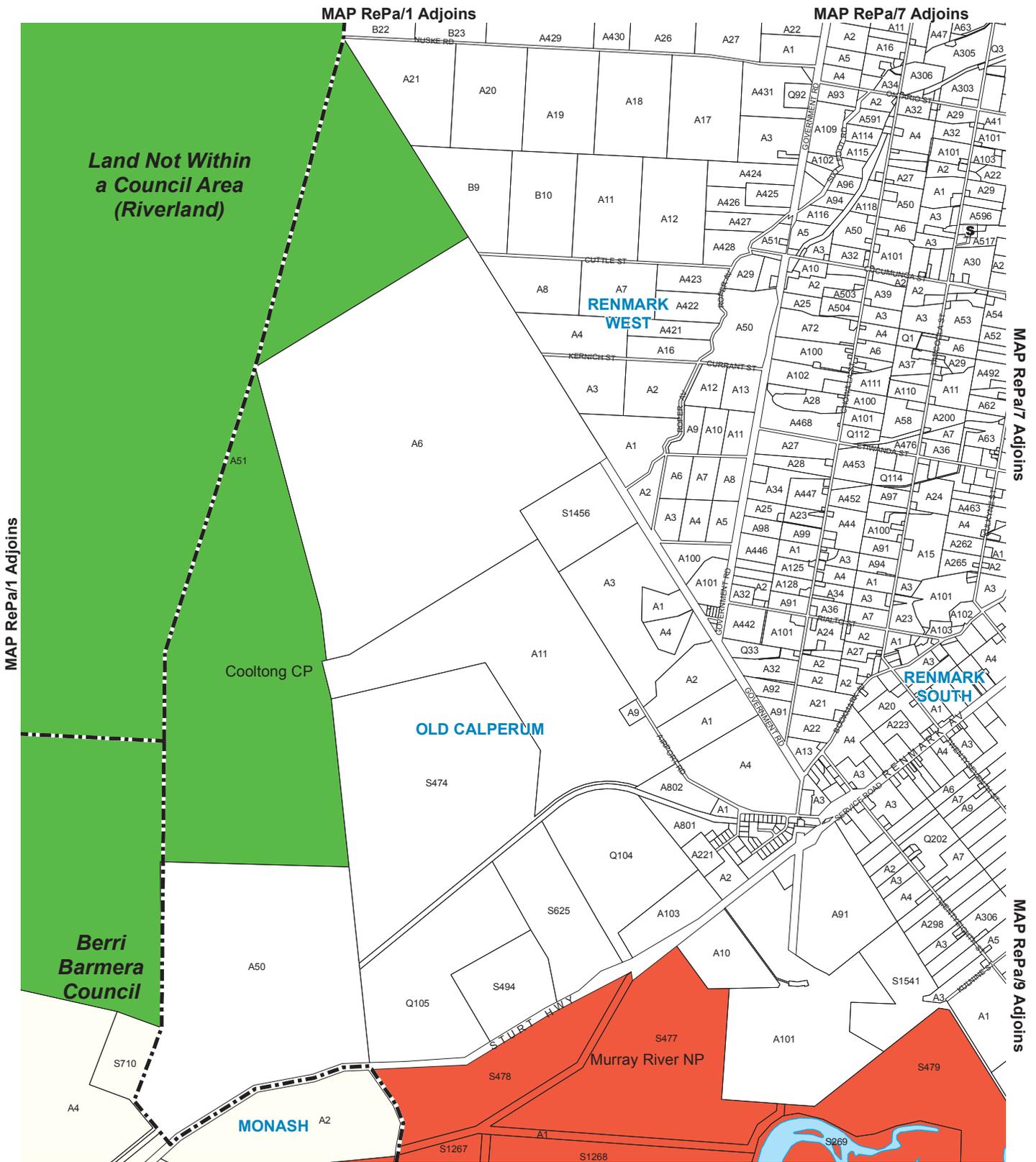
Lamberts Conformal Conic Projection, GDA94



Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

Zone Map RePa/5



MAP RePa/1 Adjoins



- School
- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary

Location Map RePa/6

MAP RePa/1 Adjoins

MAP RePa/7 Adjoins

Land Not Within a Council Area (Riverland)

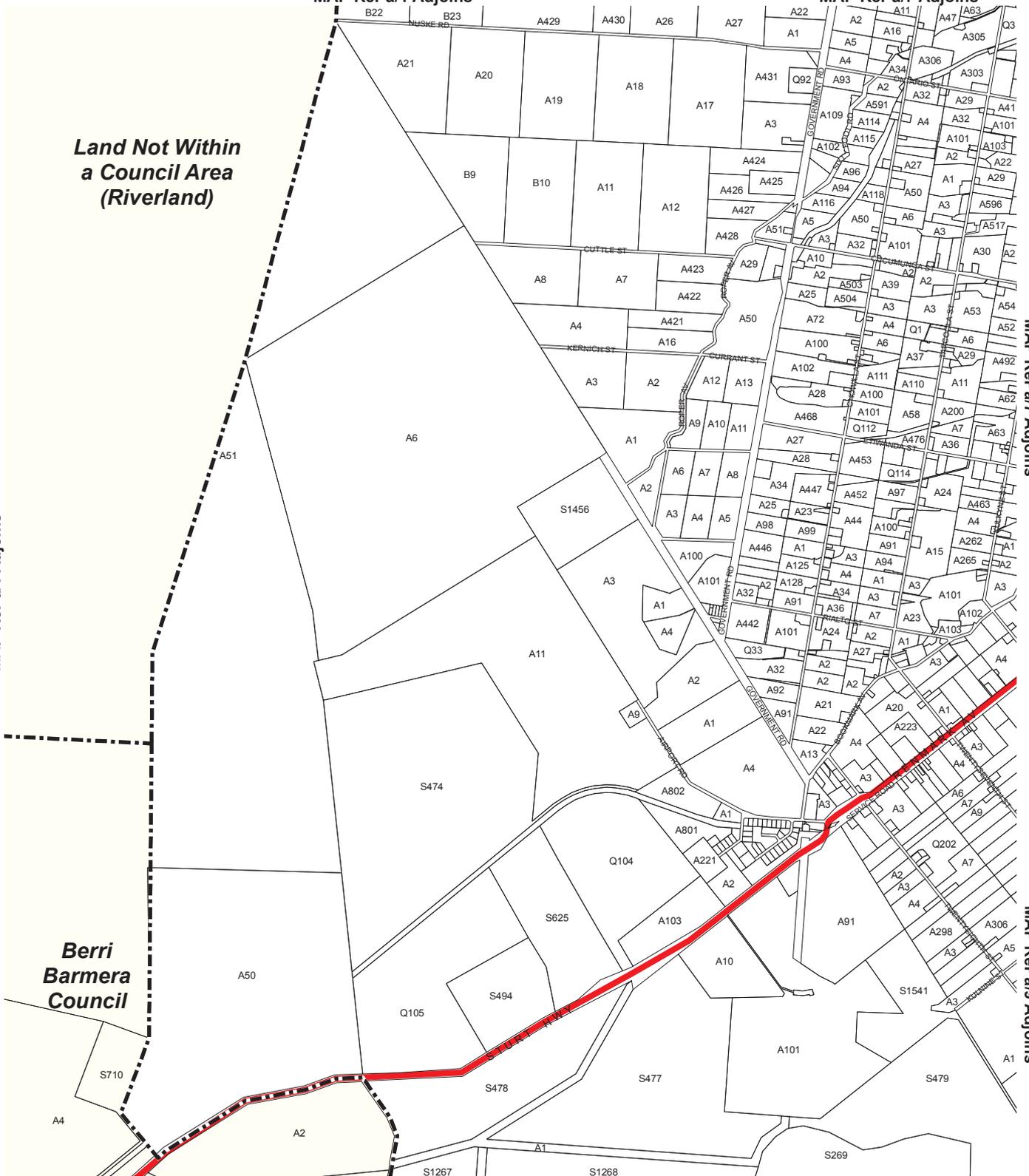
MAP RePa/1 Adjoins

MAP RePa/7 Adjoins

MAP RePa/9 Adjoins

MAP RePa/1 Adjoins

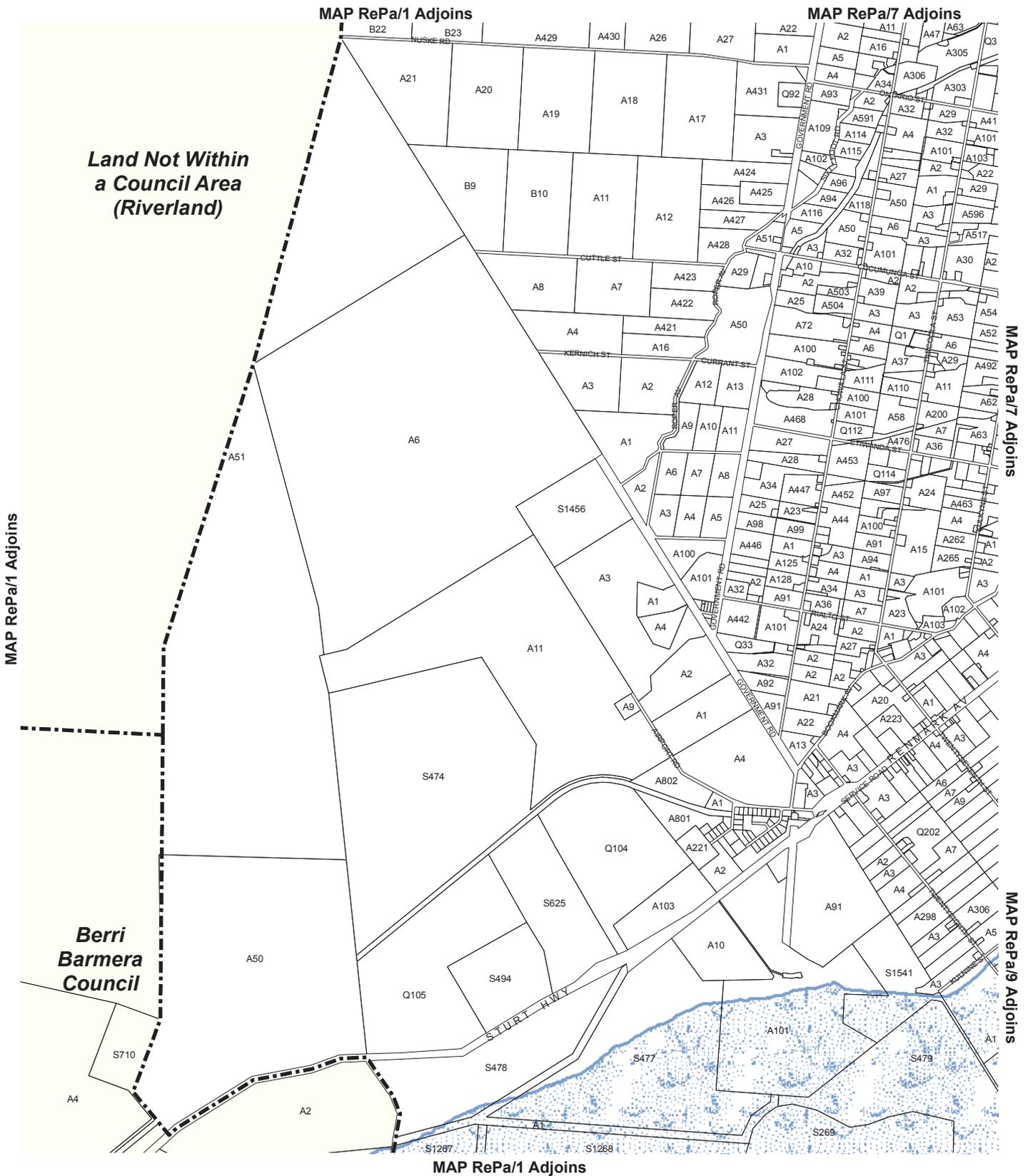
Berri Barmera Council



Overlay Map RePa/6 TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

RENMARK PARINGA COUNCIL



Land Not Within
a Council Area
(Riverland)

Berri
Barmera
Council

MAP RePa/1 Adjoins

MAP RePa/1 Adjoins

MAP RePa/7 Adjoins

MAP RePa/7 Adjoins

MAP RePa/9 Adjoins

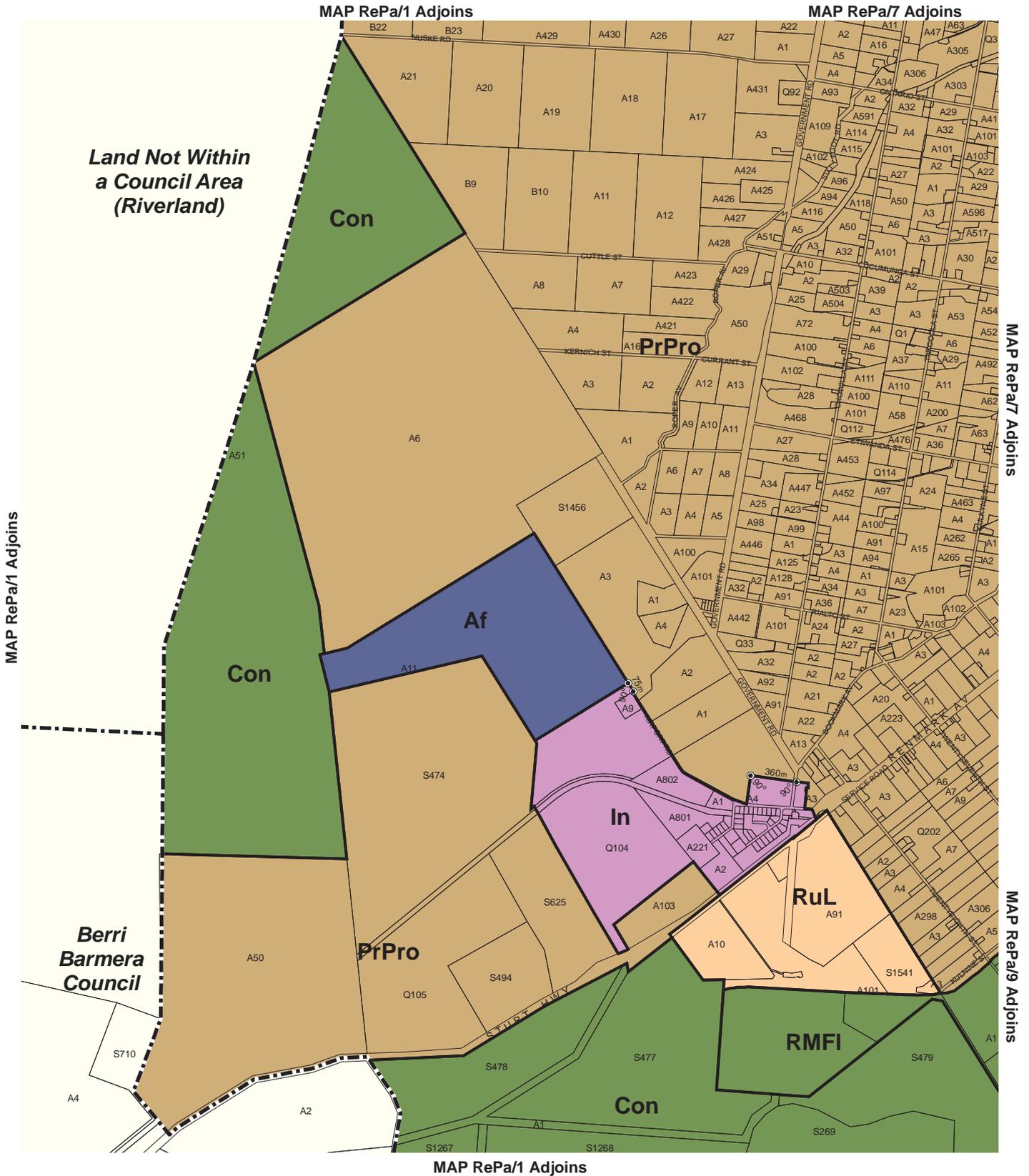
MAP RePa/1 Adjoins



Overlay Map RePa/6 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

RENMARK PARINGA COUNCIL



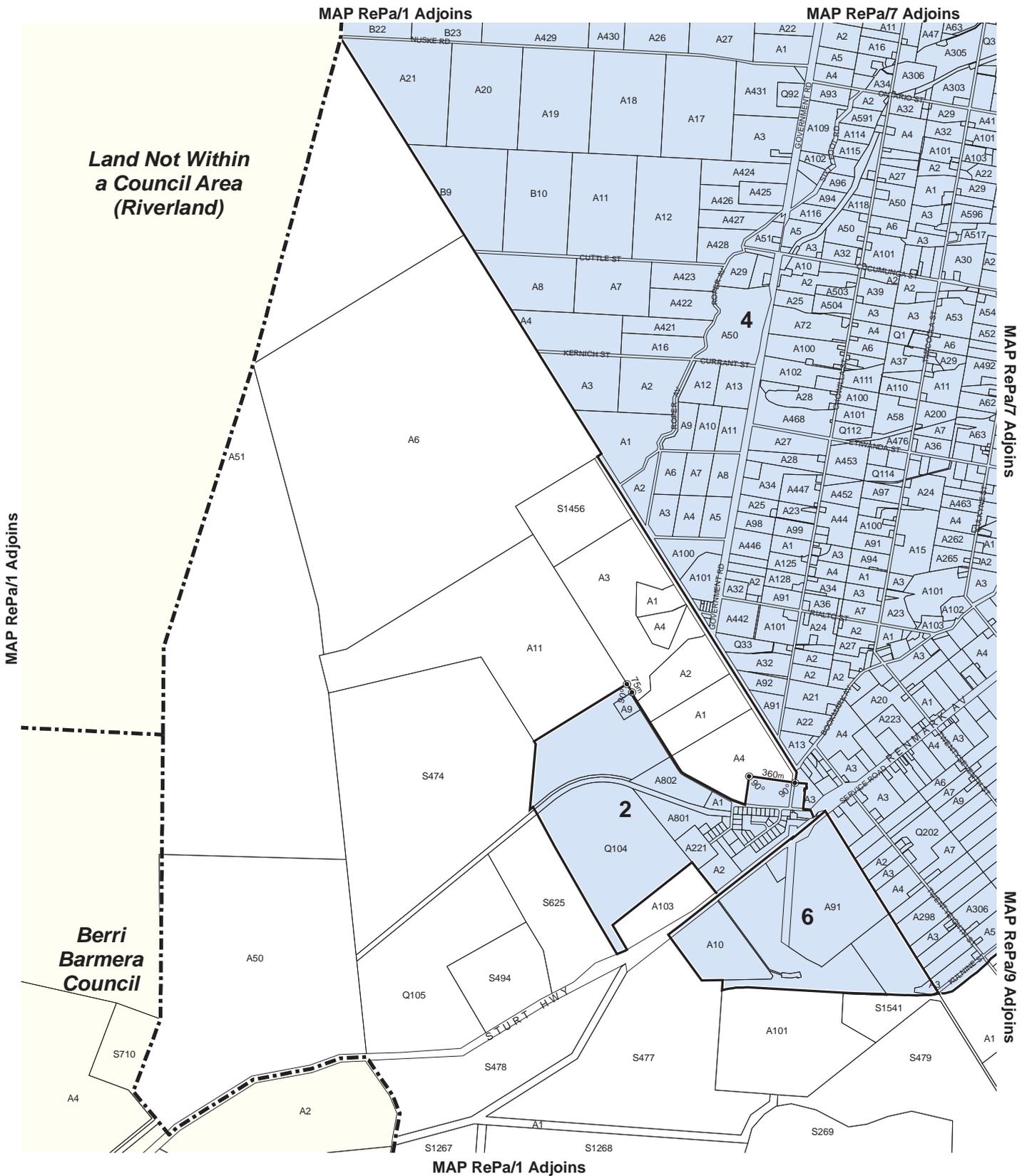
Lamberts Conformal Conic Projection, GDA94

Zones

- Airfield
- Conservation
- Industry
- Primary Production
- River Murray Flood
- Rural Living
- Zone Boundary
- Development Plan Boundary



Zone Map RePa/6



Lamberts Conformal Conic Projection, GDA94

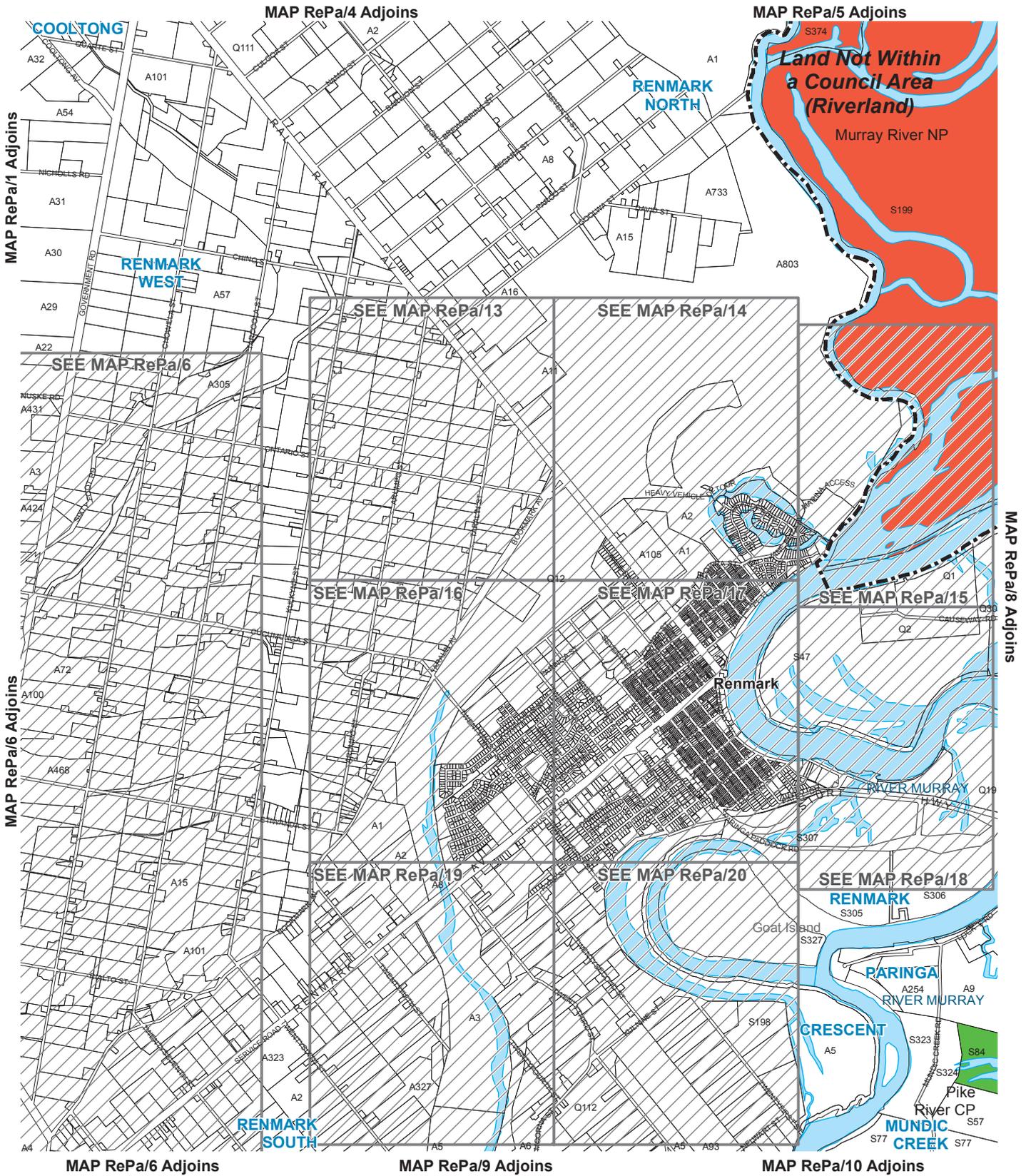
Policy Area

- 2 Calperum Industrial Estate
- 4 Horticulture
- 6 Golf Course Country Living



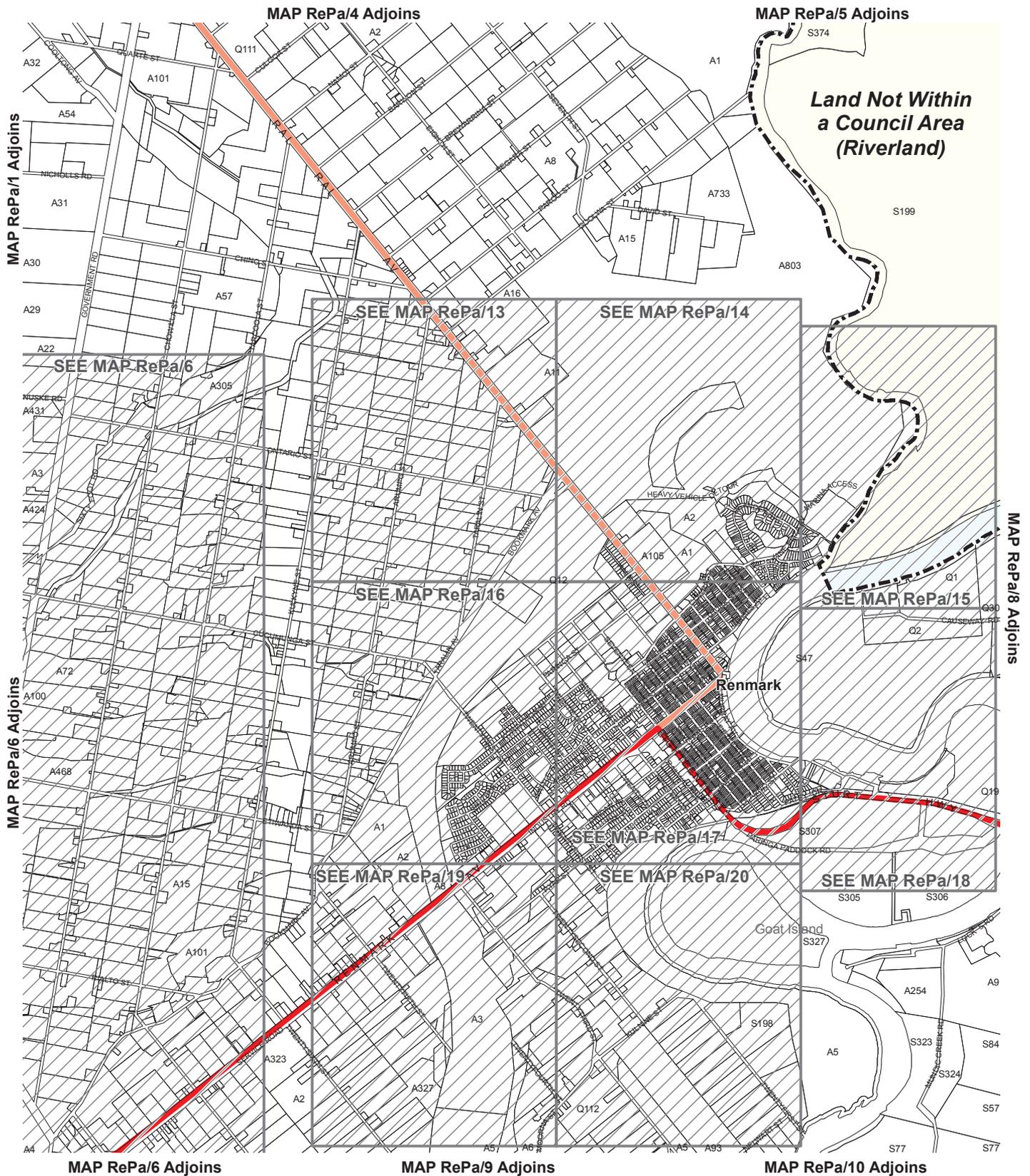
Policy Area Map RePa/6

- Policy Area Boundary
- Development Plan Boundary



- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary

Location Map RePa/7

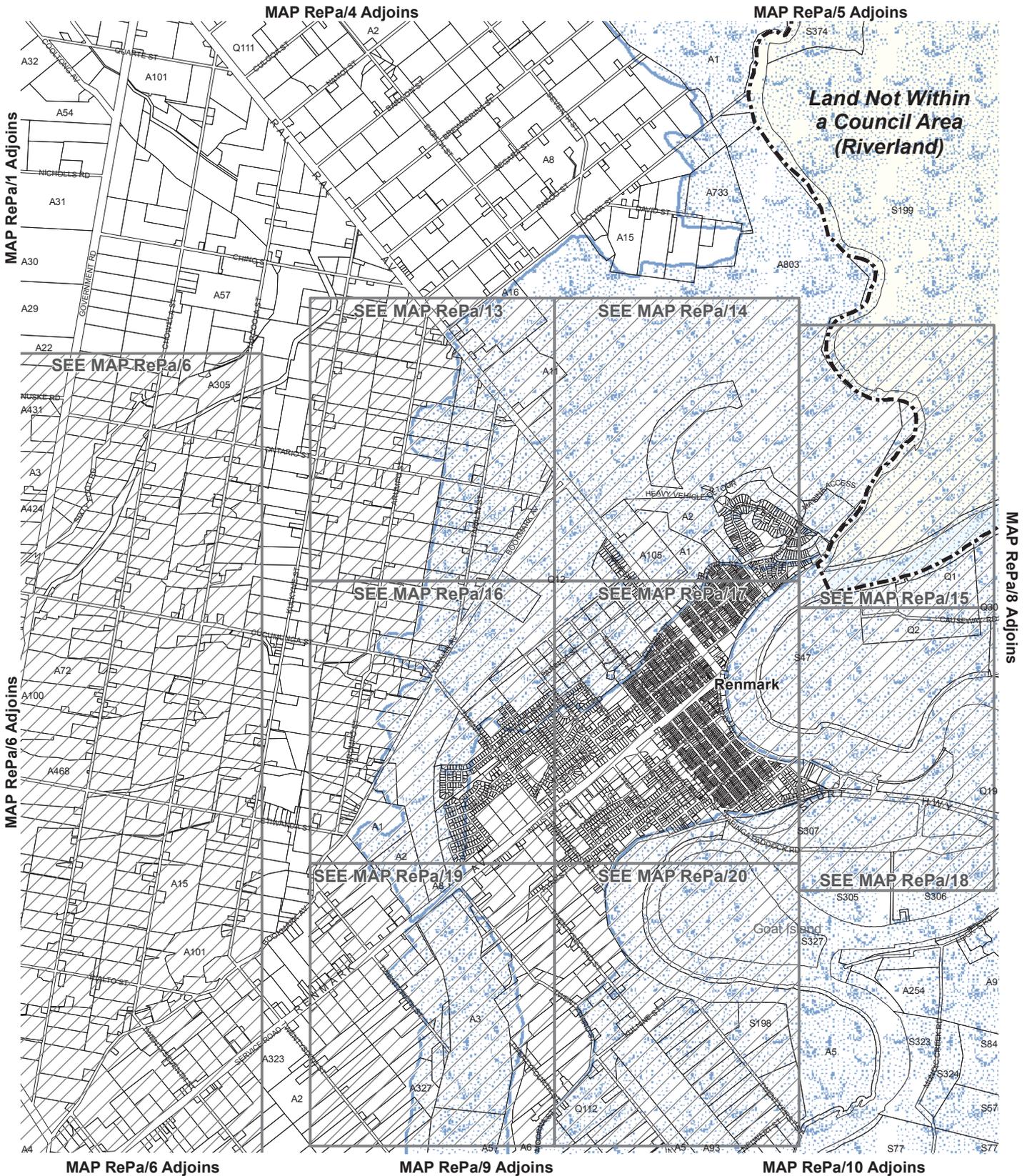


- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

Overlay Map RePa/7

TRANSPORT

RENMARK PARINGA COUNCIL



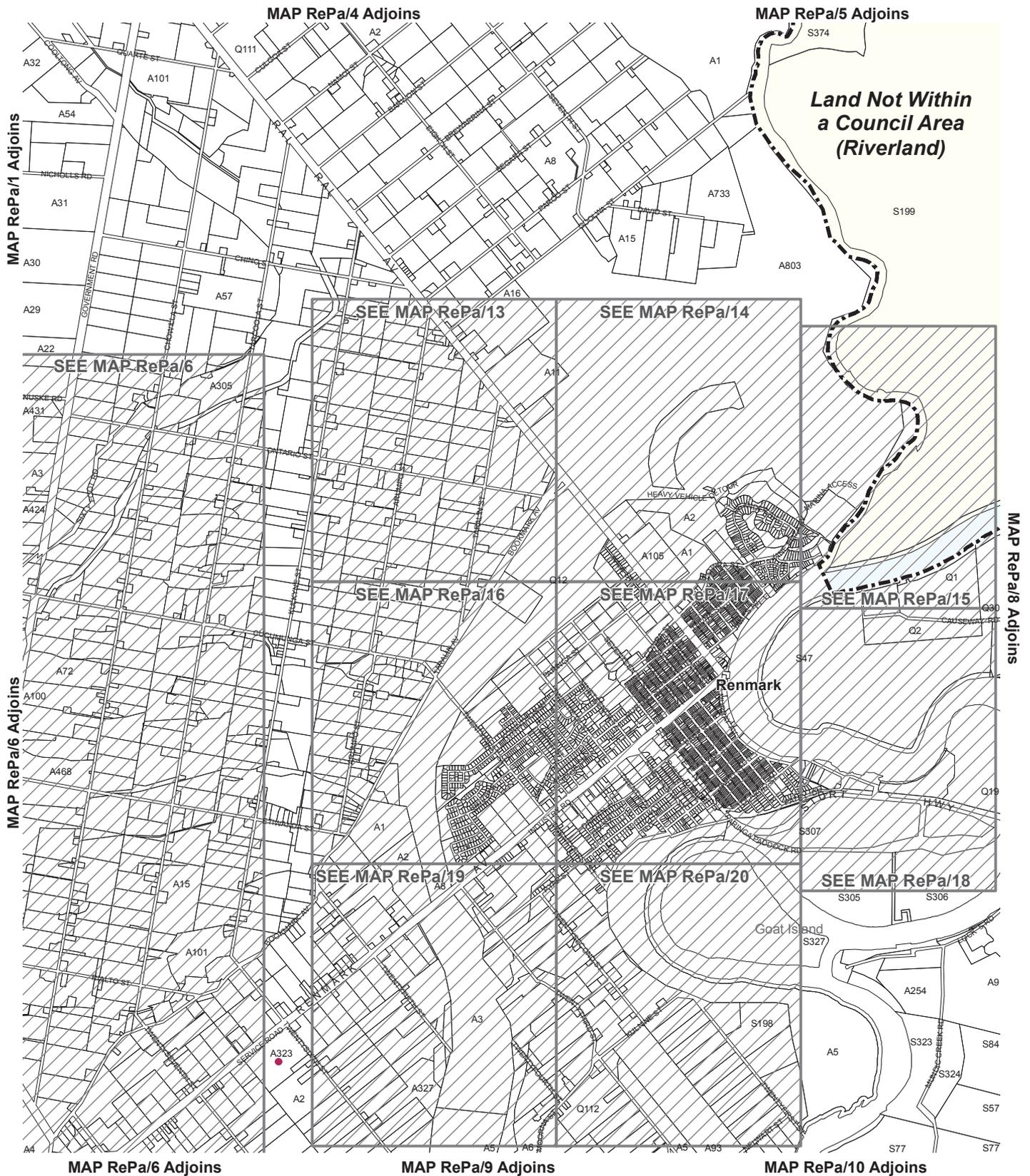
**Land Not Within
a Council Area
(Riverland)**



Overlay Map RePa/7

DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

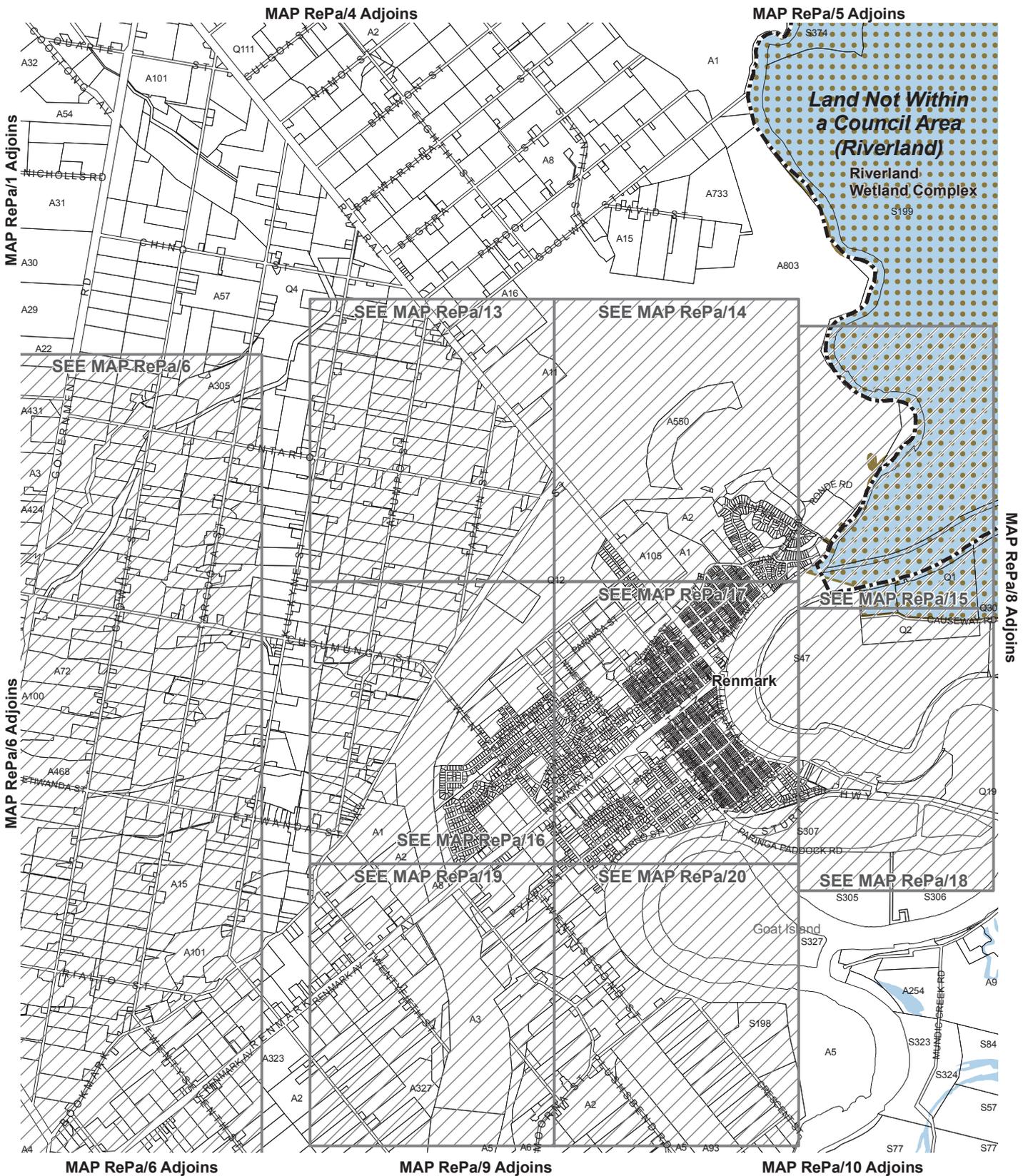


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map RePa/7 HERITAGE

- State heritage place
- Development Plan Boundary



-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary

Overlay Map RePa/7

NATURAL RESOURCES

RENMARK PARINGA COUNCIL

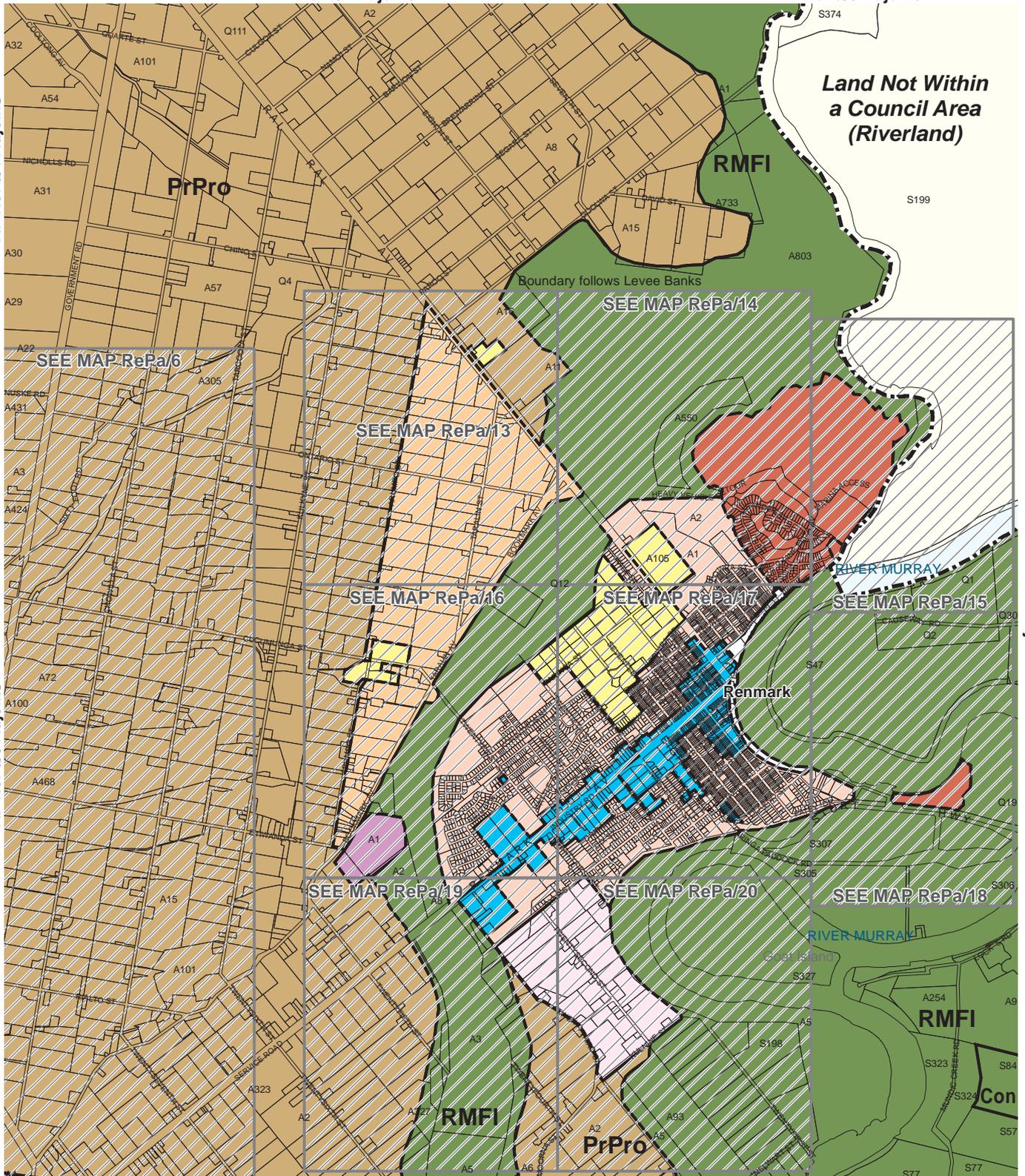
MAP RePa/4 Adjoins

MAP RePa/5 Adjoins

MAP RePa/1 Adjoins

MAP RePa/6 Adjoins

MAP RePa/8 Adjoins



MAP RePa/6 Adjoins

MAP RePa/9 Adjoins

MAP RePa/10 Adjoins

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

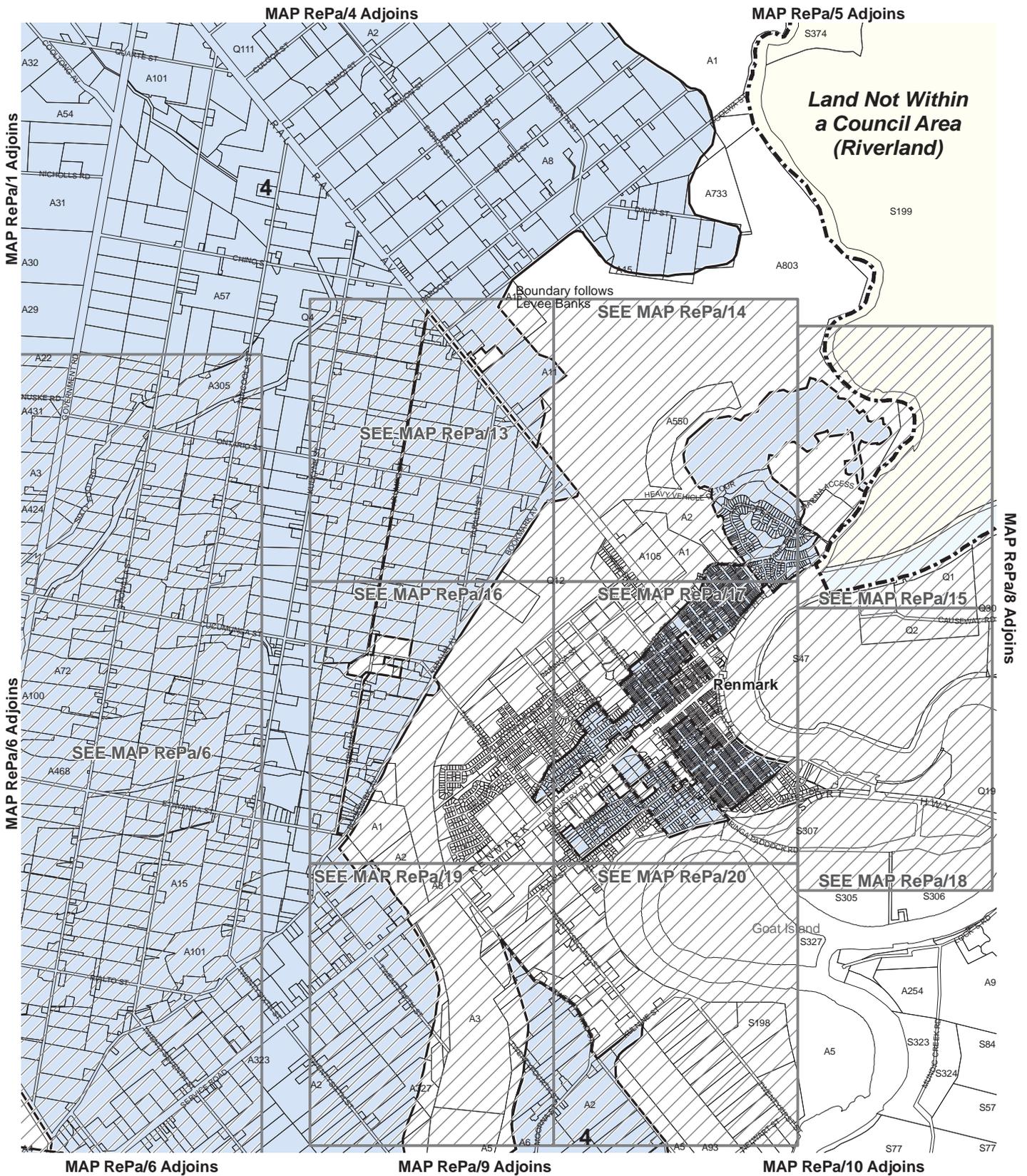


Zones

- Conservation
- Primary Production
- River Murray Flood
- Zone Boundary
- Development Plan Boundary

Zone Map RePa/7

RENMARK PARINGA COUNCIL

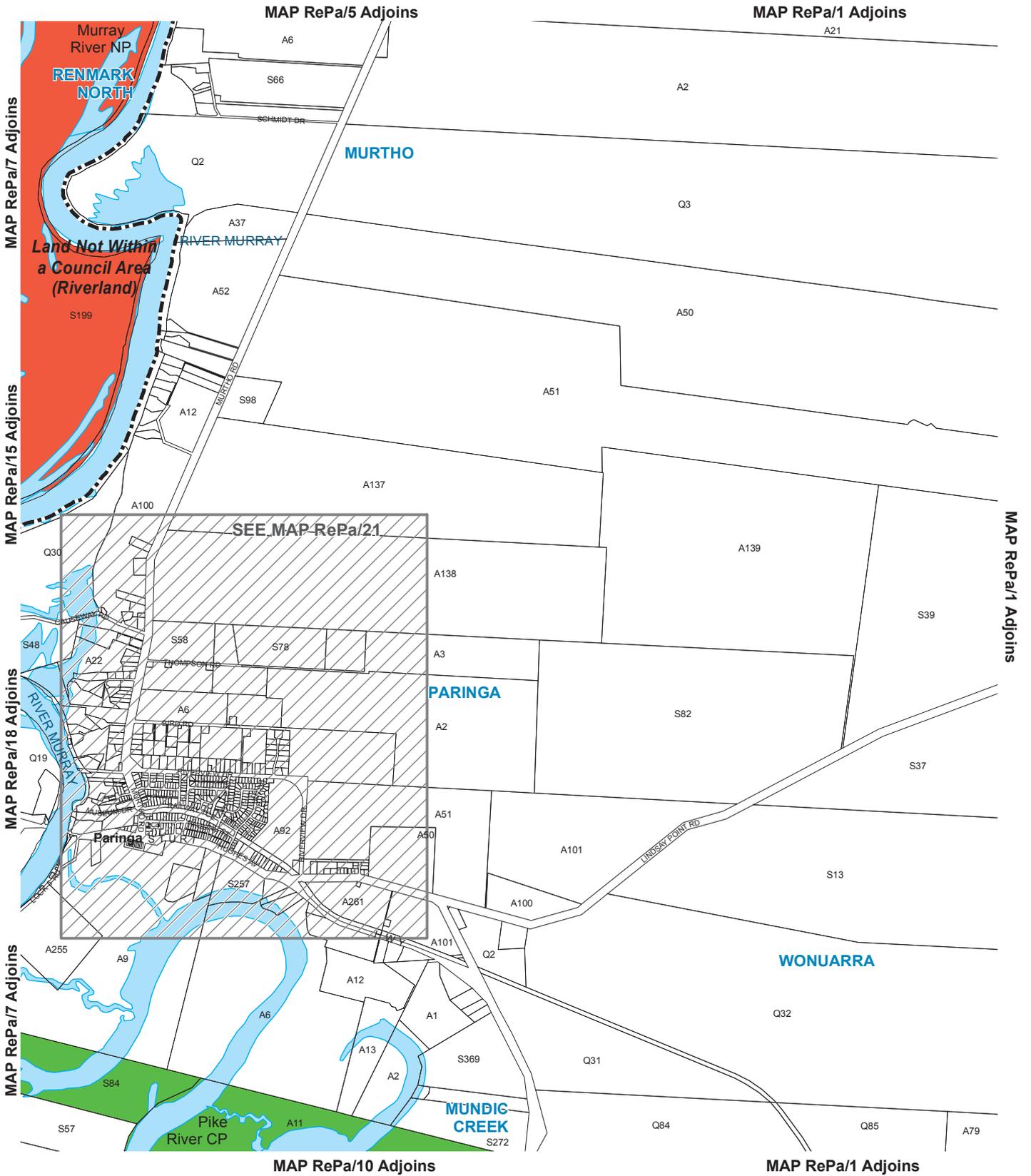


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Horticulture

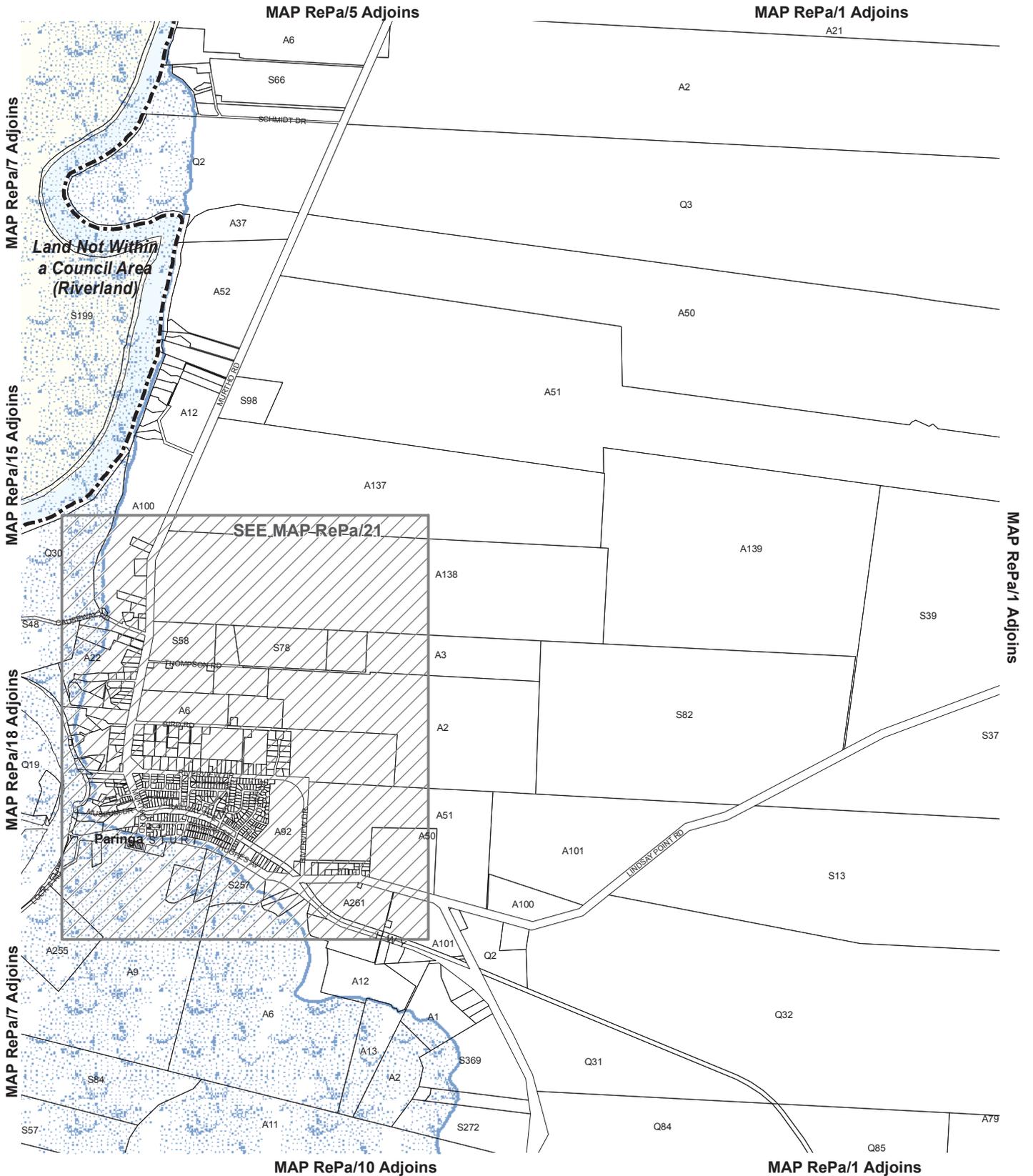
Policy Area Map RePa/7

- Policy Area Boundary
- Development Plan Boundary



Location Map RePa/8

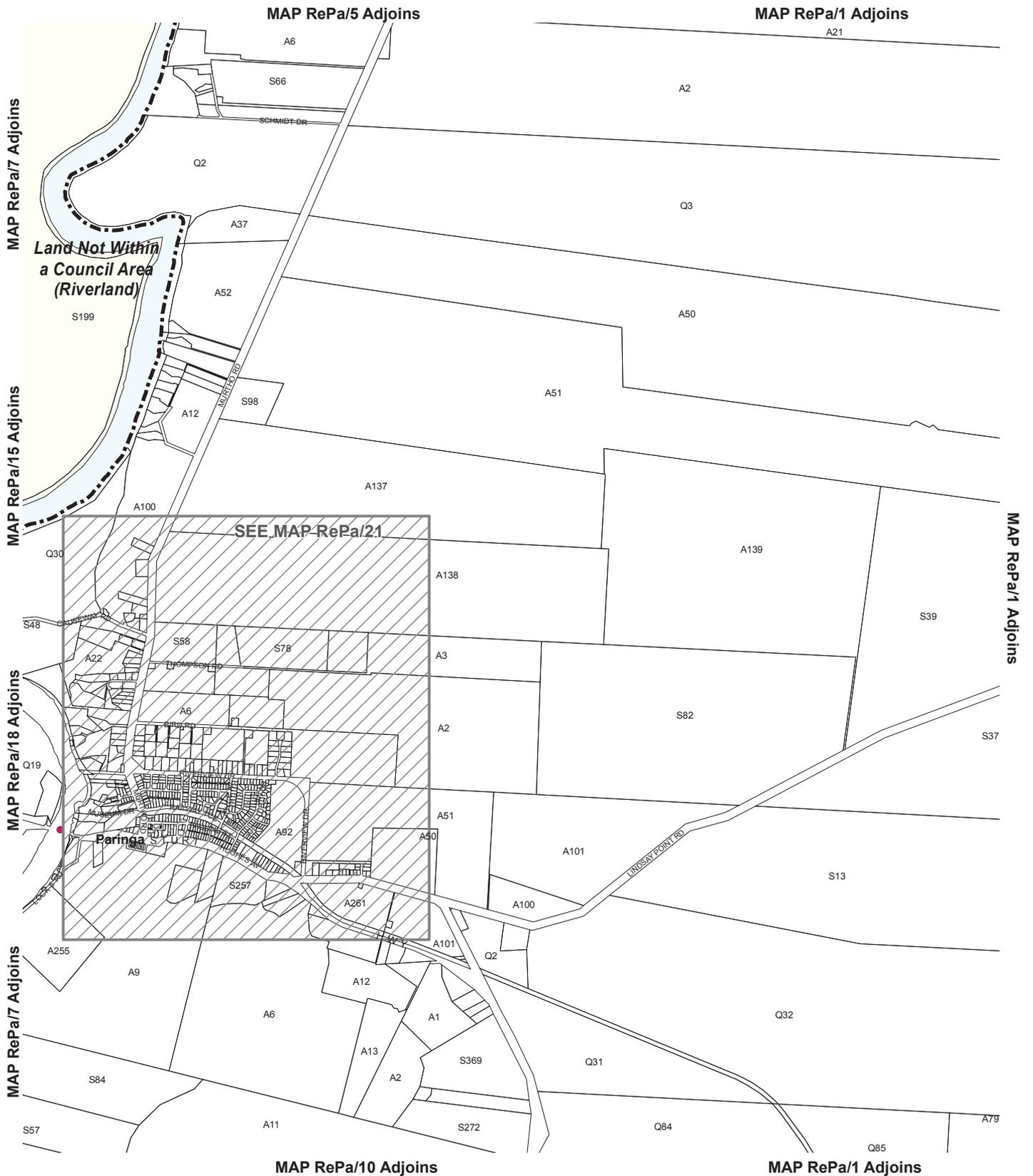
- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary



Overlay Map RePa/8 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary
 Development Plan Boundary

RENMARK PARINGA COUNCIL

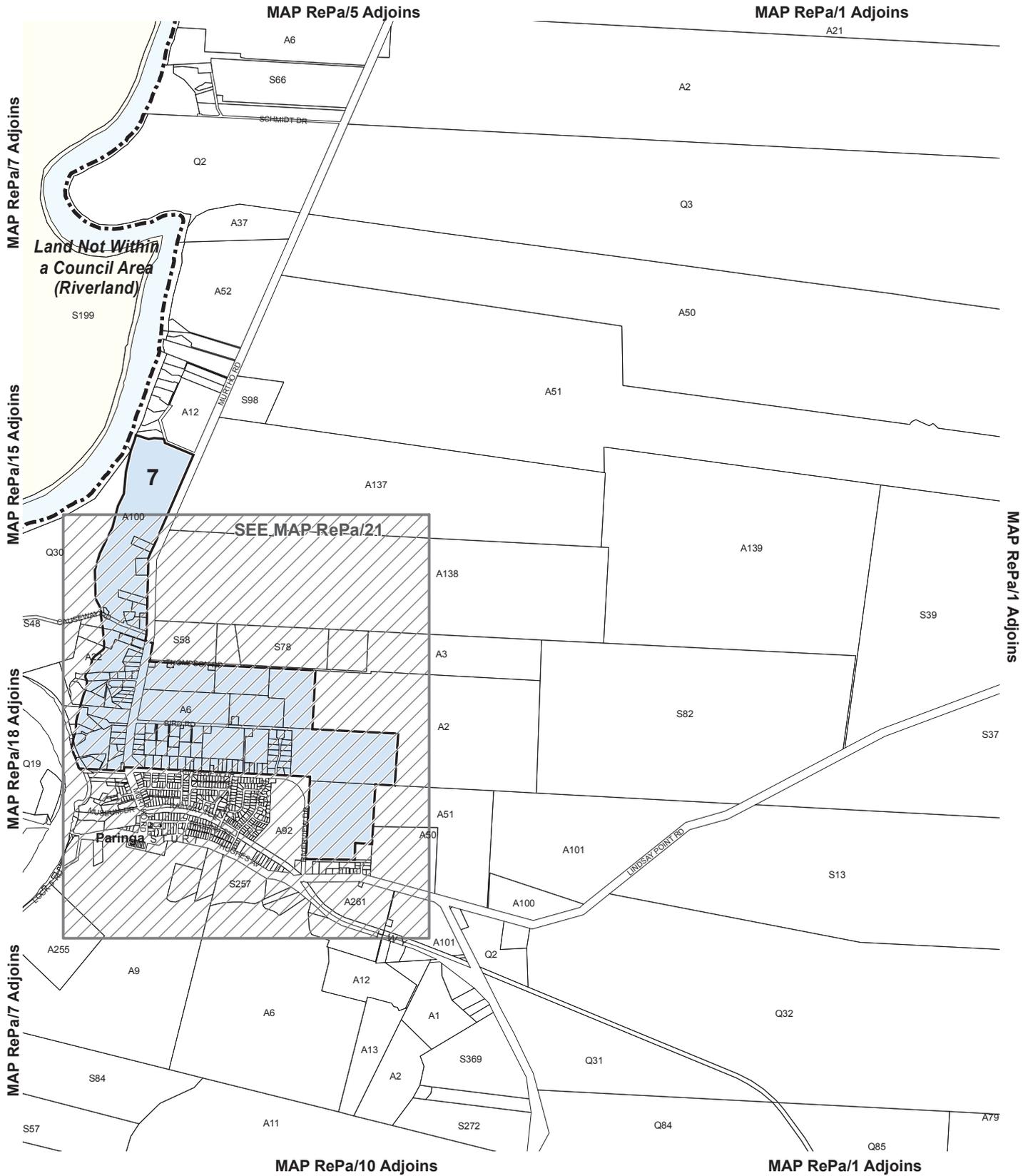


Heritage points are indicative only.
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 Items please refer to the relevant tables within this document.



Overlay Map RePa/8 HERITAGE

- State heritage place
- Development Plan Boundary



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

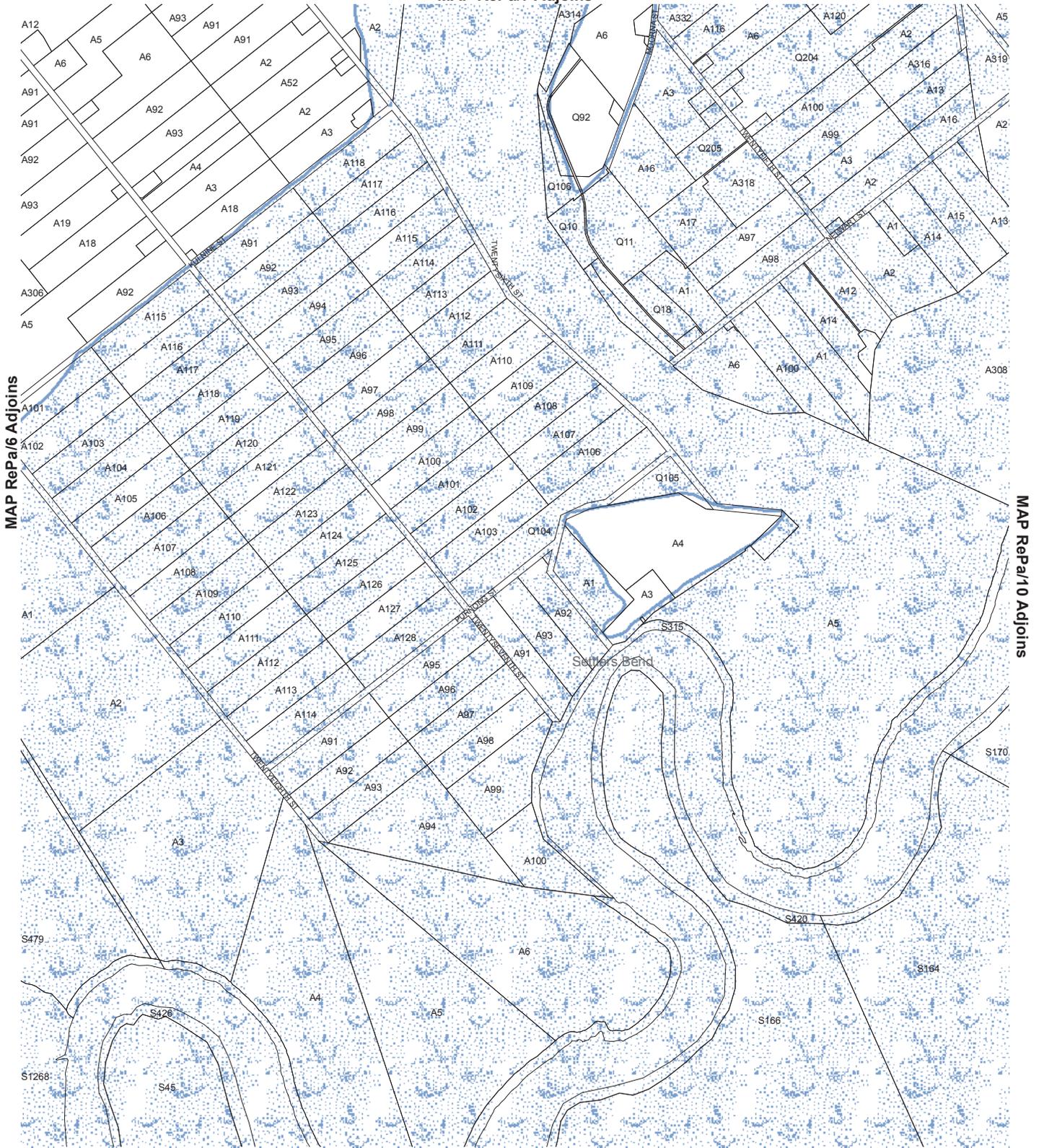
Policy Area
 7 Paringa North Country Living



Policy Area Map RePa/8

- Policy Area Boundary
- Development Plan Boundary

MAP RePa/7 Adjoins



MAP RePa/12 Adjoins

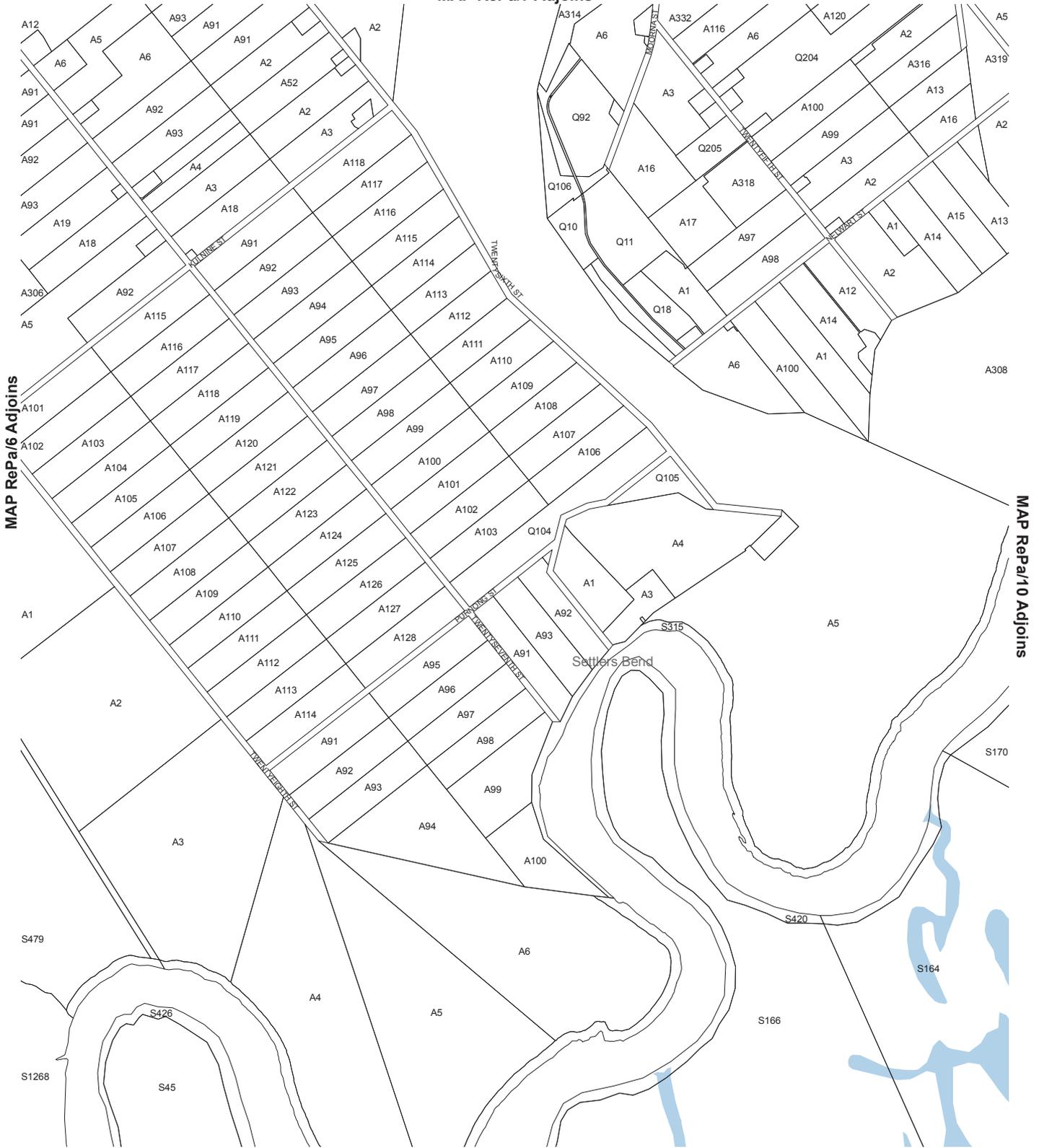


Overlay Map RePa/9 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

REMARK PARINGA COUNCIL

MAP RePa/7 Adjoins



MAP RePa/6 Adjoins

MAP RePa/10 Adjoins

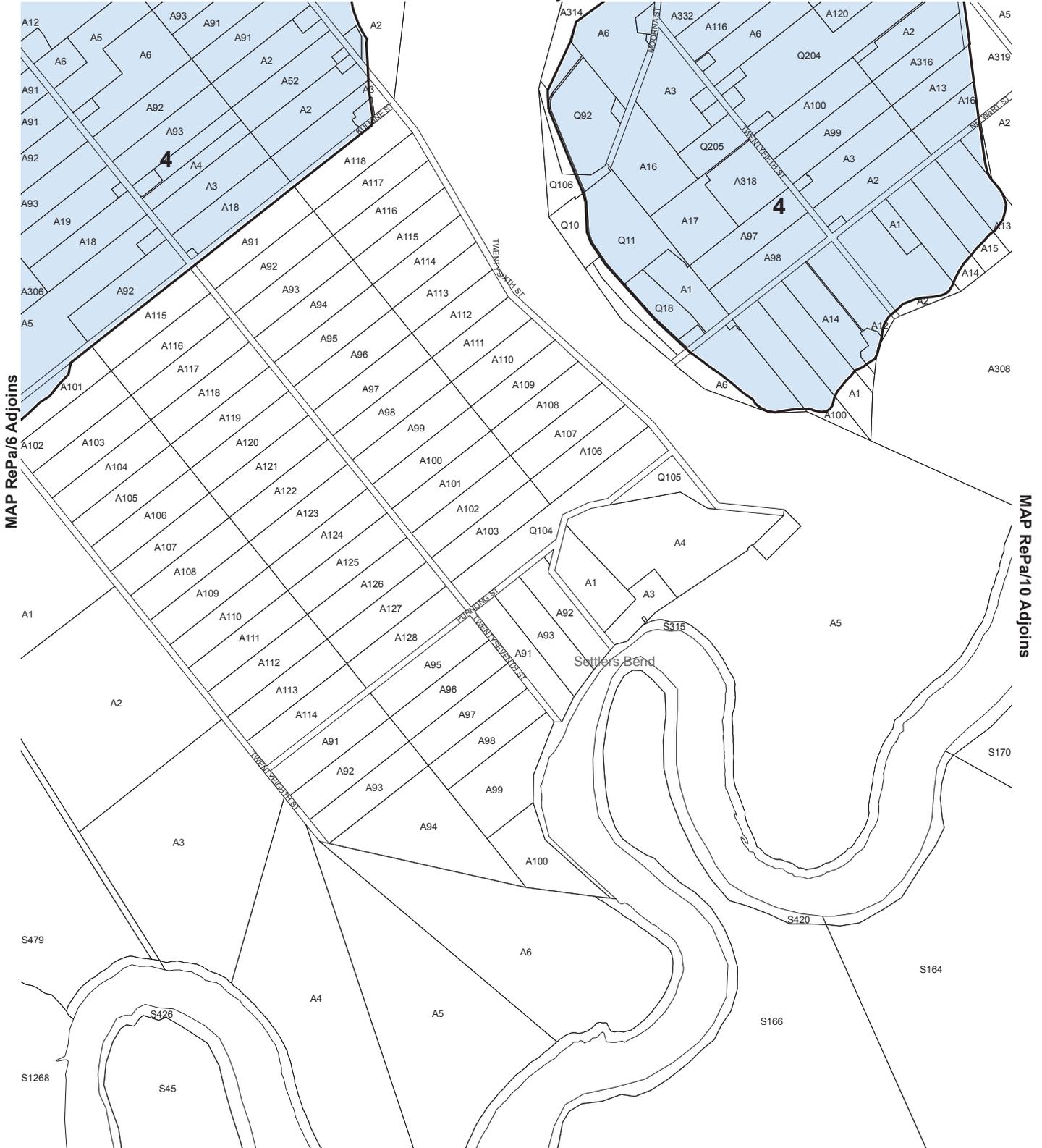
MAP RePa/12 Adjoins

Overlay Map RePa/9 NATURAL RESOURCES

 Wetlands of National Importance

RENMARK PARINGA COUNCIL

MAP RePa/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Horticulture



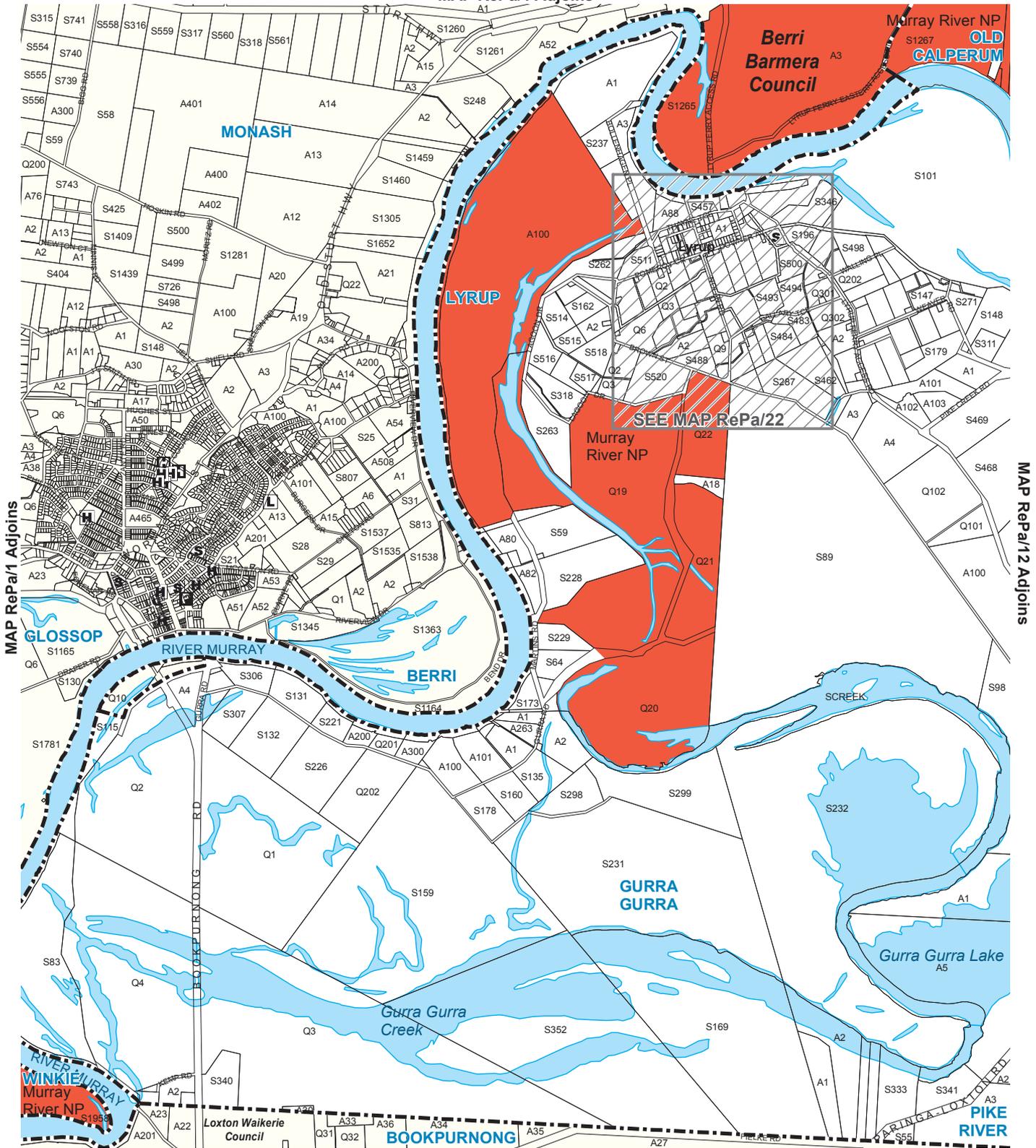
MAP RePa/12 Adjoins

Policy Area Map RePa/9

 Policy Area Boundary

RENMARK PARINGA COUNCIL

MAP RePa/1 Adjoins



MAP RePa/1 Adjoins

MAP RePa/12 Adjoins

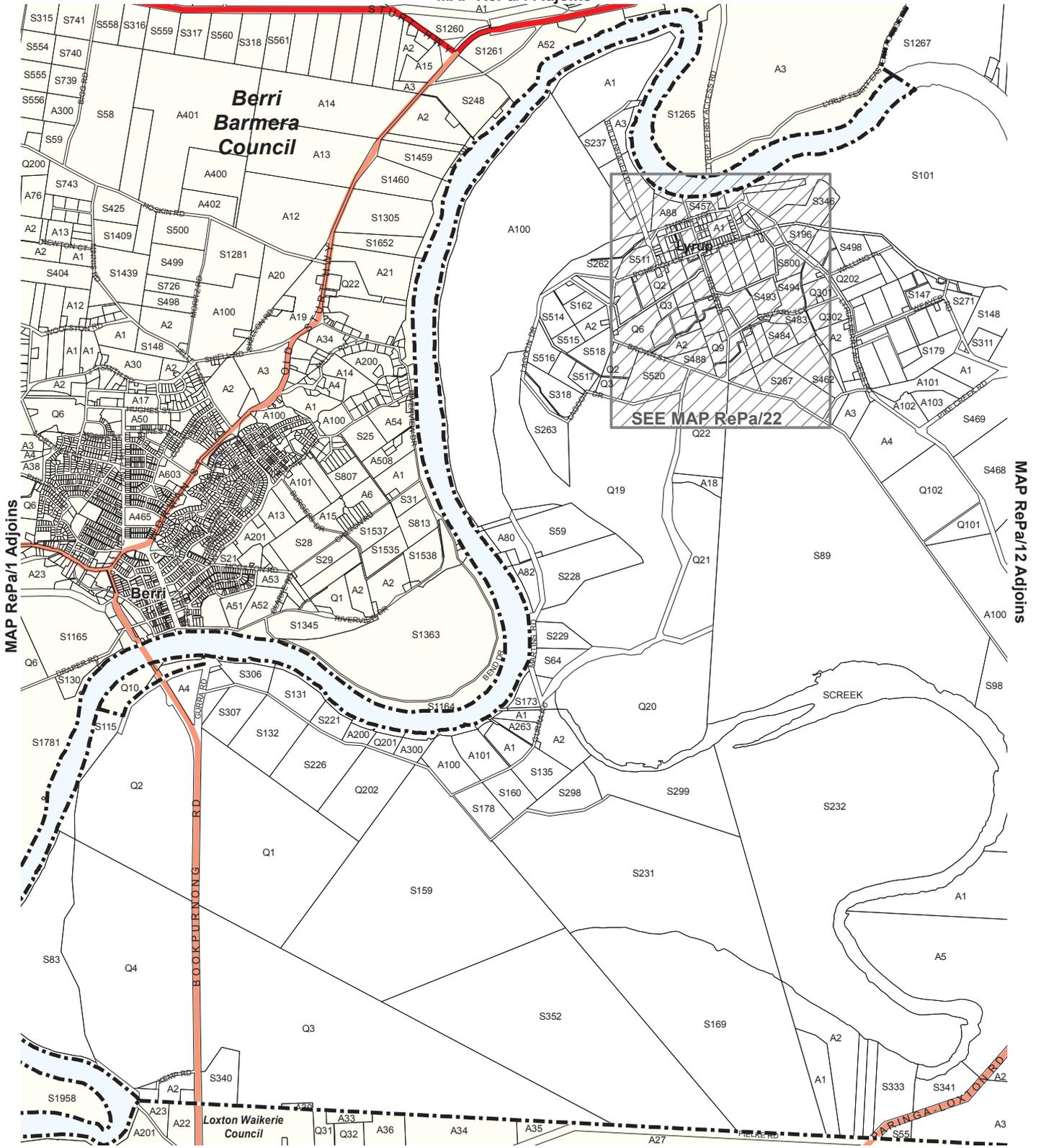
MAP RePa/1 Adjoins



- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station
- National Park
- Waterbodies
- Development Plan Boundary

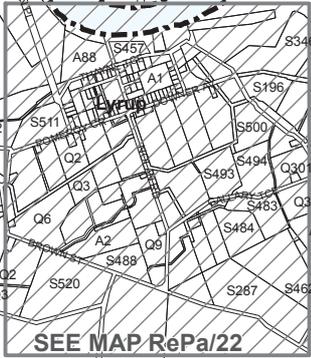
Location Map RePa/11

MAP RePa/1 Adjoins



MAP RePa/1 Adjoins

MAP RePa/12 Adjoins



SEE MAP RePa/22

MAP RePa/1 Adjoins



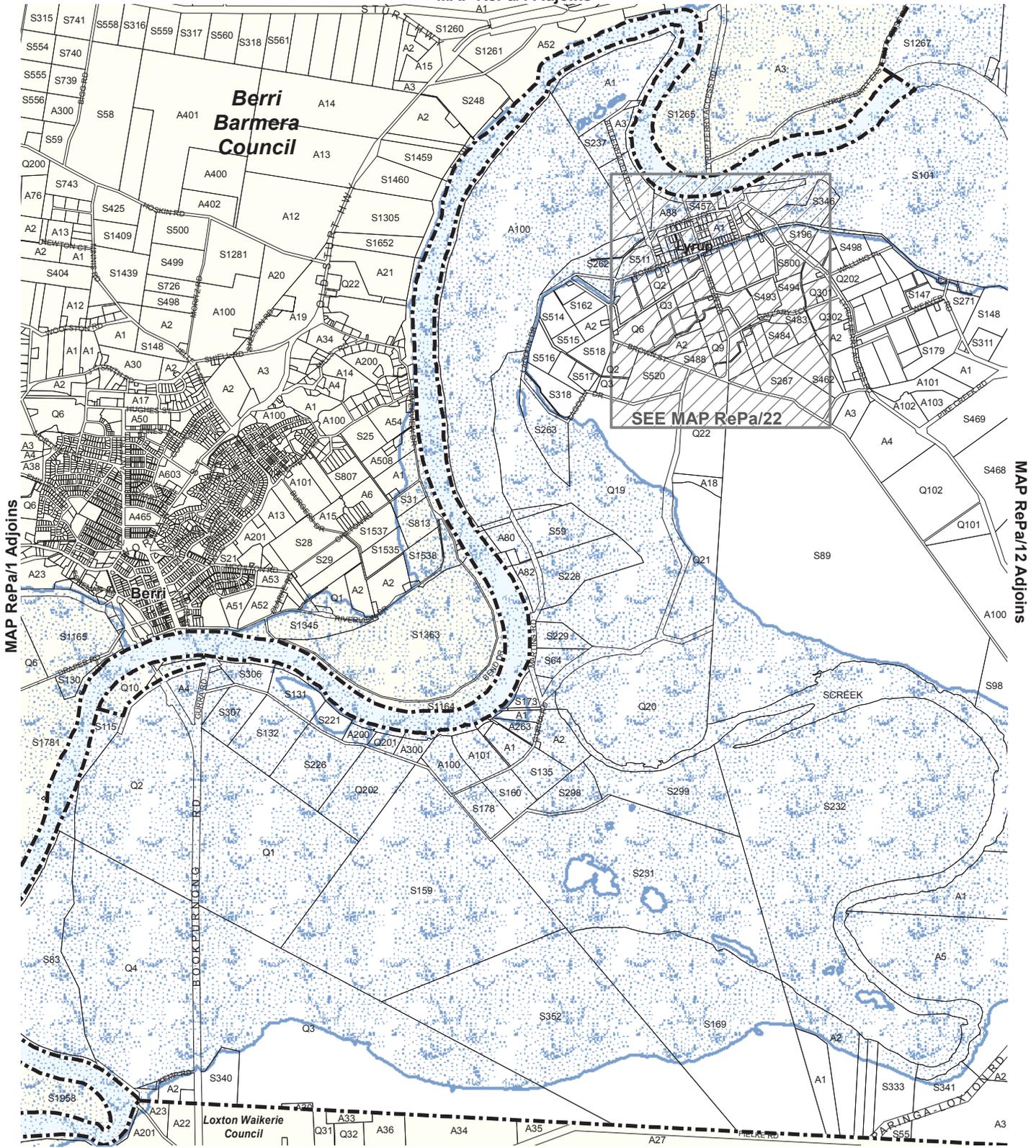
Overlay Map RePa/11

TRANSPORT

RENMARK PARINGA COUNCIL

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

MAP RePa/1 Adjoins



MAP RePa/1 Adjoins



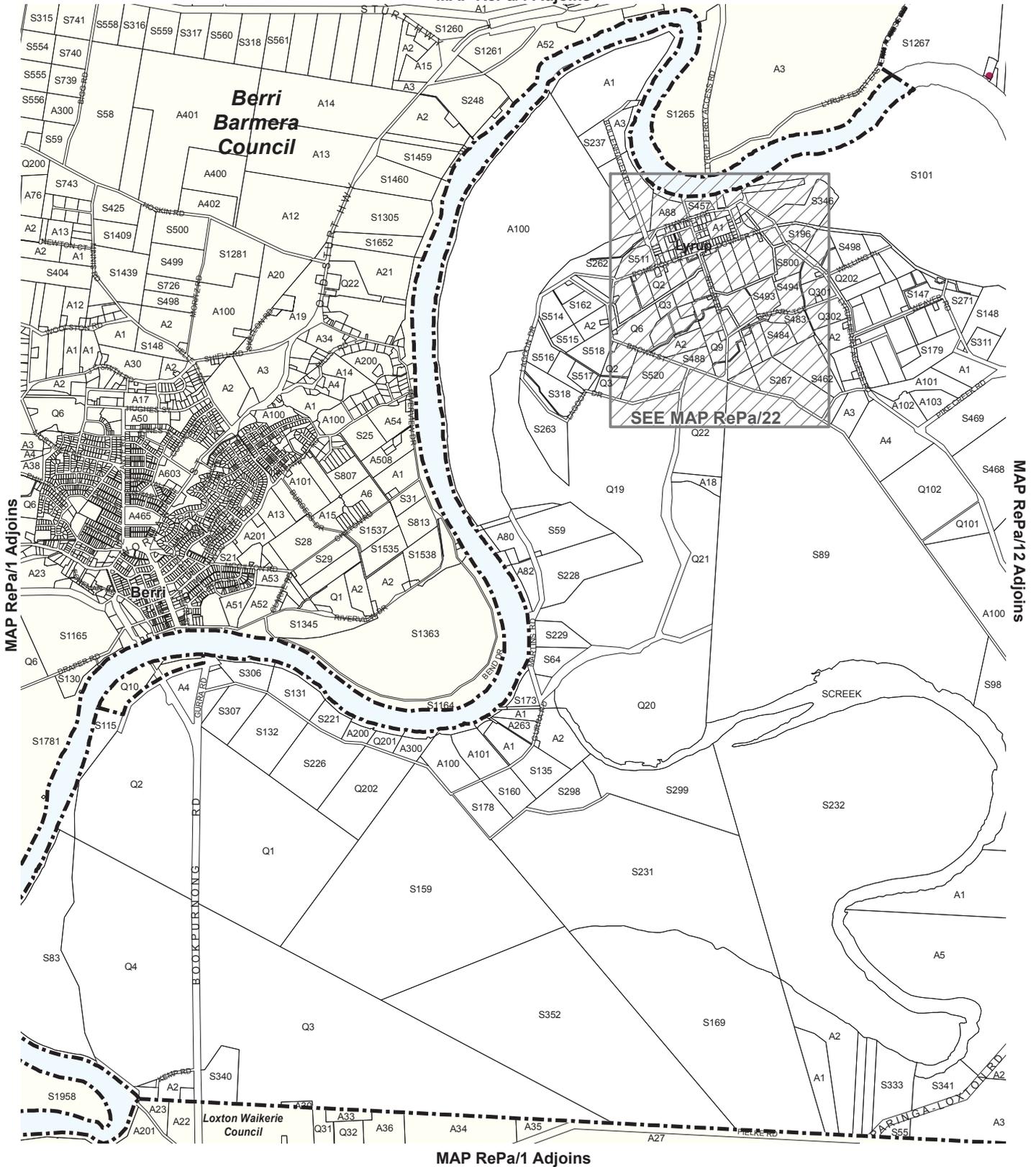
Overlay Map RePa/11

DEVELOPMENT CONSTRAINTS

- 1956 Flood Boundary
- Development Plan Boundary

REMARK PARINGA COUNCIL

MAP RePa/1 Adjoins



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

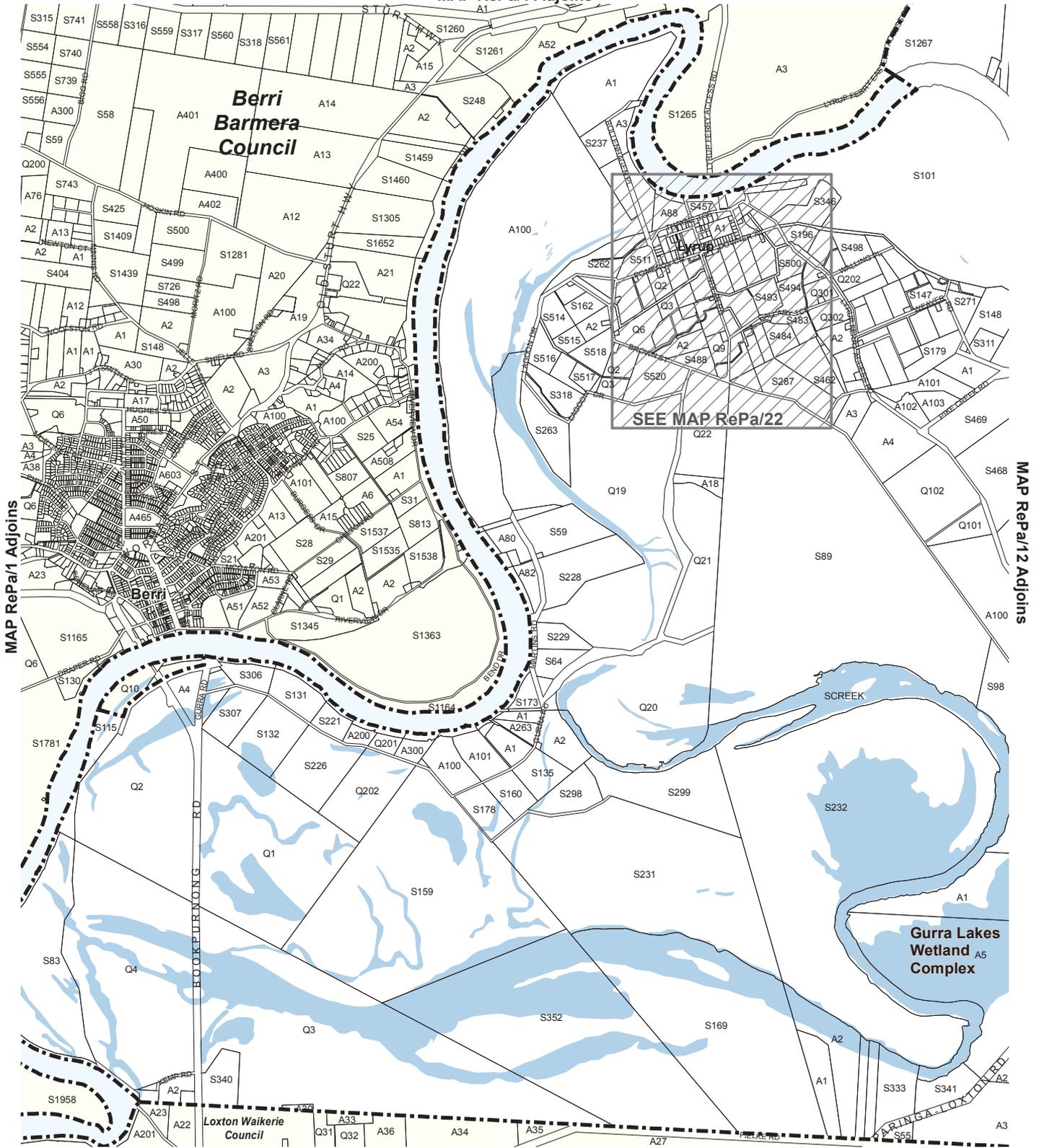


Overlay Map RePa/11

HERITAGE

- State heritage place
- Development Plan Boundary

MAP RePa/1 Adjoins



MAP RePa/1 Adjoins



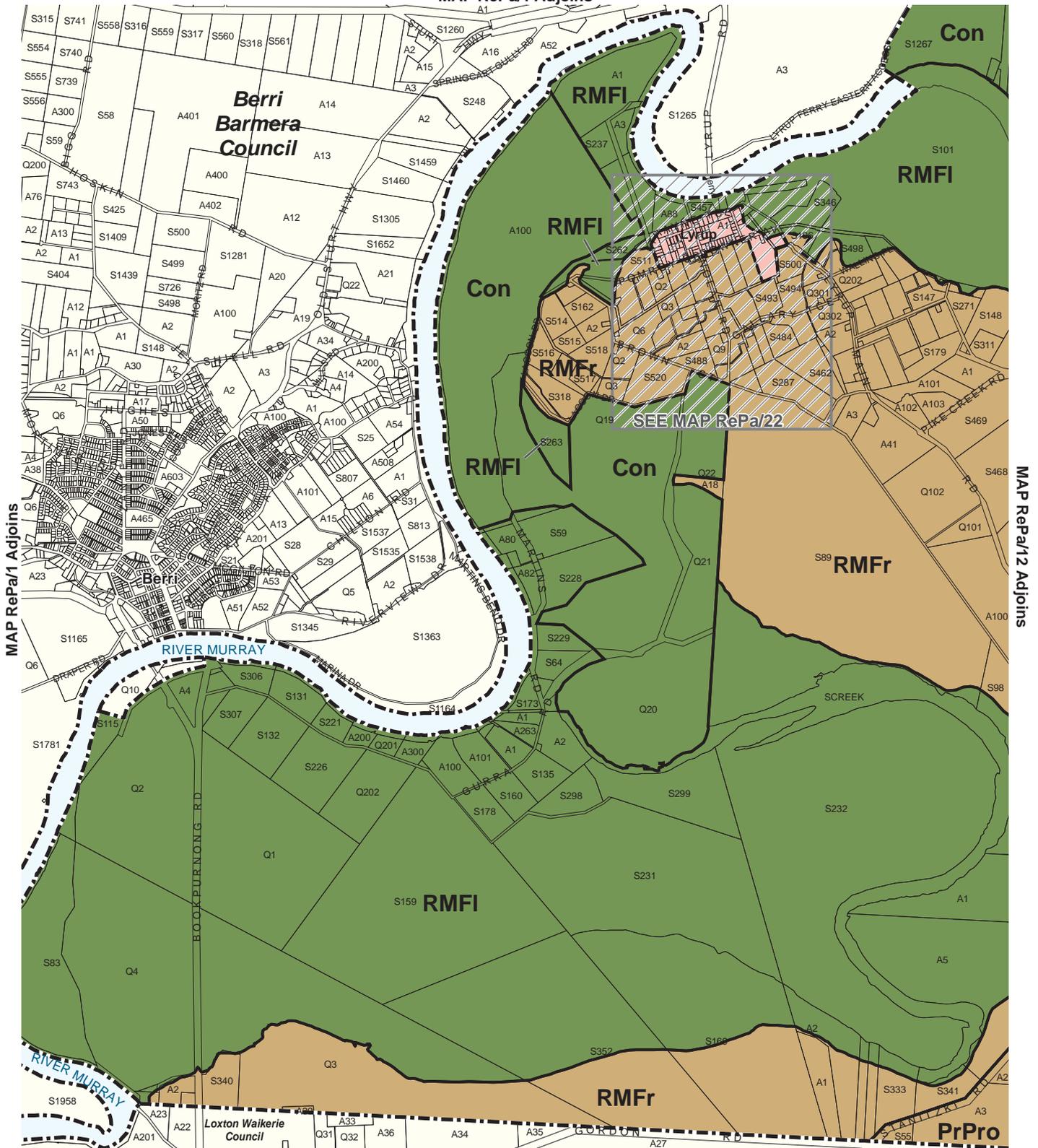
Overlay Map RePa/11

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

RENMARK PARINGA COUNCIL

MAP RePa/1 Adjoins



MAP RePa/1 Adjoins

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



- Zones**
- Con Conservation
 - PrPro Primary Production
 - RMFI River Murray Flood
 - RMFr River Murray Fringe
 - Zone Boundary
 - Development Plan Boundary

Zone Map RePa/11

RENMARK PARINGA COUNCIL



MAP RePa/1 Adjoins



Overlay Map RePa/12

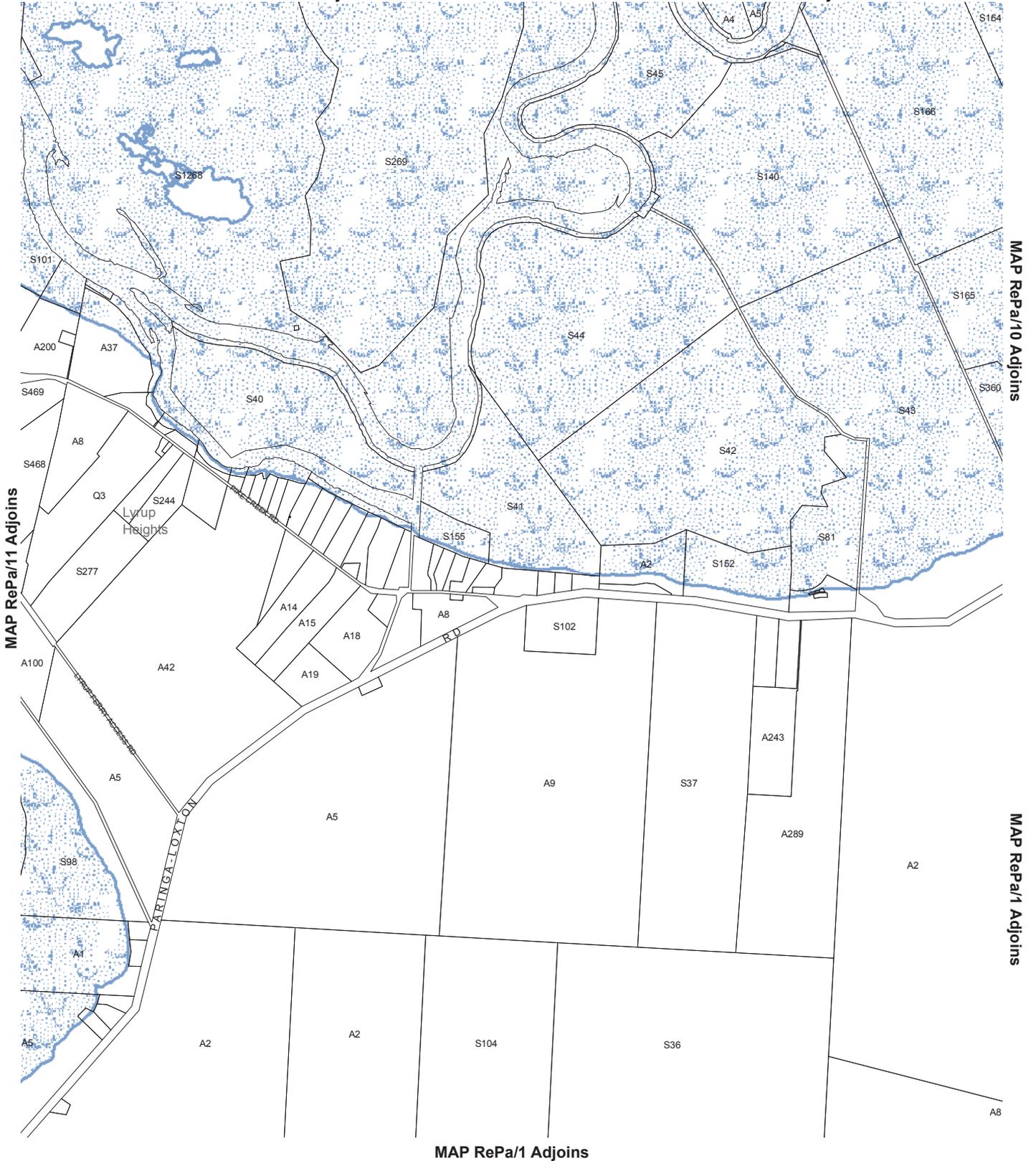
TRANSPORT

 Secondary Arterial Roads

RENMARK PARINGA COUNCIL

MAP RePa/1 Adjoins

MAP RePa/9 Adjoins



MAP RePa/10 Adjoins

MAP RePa/1 Adjoins

MAP RePa/1 Adjoins



Overlay Map RePa/12

DEVELOPMENT CONSTRAINTS

RENMARK PARINGA COUNCIL

 1956 Flood Boundary



Overlay Map RePa/12

NATURAL RESOURCES

 Wetlands of National Importance

RENMARK PARINGA COUNCIL

MAP RePa/7 Adjoins



MAP RePa/16 Adjoins



Location Map RePa/13

MAP RePa/7 Adjoins



MAP RePa/14 Adjoins

MAP RePa/7 Adjoins

MAP RePa/16 Adjoins



REMARK

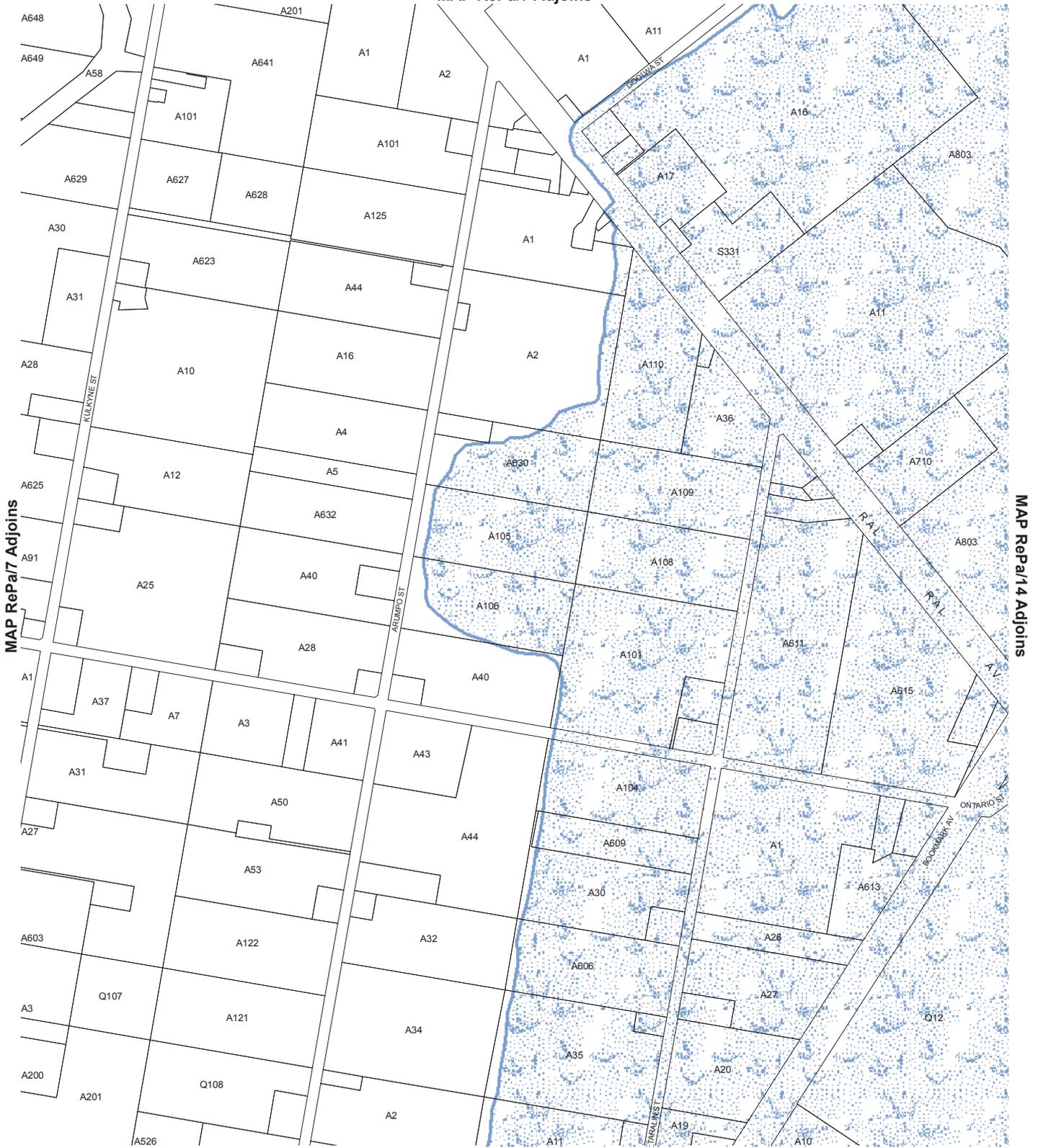
Overlay Map RePa/13

TRANSPORT

REMARK PARINGA COUNCIL

 Secondary Arterial Roads

MAP RePa/7 Adjoins



MAP RePa/16 Adjoins

MAP RePa/14 Adjoins

MAP RePa/7 Adjoins



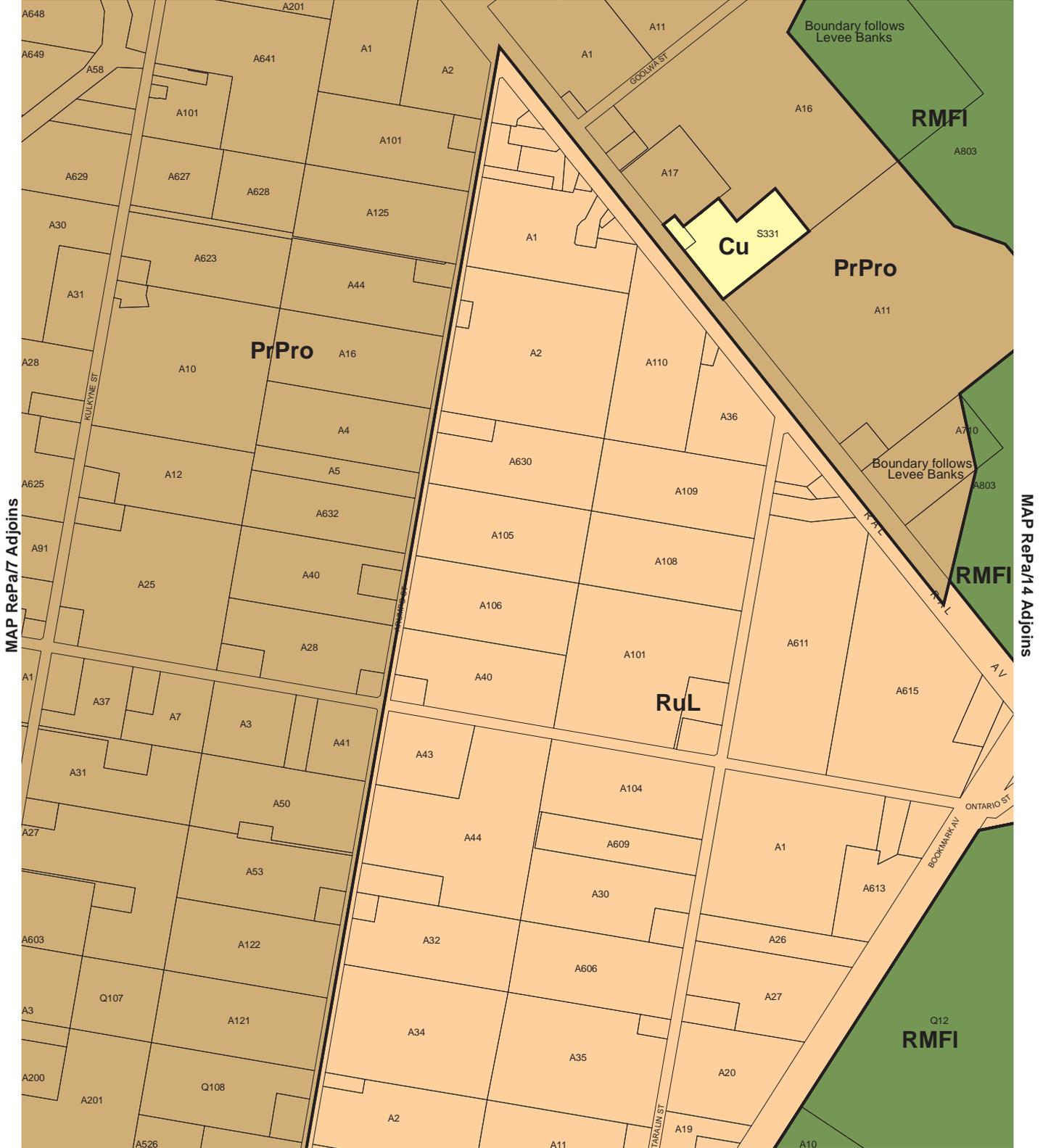
REMARK

Overlay Map RePa/13 DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

 1956 Flood Boundary

MAP RePa/7 Adjoins



MAP RePa/16 Adjoins

Lamberts Conformal Conic Projection, GDA94



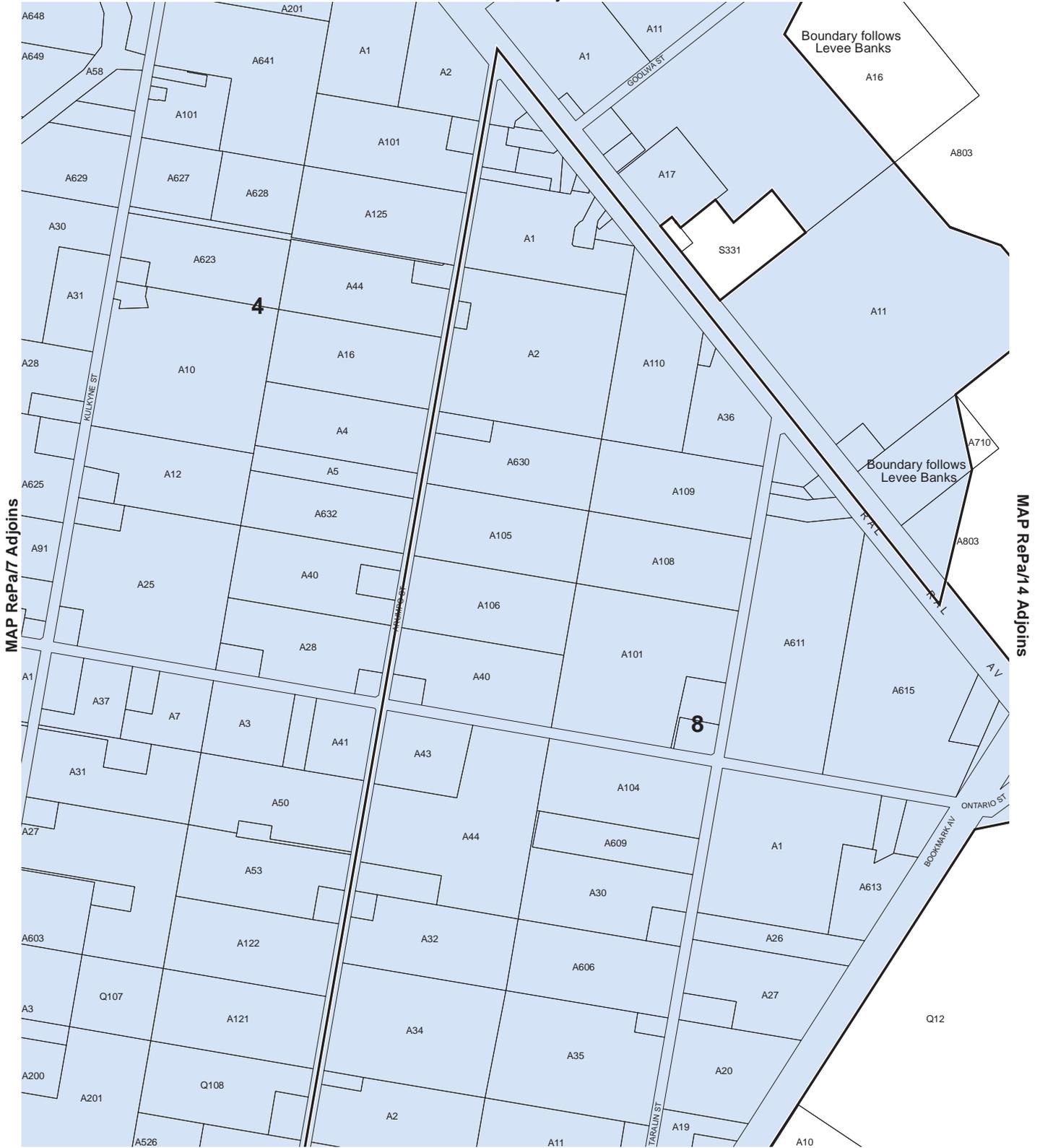
REMARK

Zone Map RePa/13

- Zones**
- Community
 - Primary Production
 - River Murray Flood
 - Rural Living
 - Zone Boundary

REMARK PARINGA COUNCIL

MAP RePa/7 Adjoins



MAP RePa/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

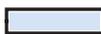
Policy Area

- 4 Horticulture
- 8 Renmark West Rural Living



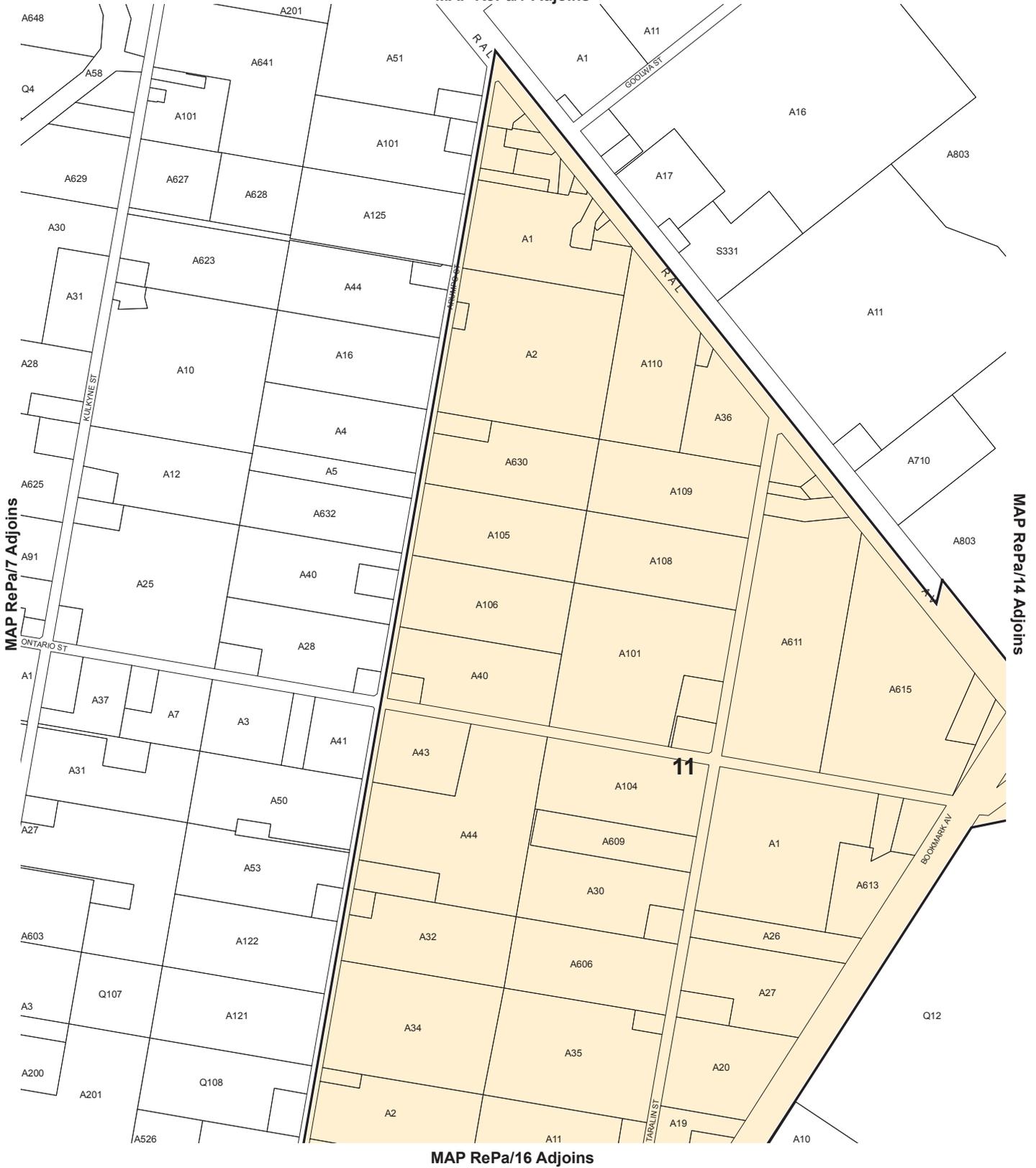
RENMARK

Policy Area Map RePa/13

 Policy Area Boundary

RENMARK PARINGA COUNCIL

MAP RePa/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
11 Renmark West Rural Living

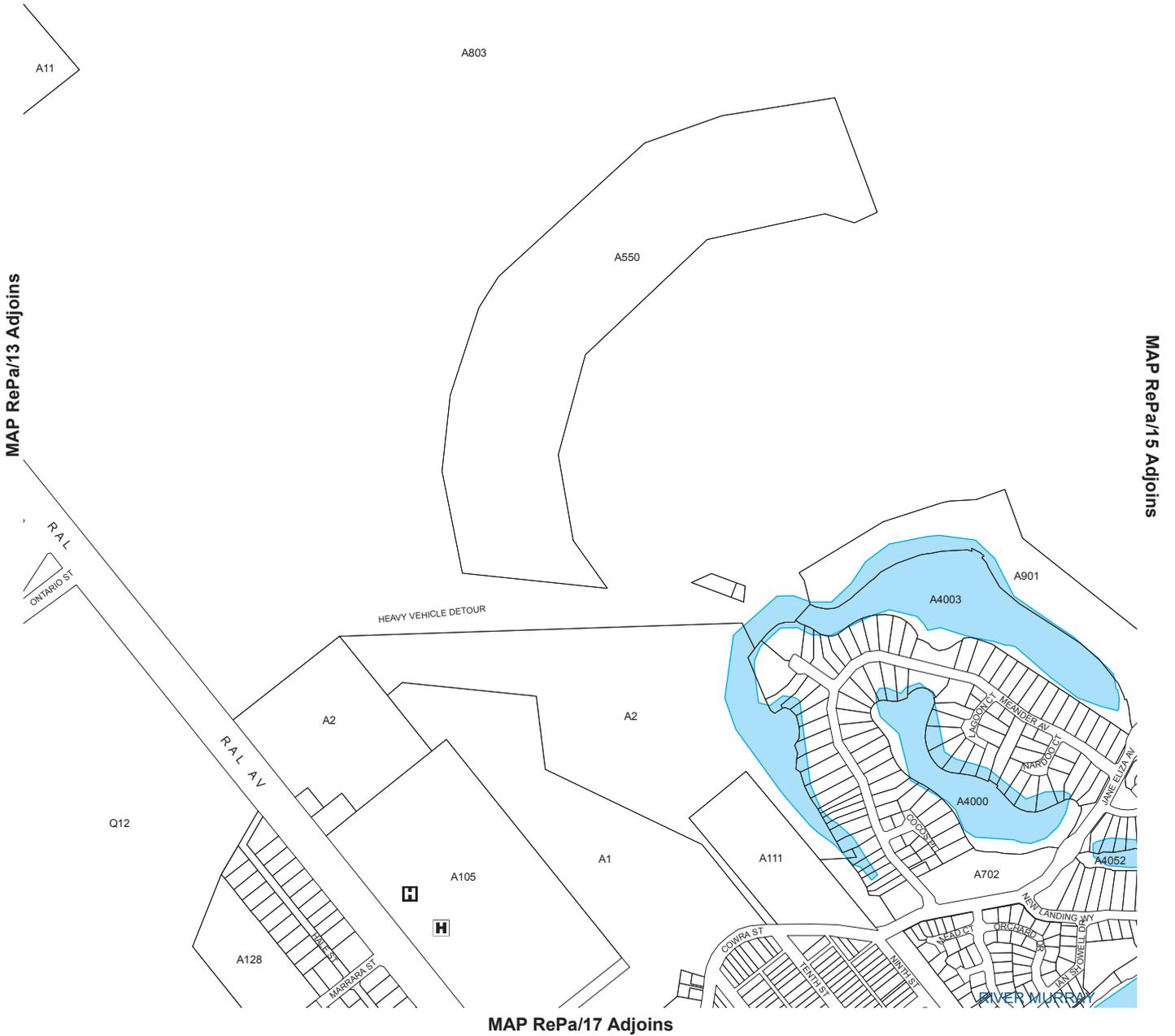


RENMARK

Precinct Map RePa/13

 Precinct Boundary

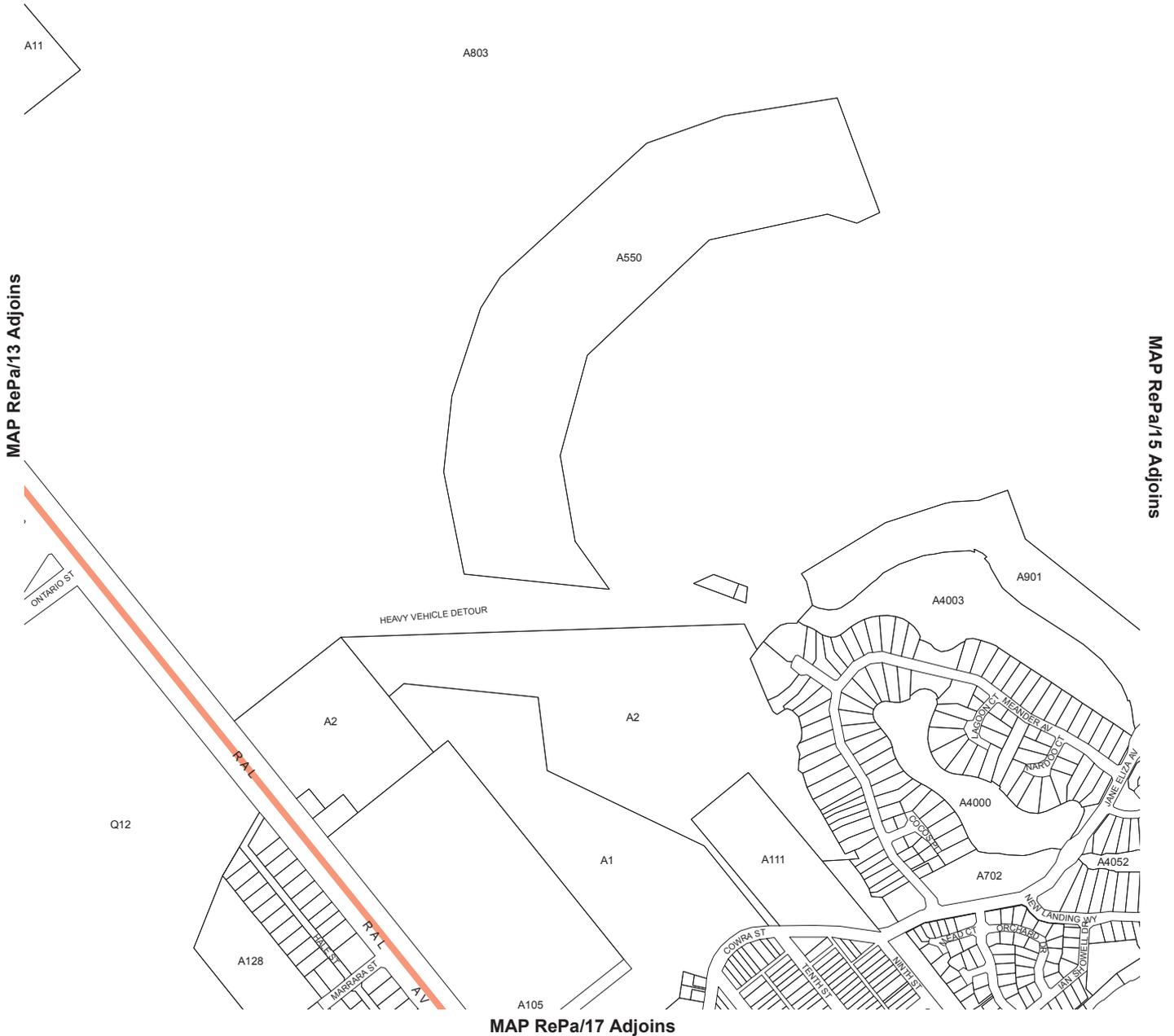
RENMARK PARINGA COUNCIL



RENMARK

Location Map RePa/14

- Other Health Services
- Hospital
- Waterbodies



Secondary Arterial Roads

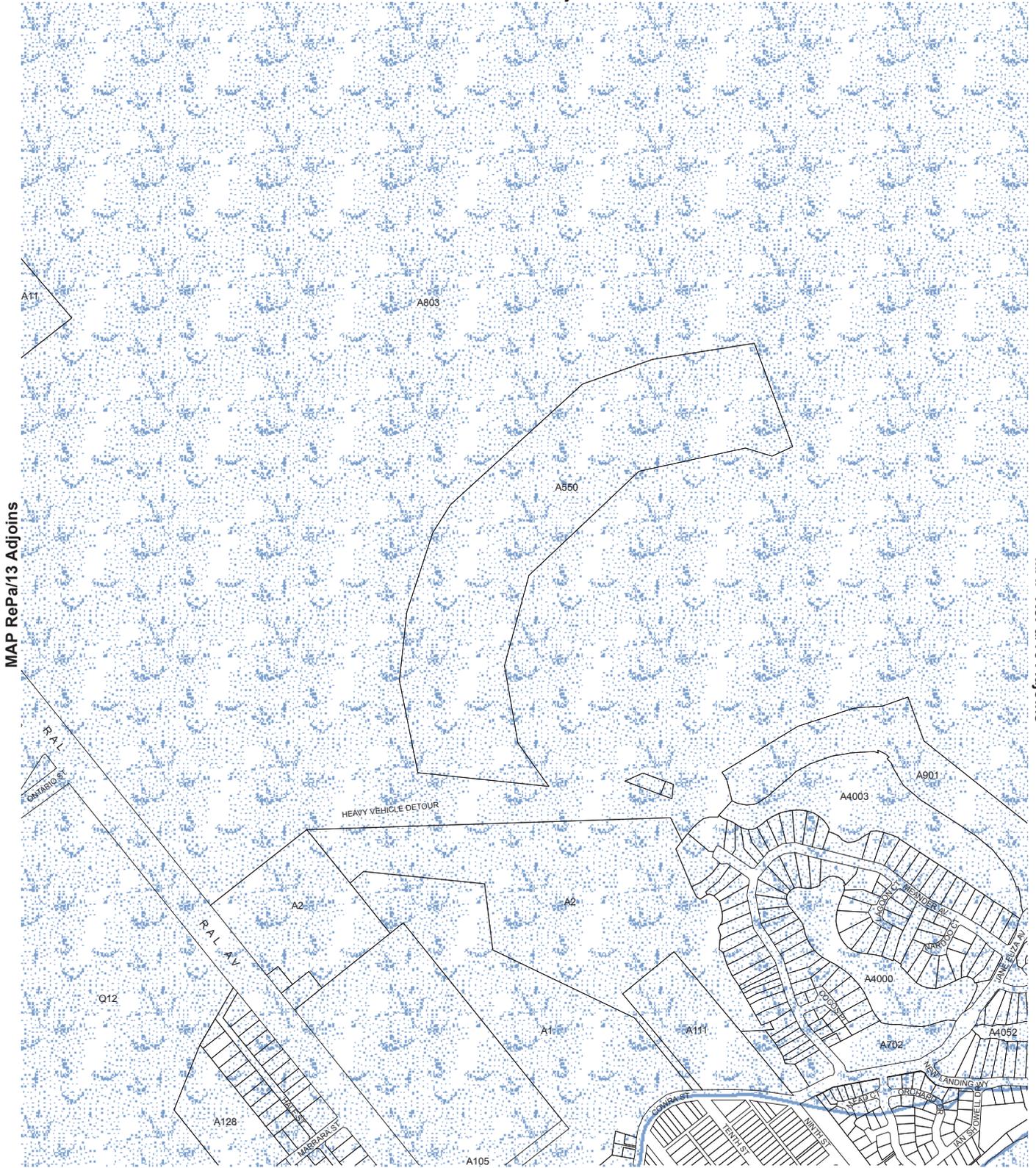


REMARK

Overlay Map RePa/14 TRANSPORT

REMARK PARINGA COUNCIL

MAP RePa/7 Adjoins



MAP RePa/17 Adjoins



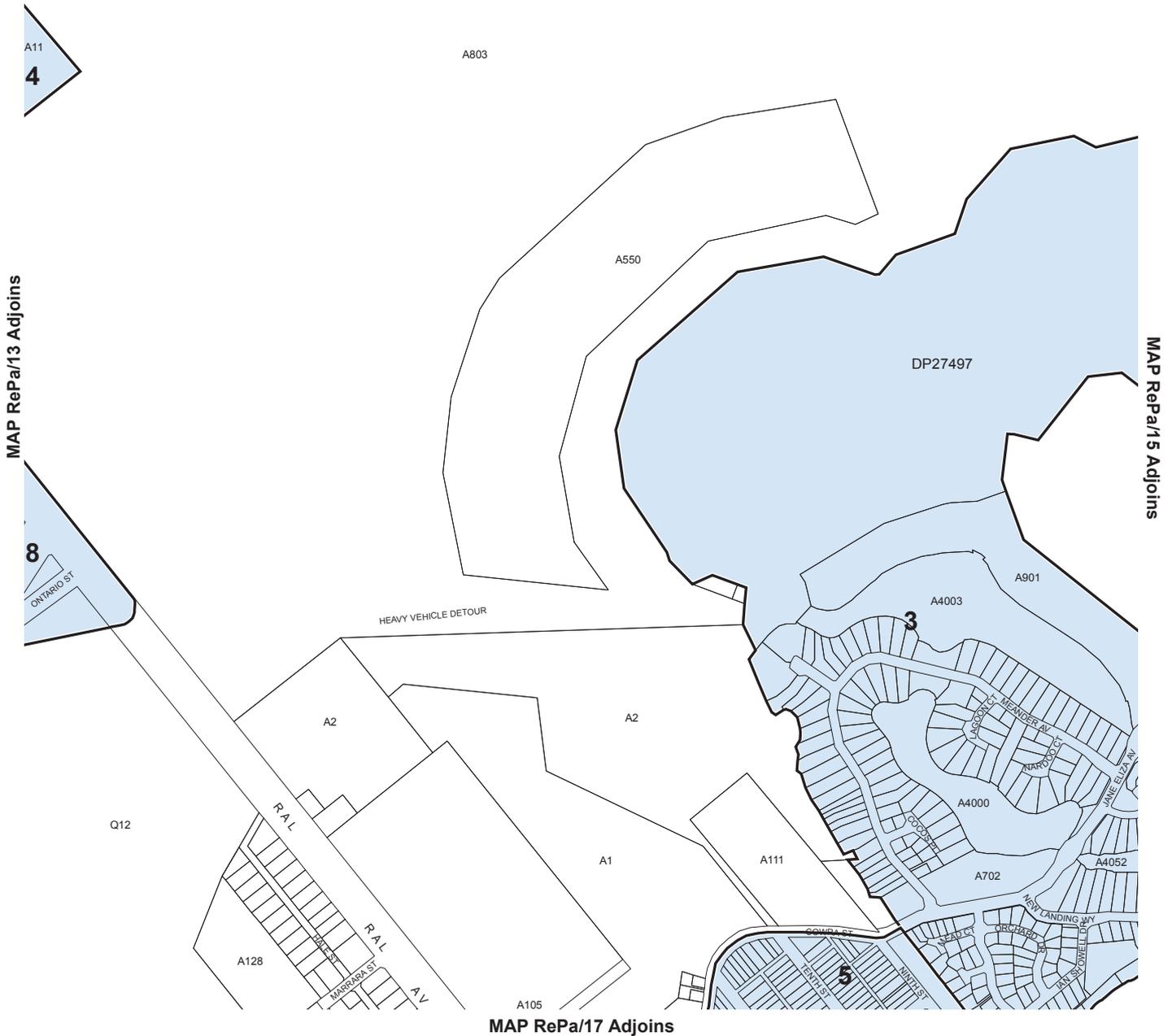
RENMARK

Overlay Map RePa/14

DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

RENMARK PARINGA COUNCIL



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 3 Residential Waterfront
- 4 Horticulture
- 5 Medium Density
- 8 Renmark West Rural Living

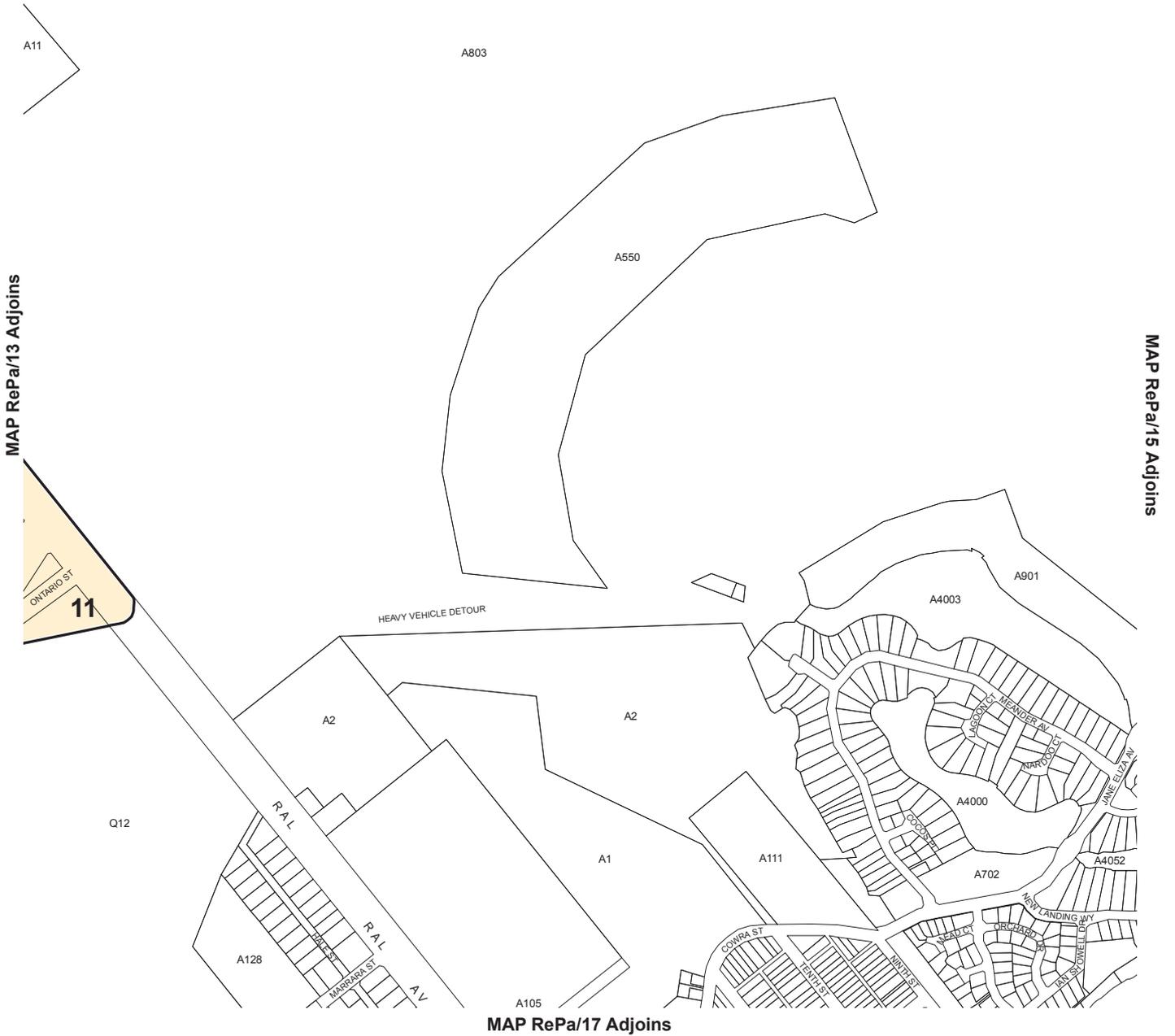


RENMARK

Policy Area Map RePa/14

Policy Area Boundary

MAP RePa/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
11 Renmark West Rural Living

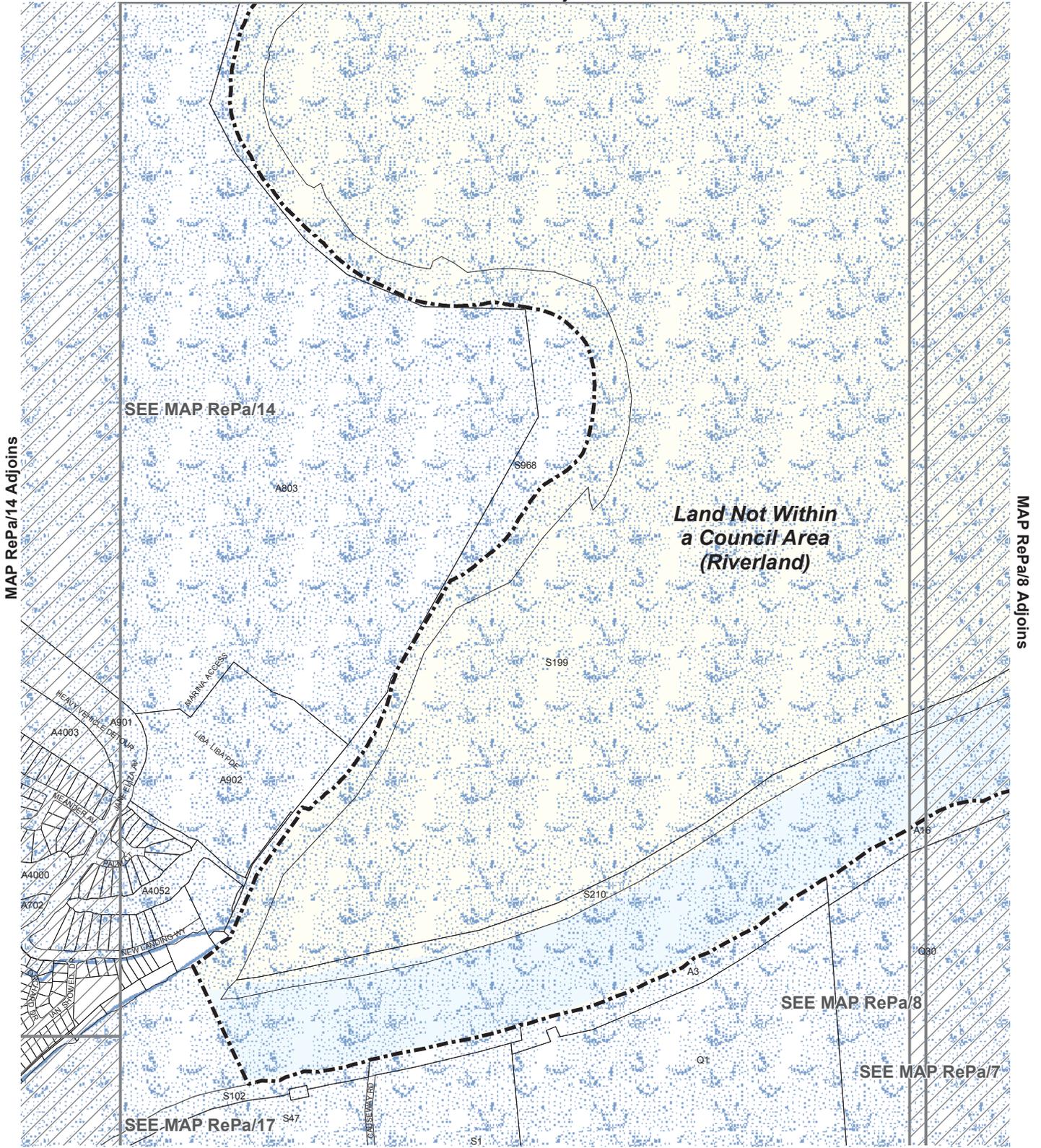


RENMARK

Precinct Map RePa/14

 Precinct Boundary

RENMARK PARINGA COUNCIL



MAP RePa/14 Adjoins

MAP RePa/8 Adjoins

Land Not Within
a Council Area
(Riverland)

MAP RePa/18 Adjoins

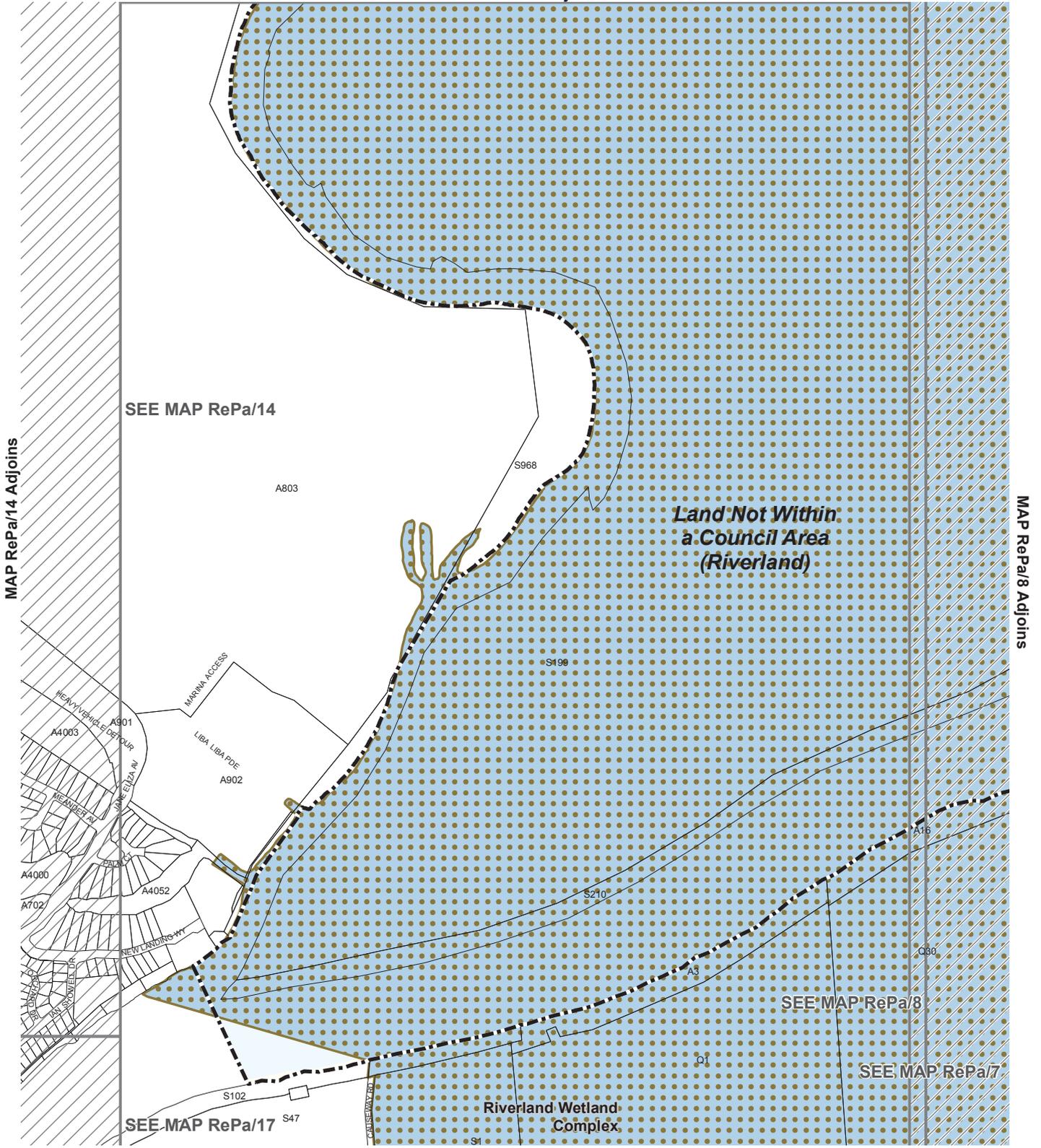


REMARK

Overlay Map RePa/15

DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

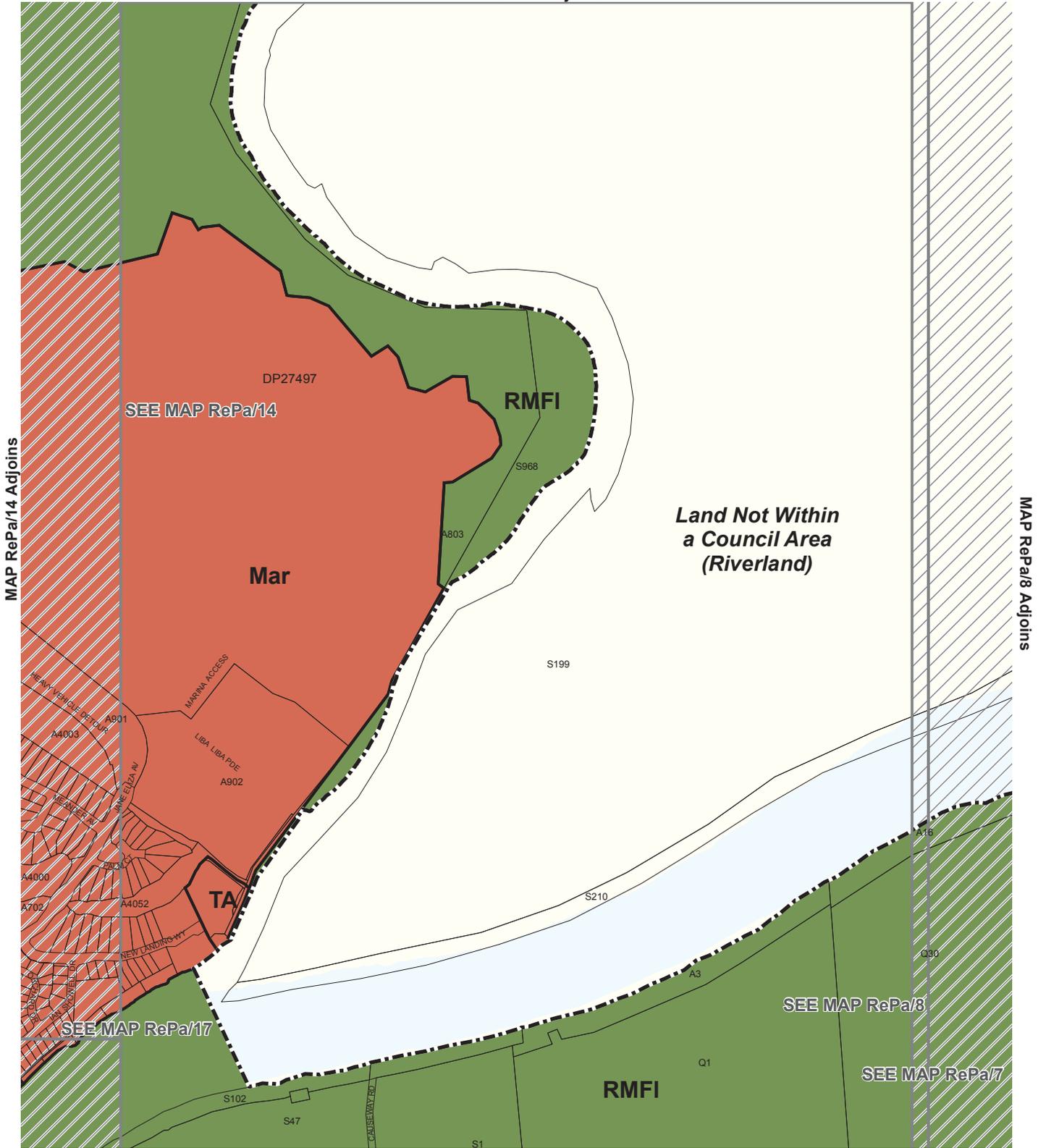


RENMARK

Overlay Map RePa/15

NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance
-  Development Plan Boundary



MAP RePa/14 Adjoins

MAP RePa/8 Adjoins

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

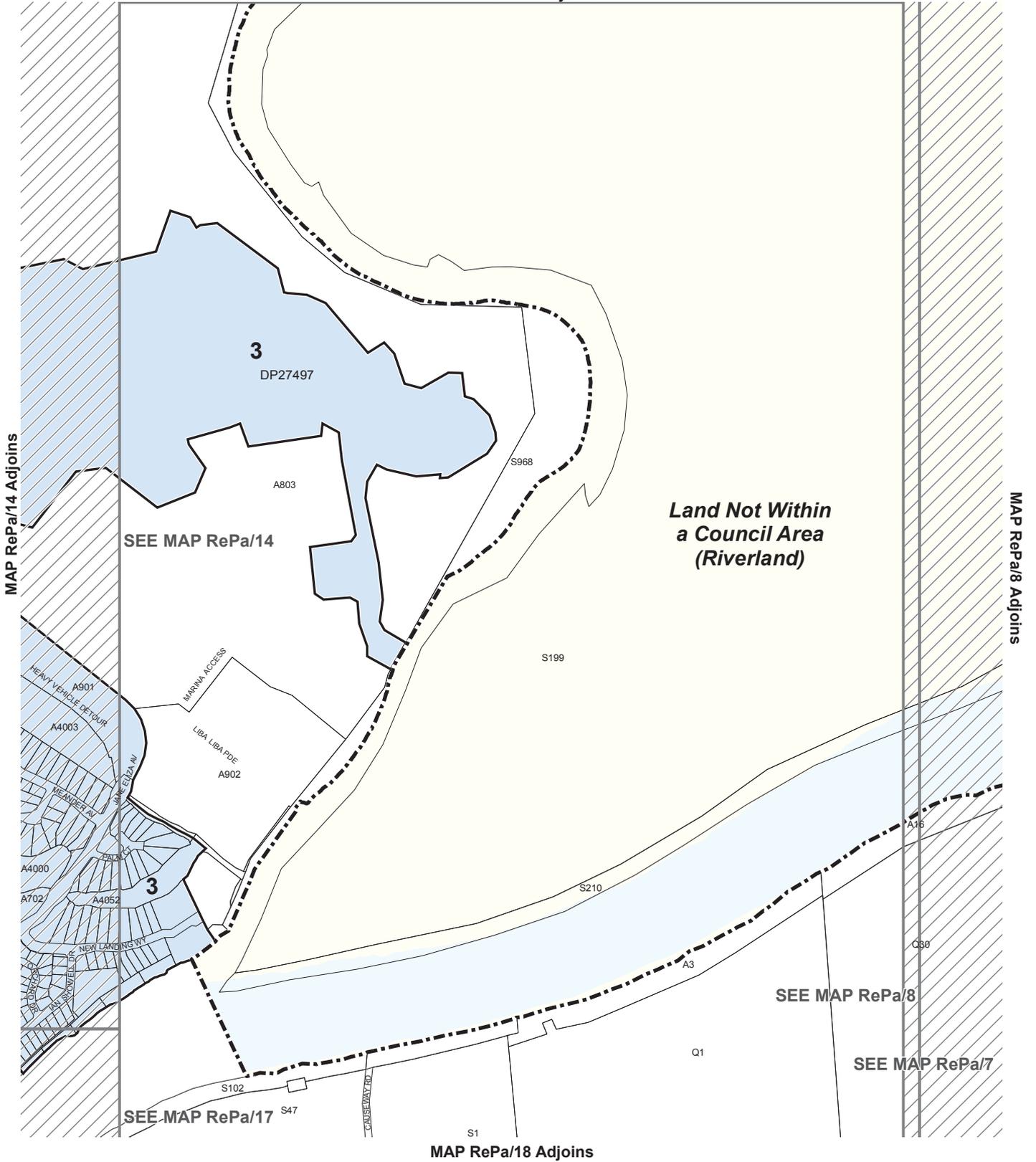


REMARK

Zone Map RePa/15

Zones

- Marina
- River Murray Flood
- Tourist Accommodation
- Zone Boundary
- Development Plan Boundary



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

Policy Area
 3 Residential Waterfront



RENMARK

Policy Area Map RePa/15

- Policy Area Boundary
- Development Plan Boundary

MAP RePa/13 Adjoins



MAP RePa/7 Adjoins

MAP RePa/17 Adjoins

MAP RePa/19 Adjoins



RENMARK

Overlay Map RePa/16 TRANSPORT

 Primary Arterial Roads

RENMARK PARINGA COUNCIL

MAP RePa/13 Adjoins



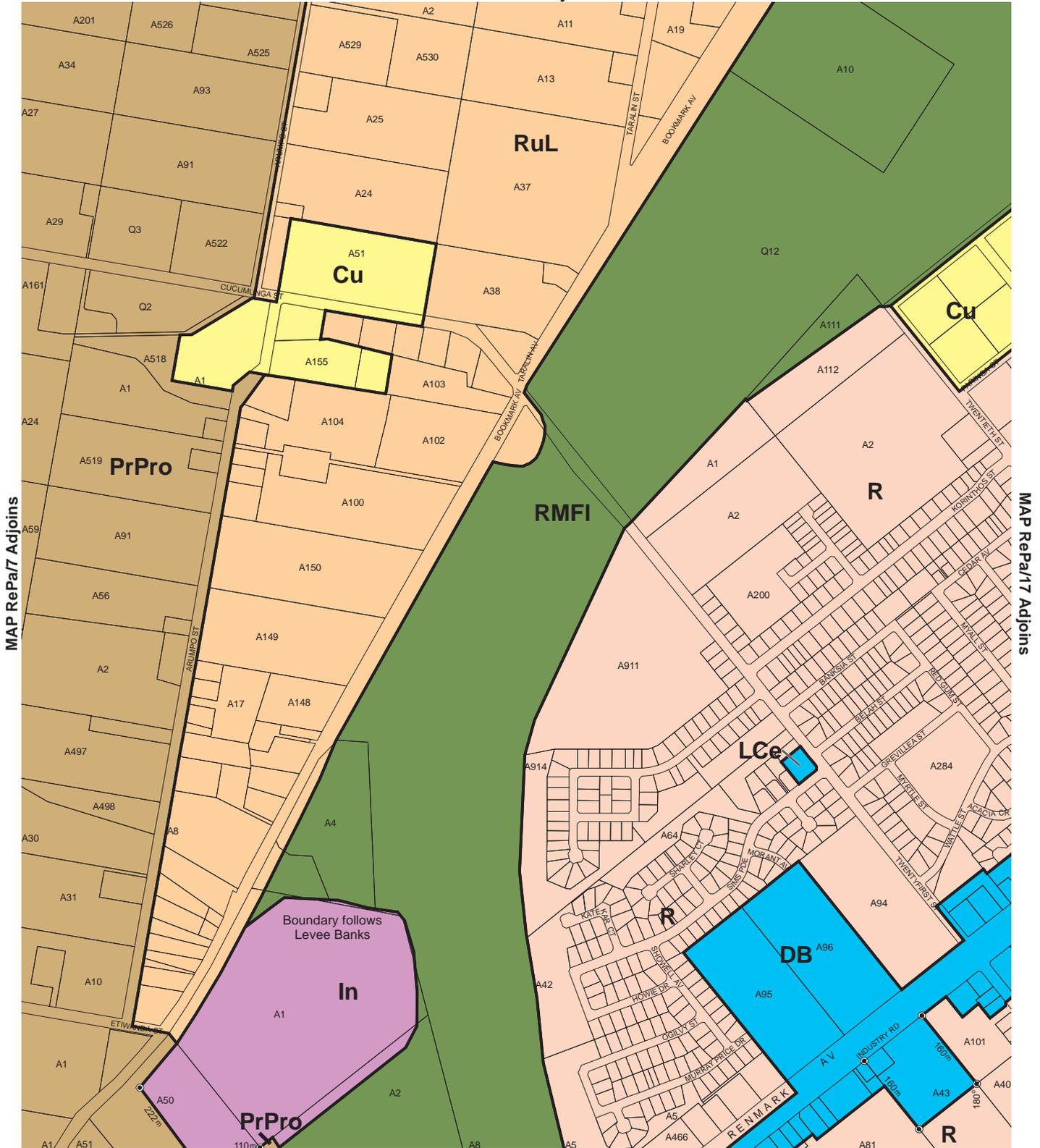
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



RENMARK
Overlay Map RePa/16
HERITAGE

● State heritage place

MAP RePa/13 Adjoins



MAP RePa/19 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- Community
 - District Business
 - Industry
 - Local Centre
 - Primary Production
 - Residential
 - River Murray Flood
 - Rural Living
 - Zone Boundary

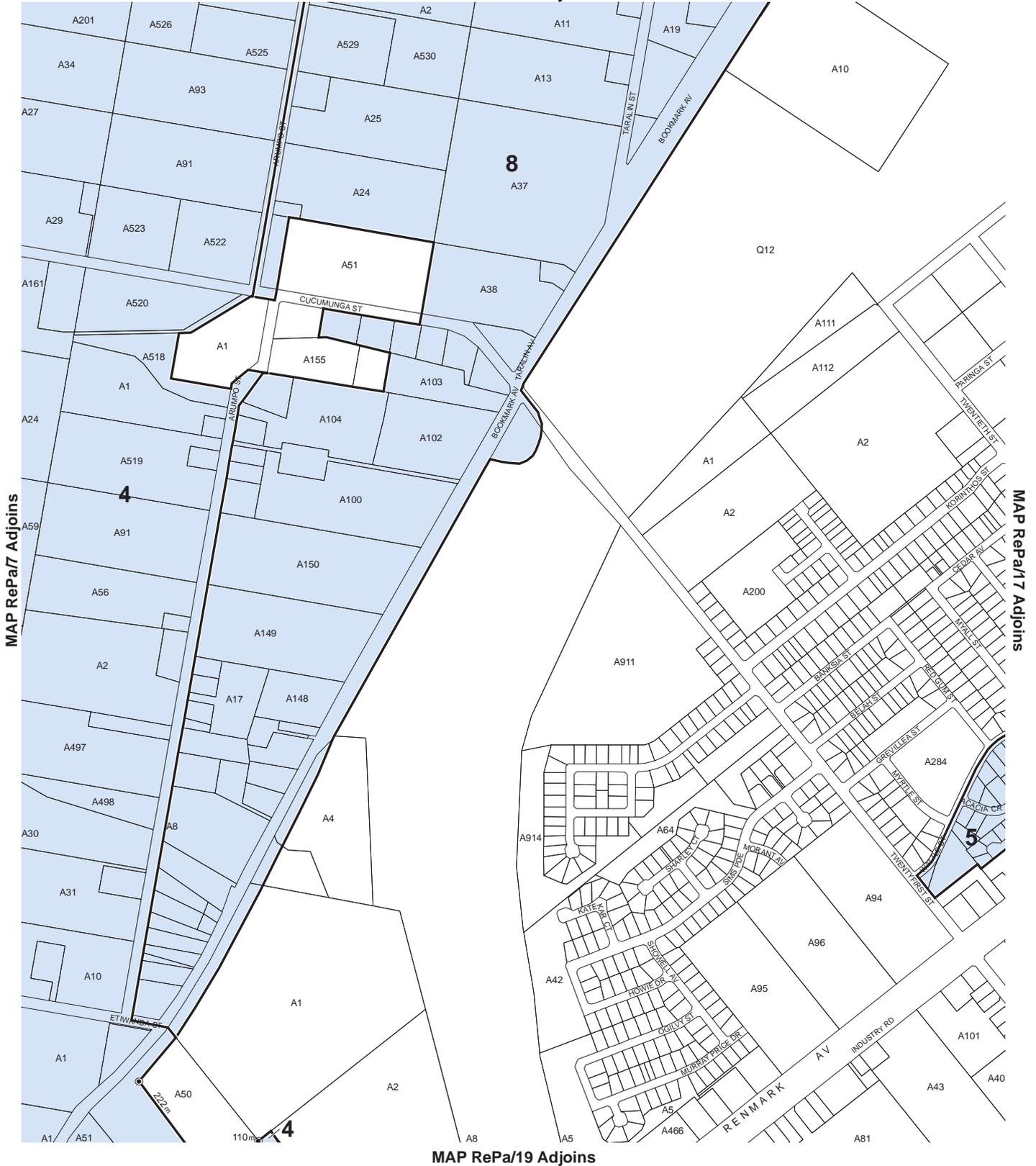


RENMARK

Zone Map RePa/16

RENMARK PARINGA COUNCIL

MAP RePa/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 4 Horticulture
- 5 Medium Density
- 8 Renmark West Rural Living

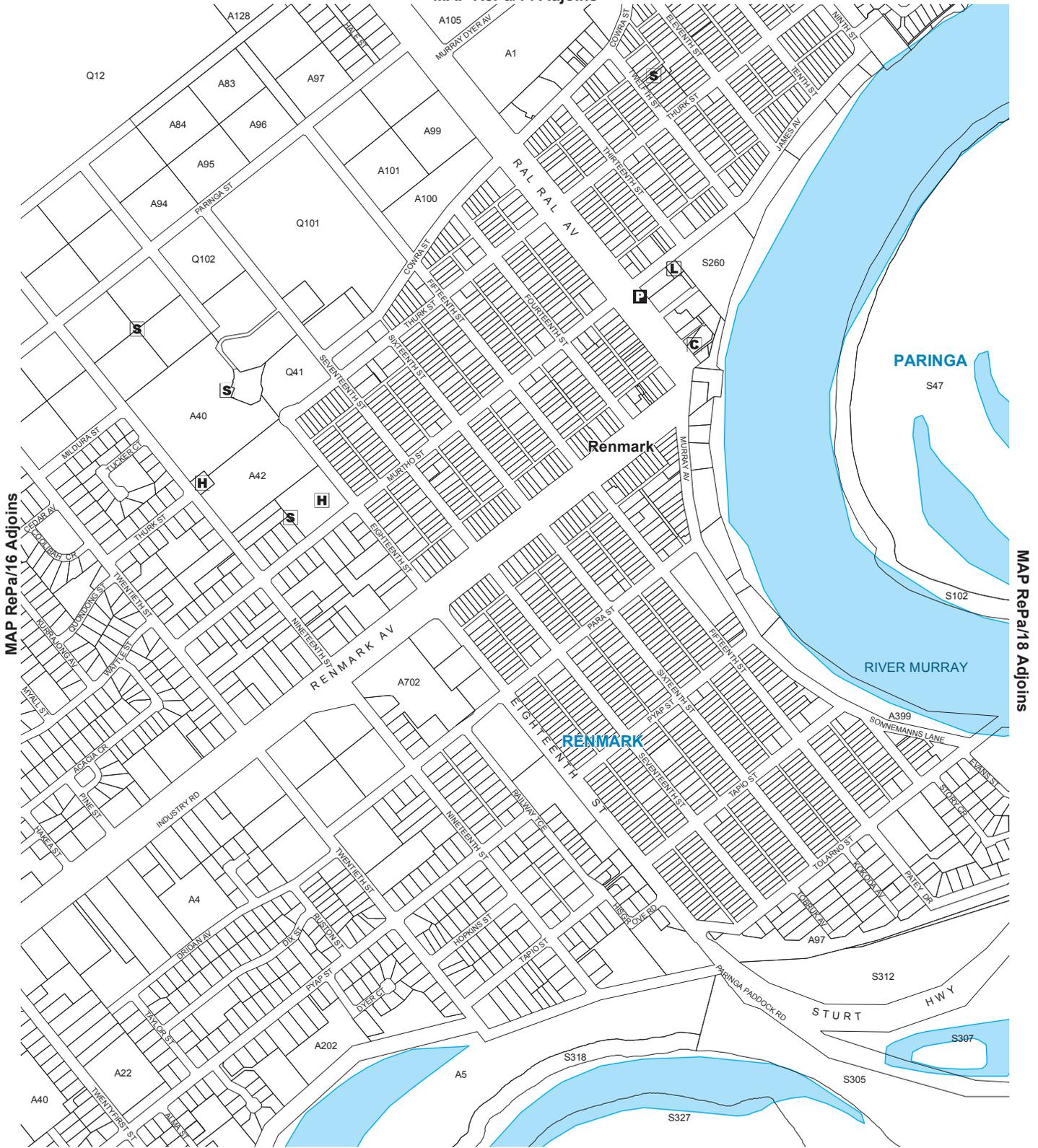
 Policy Area Boundary

RENMARK

Policy Area Map RePa/16

RENMARK PARINGA COUNCIL

MAP RePa/14 Adjoins



MAP RePa/20 Adjoins

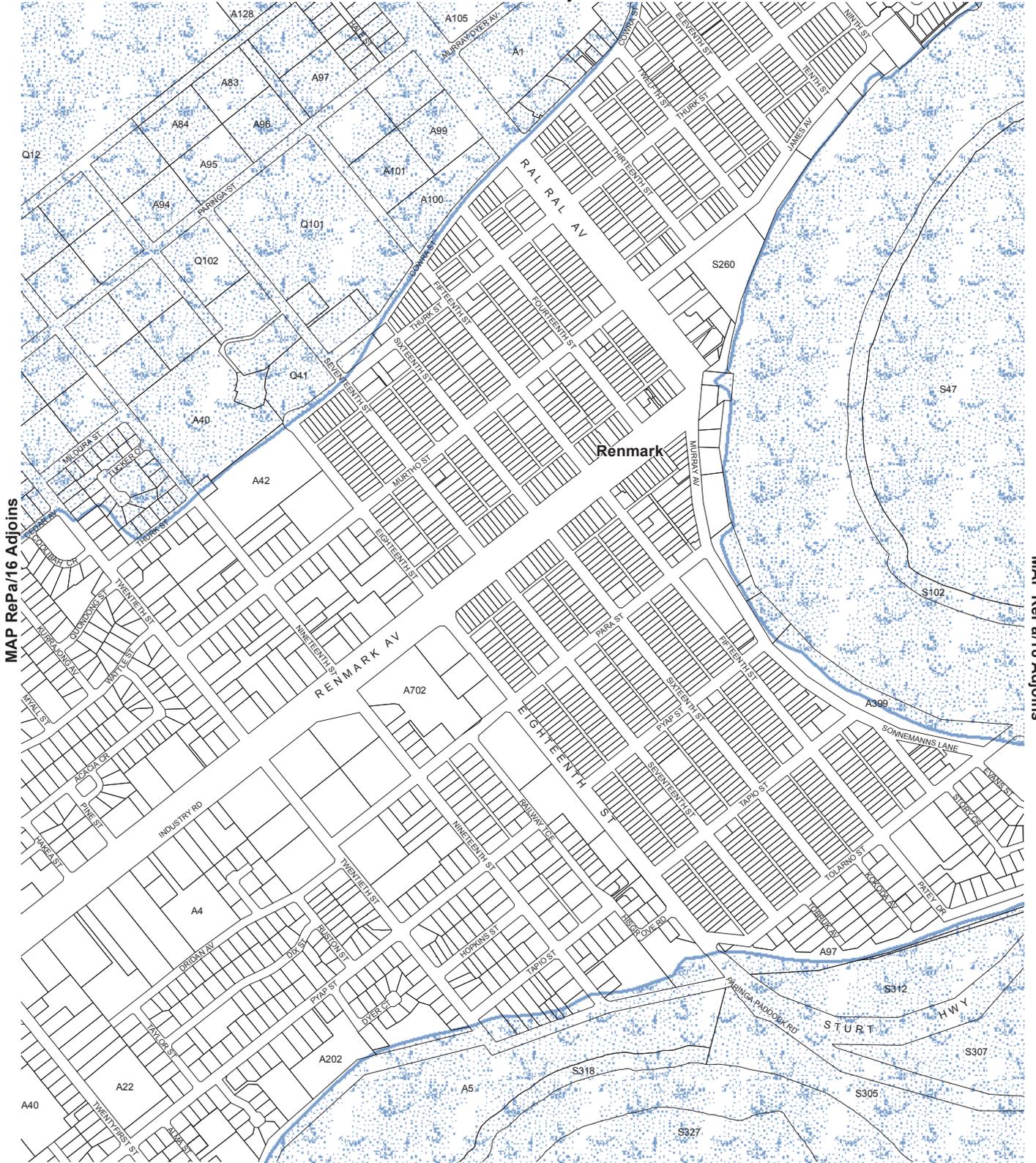
- S School
- L Public Library
- C Council Office
- H Other Health Services
- P Police Station
- Waterbodies



RENMARK

Location Map RePa/17

MAP RePa/14 Adjoins



MAP RePa/20 Adjoins



RENMARK

Overlay Map RePa/17 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

RENMARK PARINGA COUNCIL

MAP RePa/14 Adjoins



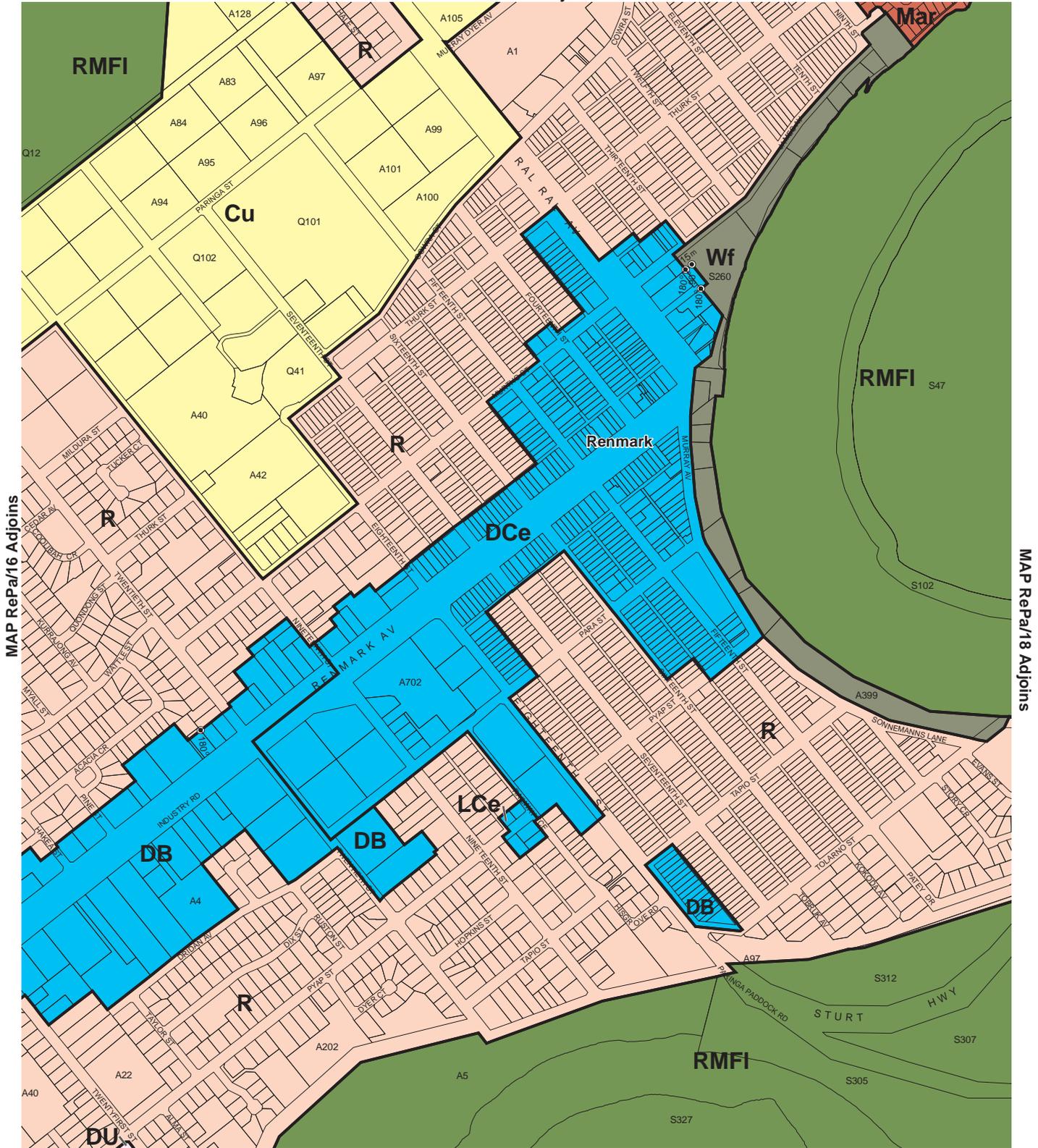
Heritage points are indicative only.
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 Items please refer to the relevant tables within this document.



RENMARK
Overlay Map RePa/17
HERITAGE

● State heritage place

MAP RePa/14 Adjoins



MAP RePa/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

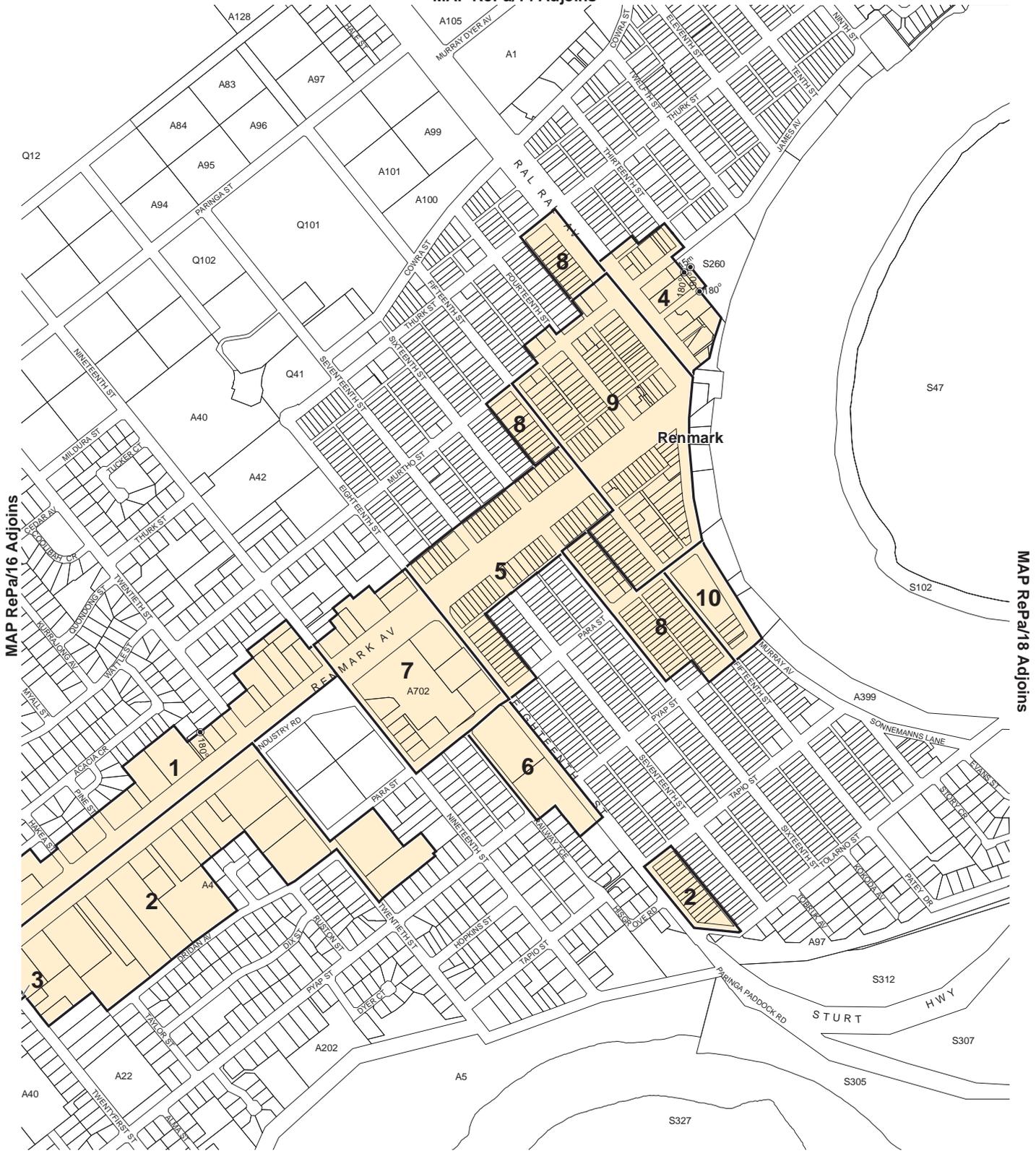
- Zones**
- Cu Community
 - DU Deferred Urban
 - DB District Business
 - DCe District Centre
 - LCe Local Centre
 - Mar Marina
 - R Residential
 - RMFI River Murray Flood
 - Wf Waterfront
 - Zone Boundary



RENMARK

Zone Map RePa/17

MAP RePa/14 Adjoins



MAP RePa/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Renmark Avenue North
- 10 Tourist Accommodation
- 2 Trades and Services
- 3 Bulky Goods/Service Trades
- 4 Banking and Community
- 5 Business
- 6 Civic and Retail
- 7 Entry
- 8 Fringe
- 9 Retail Core

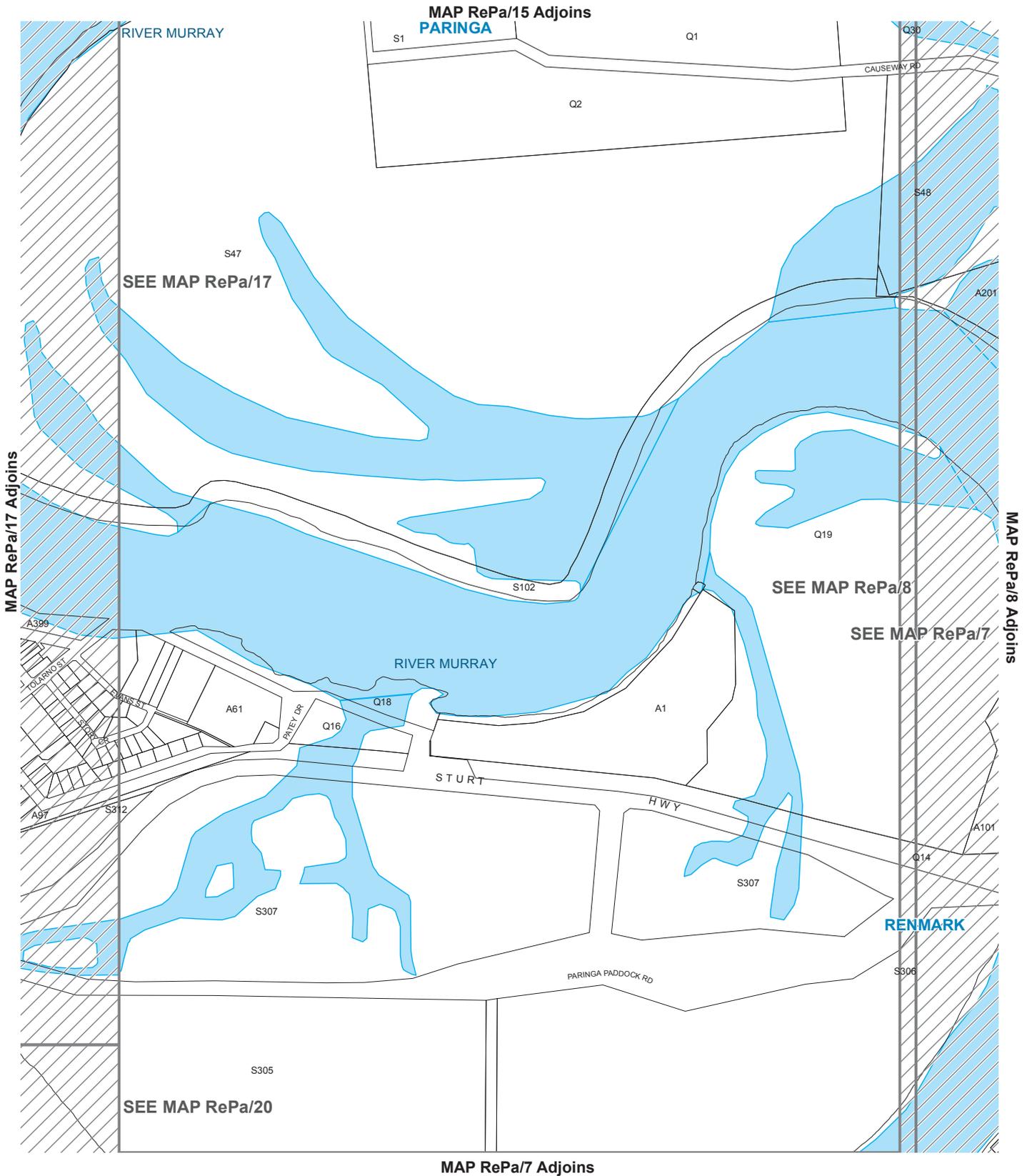


RENMARK

Precinct Map RePa/17

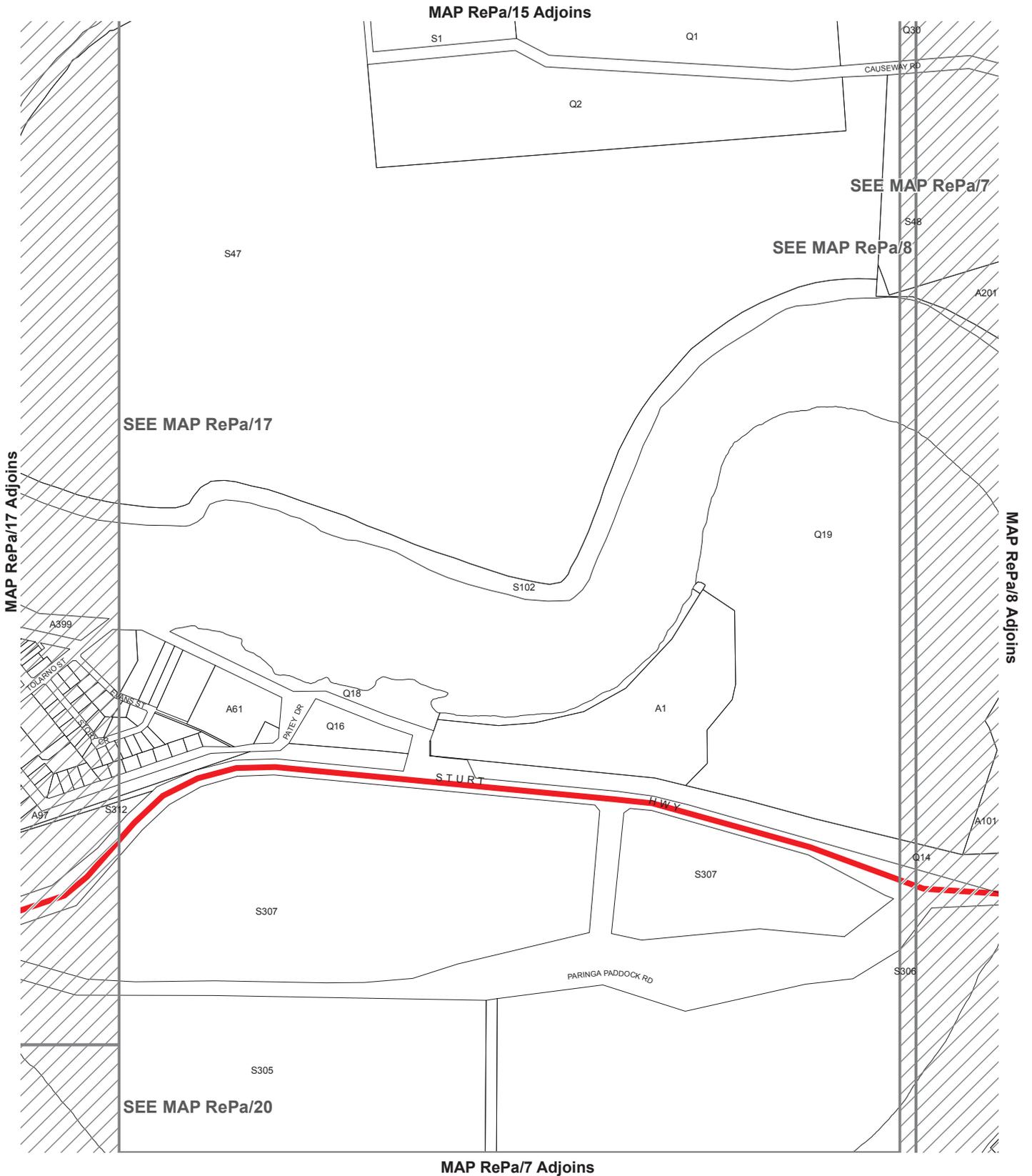
Precinct Boundary

RENMARK PARINGA COUNCIL



 Waterbodies

Location Map RePa/18



RENMARK

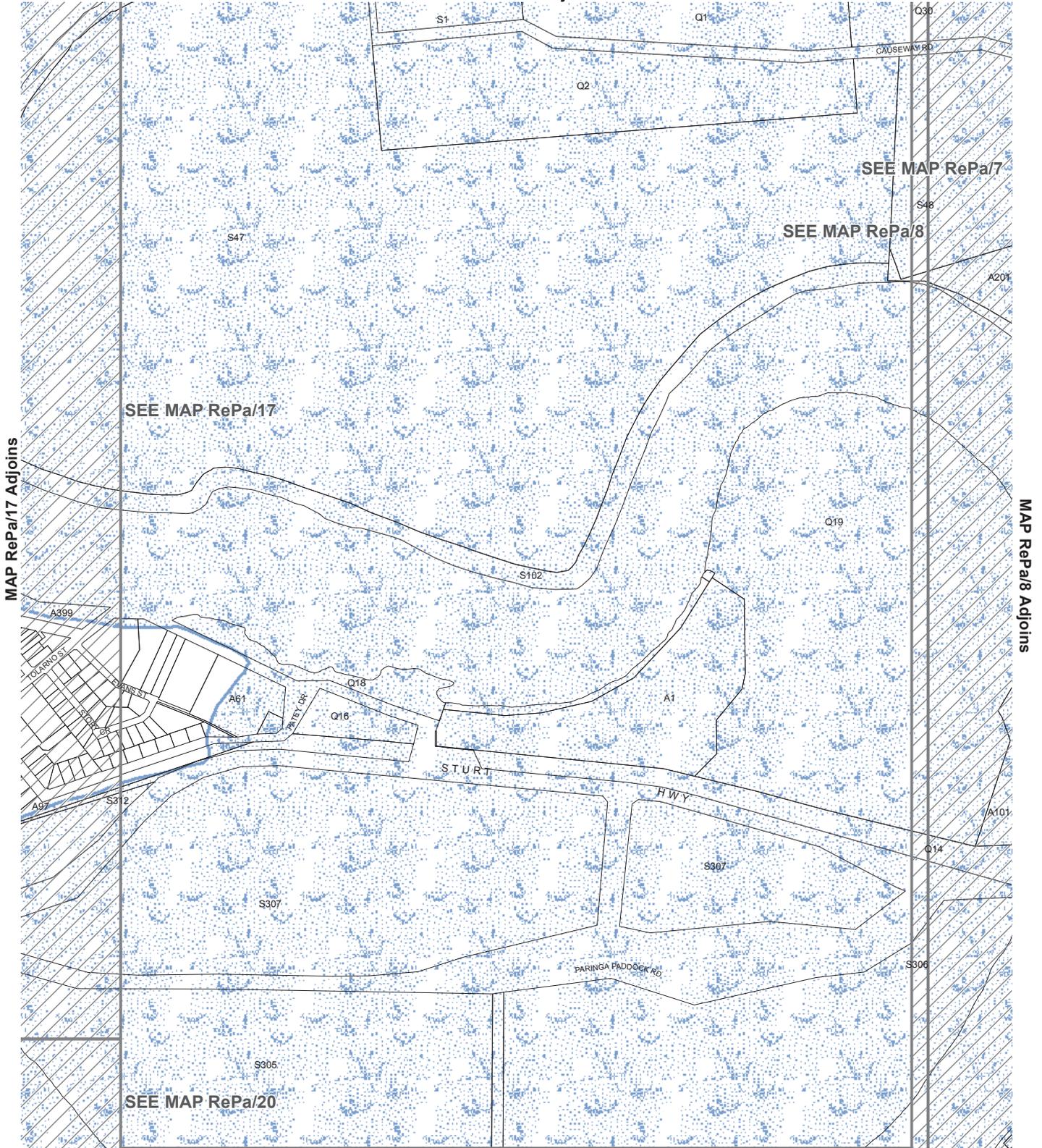
Overlay Map RePa/18

TRANSPORT

RENMARK PARINGA COUNCIL

Primary Arterial Roads

MAP RePa/15 Adjoins



MAP RePa/8 Adjoins

MAP RePa/17 Adjoins

MAP RePa/7 Adjoins



0 500m

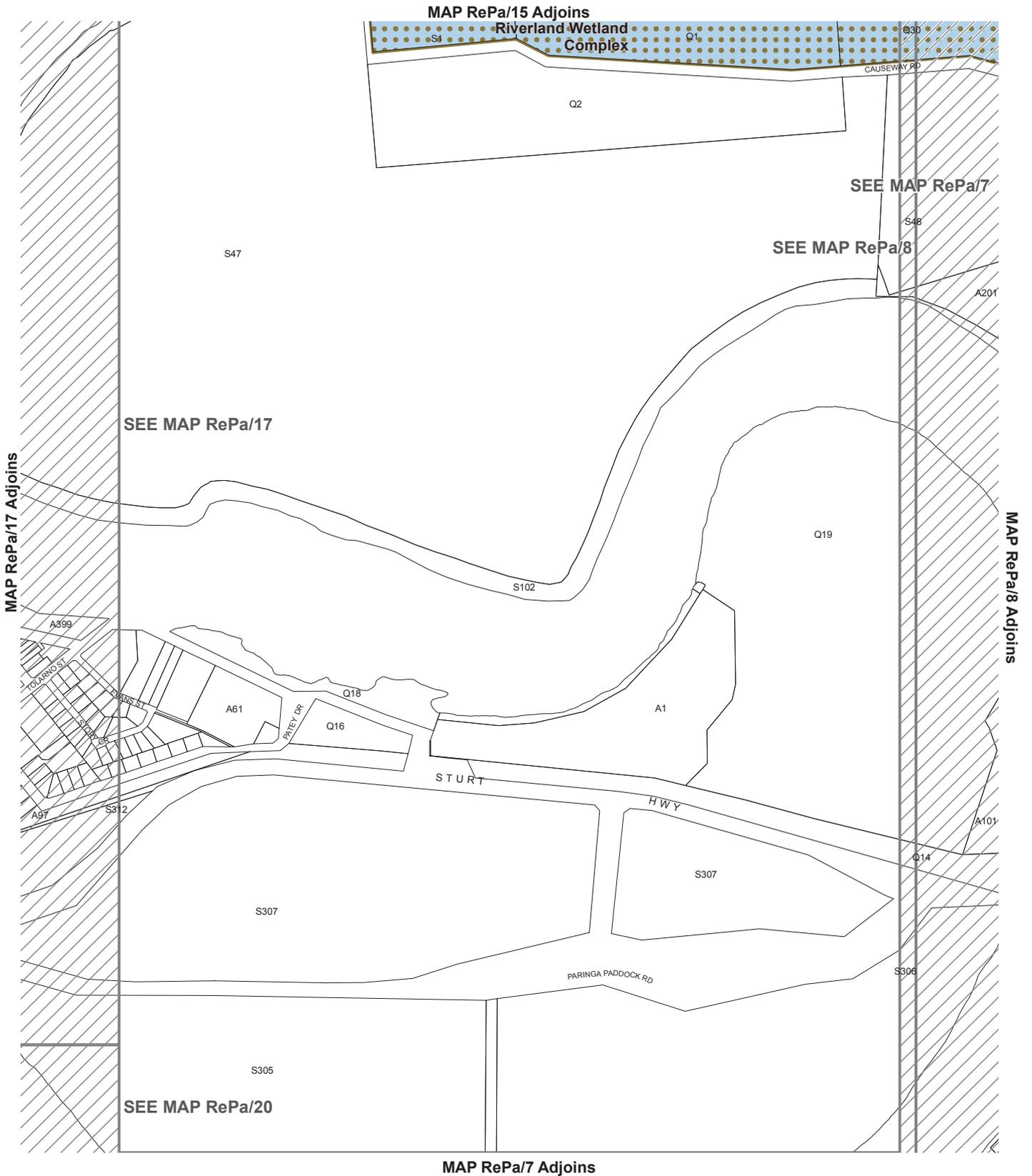
REMARK

Overlay Map RePa/18

DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

1956 Flood Boundary



RENMARK

Overlay Map RePa/18

NATURAL RESOURCES

RENMARK PARINGA COUNCIL

-  Ramsar Wetlands
-  Wetlands of National Importance

MAP RePa/15 Adjoins



MAP RePa/7 Adjoins

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



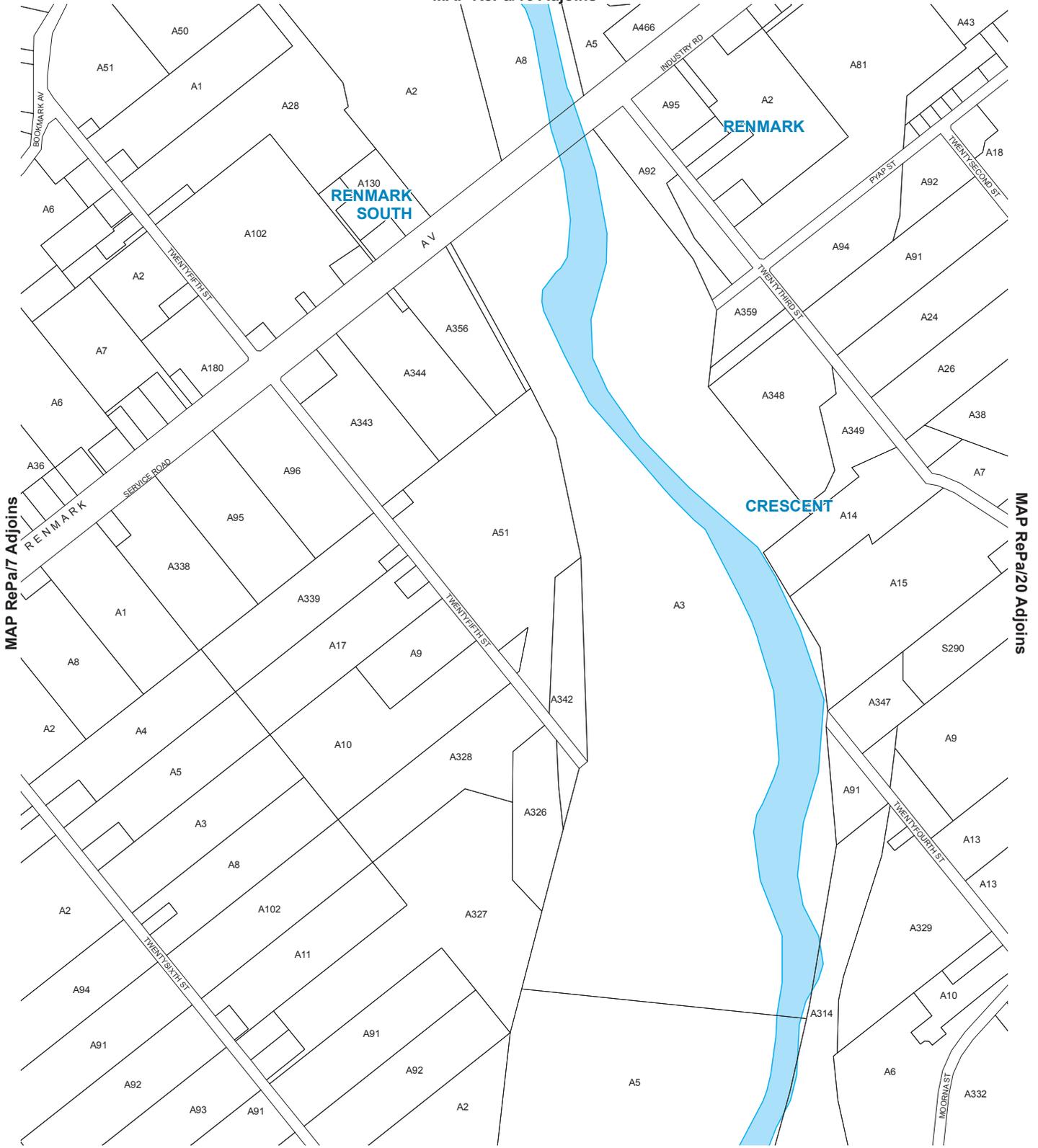
REMARK

Zone Map RePa/18

Zones

- CP Caravan and Tourist Park
- R Residential
- RMFI River Murray Flood
- Zone Boundary

MAP RePa/16 Adjoins



MAP RePa/7 Adjoins

MAP RePa/20 Adjoins

MAP RePa/7 Adjoins



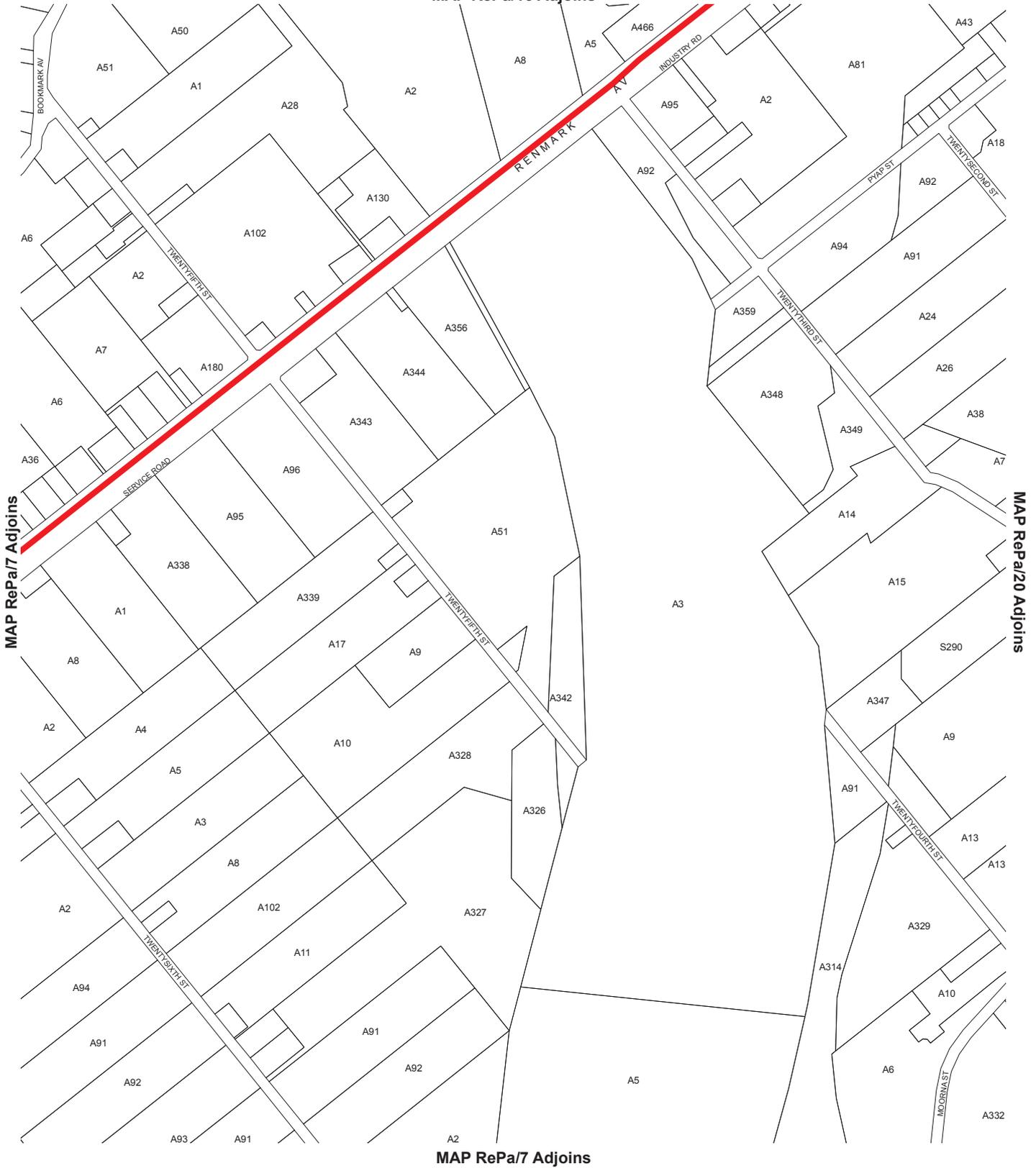
RENMARK

Location Map RePa/19

 Waterbodies

RENMARK PARINGA COUNCIL

MAP RePa/16 Adjoins



MAP RePa/7 Adjoins

MAP RePa/20 Adjoins

MAP RePa/7 Adjoins



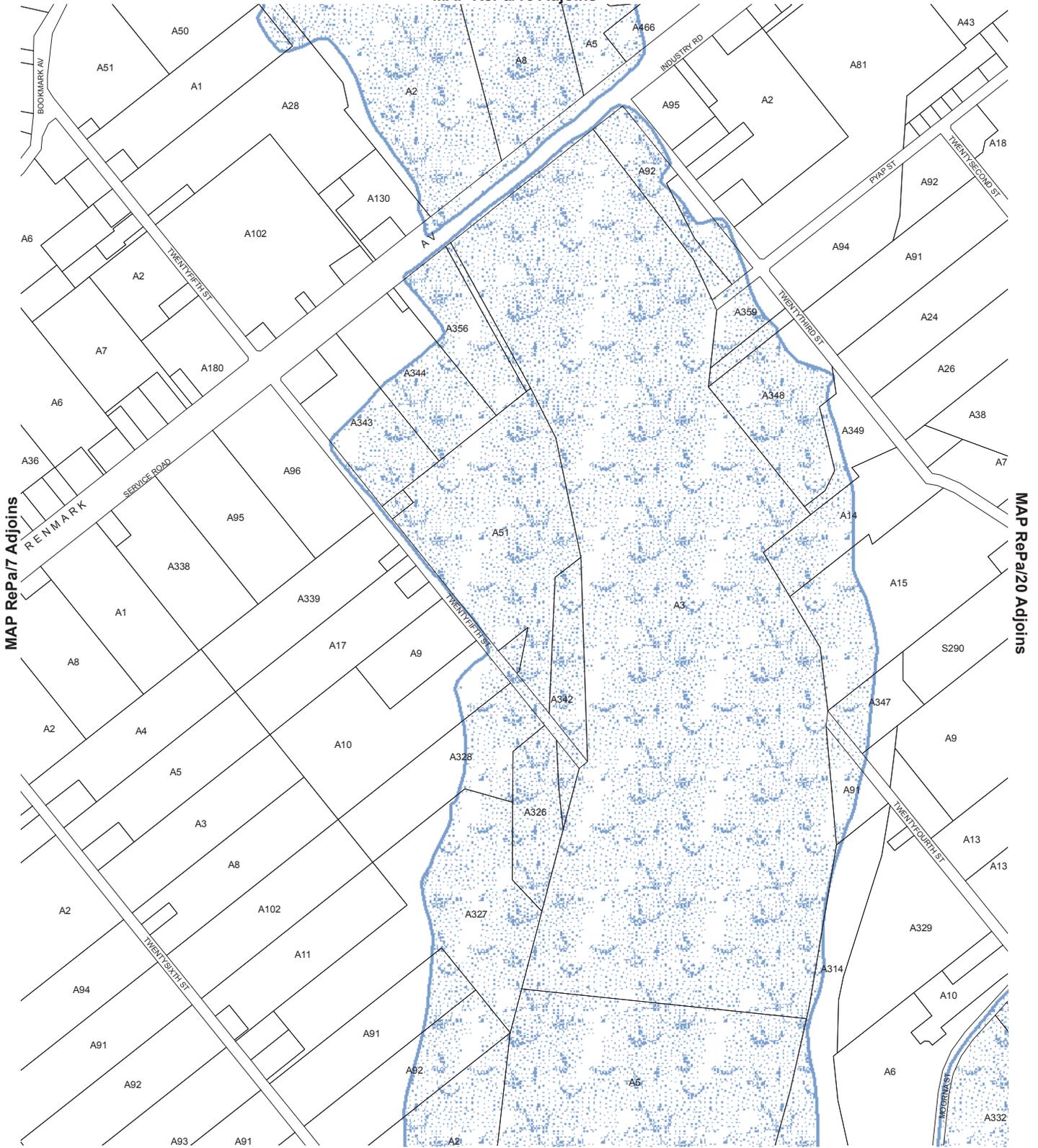
RENMARK

Overlay Map RePa/19 TRANSPORT

 Primary Arterial Roads

RENMARK PARINGA COUNCIL

MAP RePa/16 Adjoins



MAP RePa/7 Adjoins



RENMARK

Overlay Map RePa/19 DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary

RENMARK PARINGA COUNCIL

MAP RePa/16 Adjoins



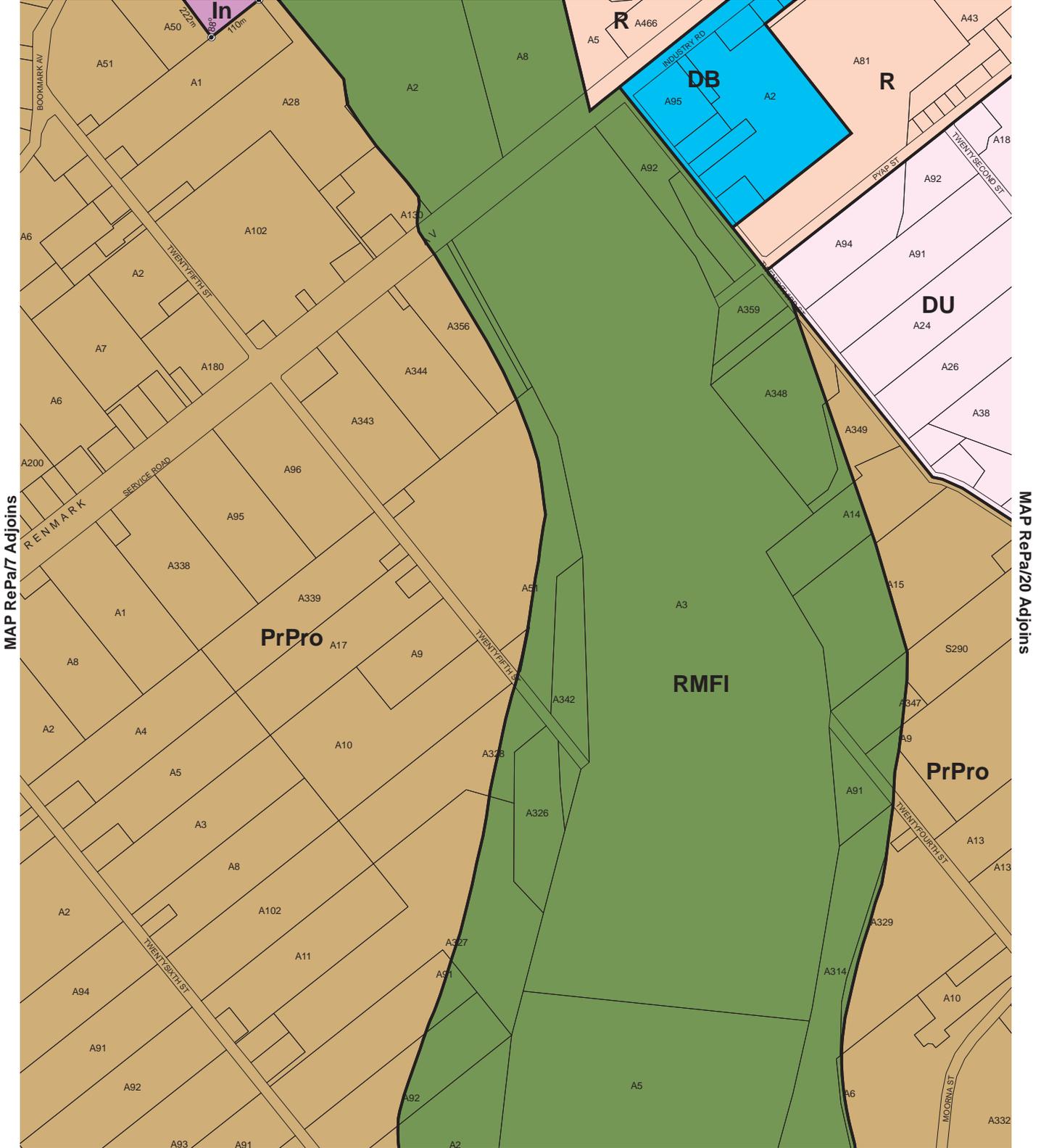
Heritage points are indicative only.
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 Items please refer to the relevant tables within this document.



RENMARK
Overlay Map RePa/19
HERITAGE
 RENMARK PARINGA COUNCIL

● State heritage place

MAP RePa/16 Adjoins



MAP RePa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

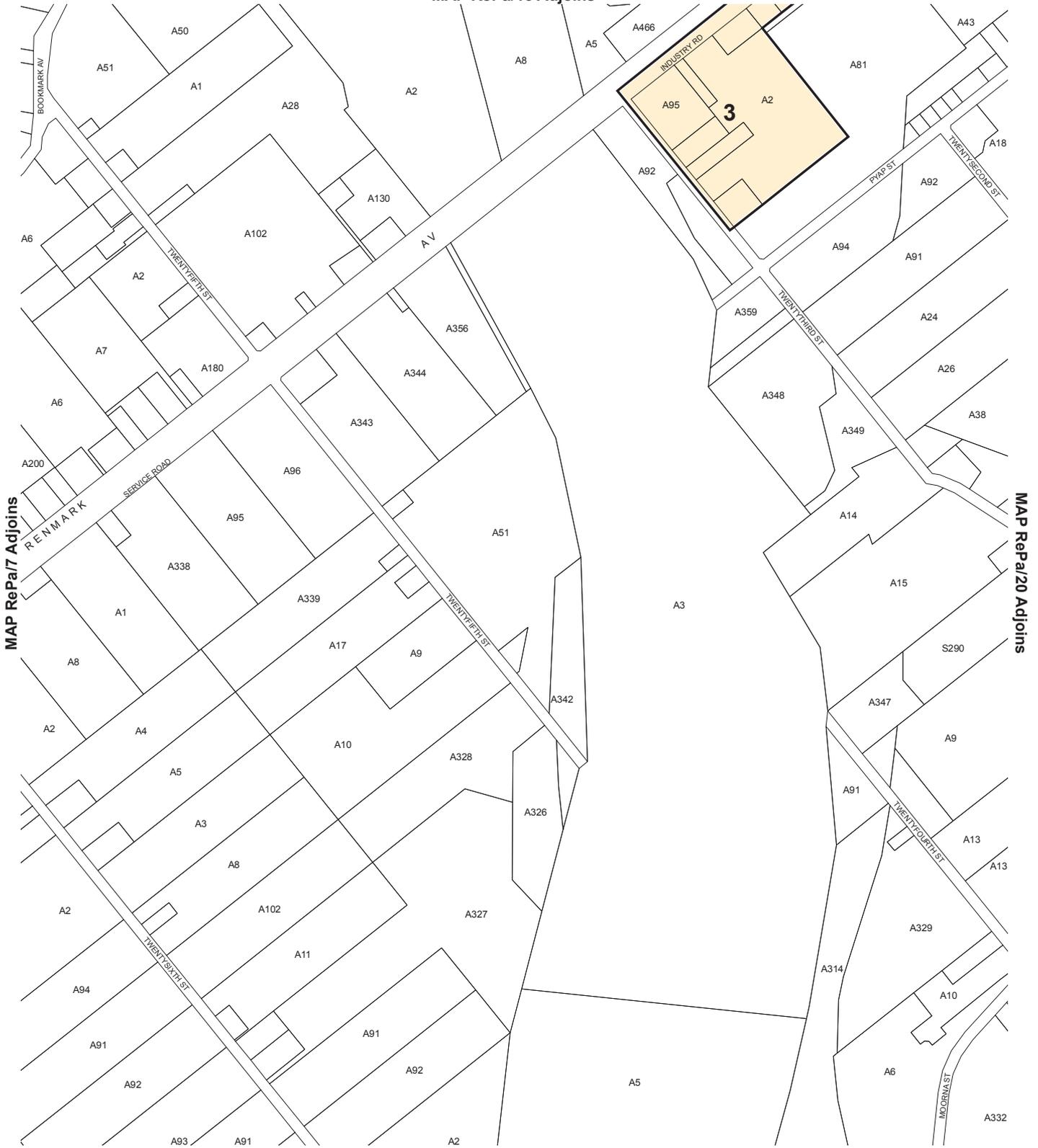
- DU Deferred Urban
- DB District Business
- In Industry
- PrPro Primary Production
- R Residential
- RMFI River Murray Flood
- Zone Boundary

REMARK

Zone Map RePa/19

REMARK PARINGA COUNCIL

MAP RePa/16 Adjoins



MAP RePa/7 Adjoins

MAP RePa/20 Adjoins

MAP RePa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct 3 Bulky Goods/Service Trades



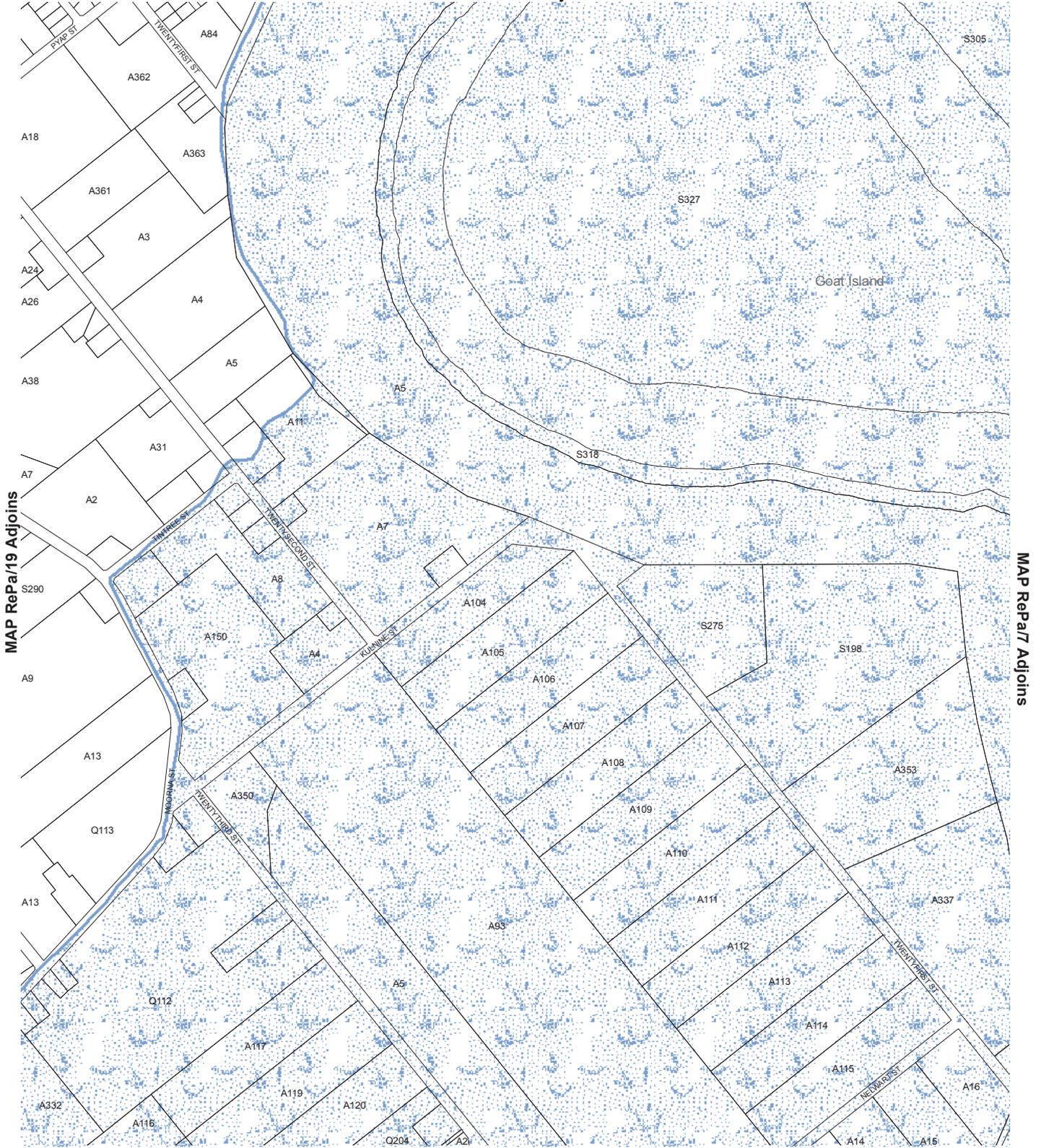
RENMARK

Precinct Map RePa/19

Precinct Boundary

RENMARK PARINGA COUNCIL

MAP RePa/17 Adjoins



MAP RePa/19 Adjoins

MAP RePa/7 Adjoins

MAP RePa/7 Adjoins



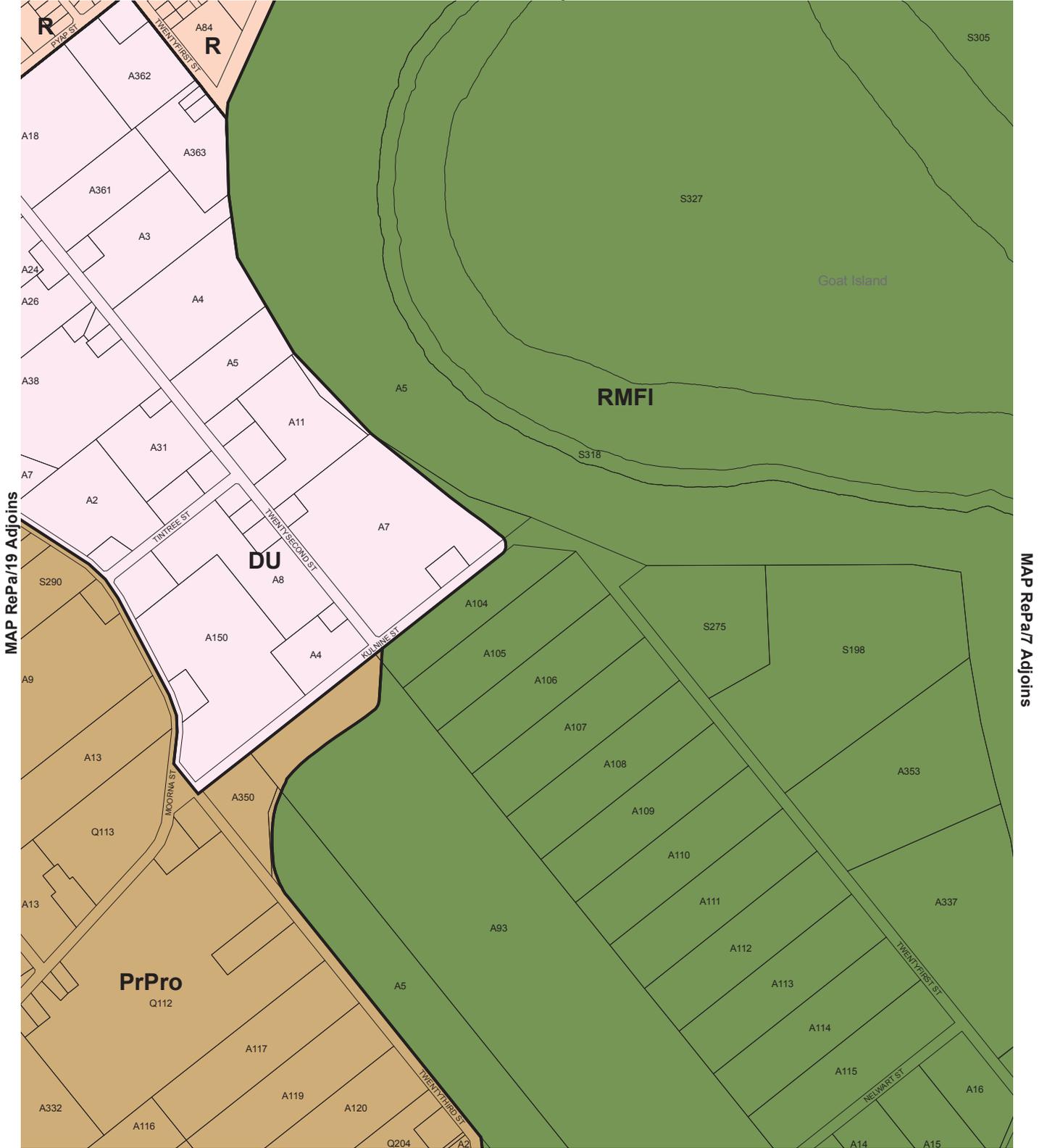
REMARK

Overlay Map RePa/20 DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

 1956 Flood Boundary

MAP RePa/17 Adjoins



MAP RePa/19 Adjoins

MAP RePa/7 Adjoins

MAP RePa/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

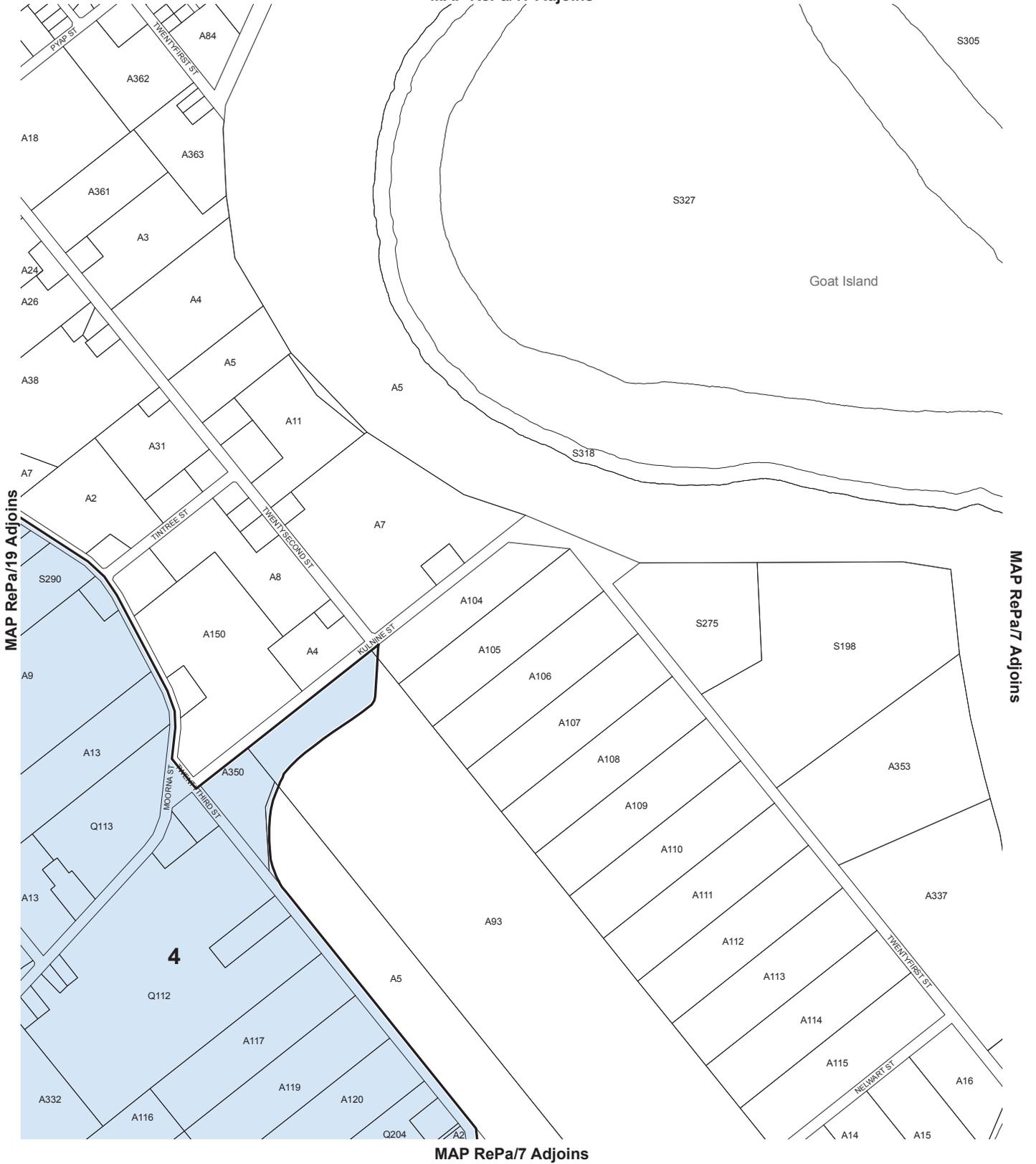


REMARK

Zone Map RePa/20

- Zones**
- DU Deferred Urban
 - PrPro Primary Production
 - R Residential
 - RMFI River Murray Flood
 - Zone Boundary

MAP RePa/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
4 Horticulture



RENMARK

Policy Area Map RePa/20

 Policy Area Boundary

RENMARK PARINGA COUNCIL

MAP RePa/8 Adjoins



PARINGA

Location Map RePa/21

 Waterbodies

MAP RePa/8 Adjoins



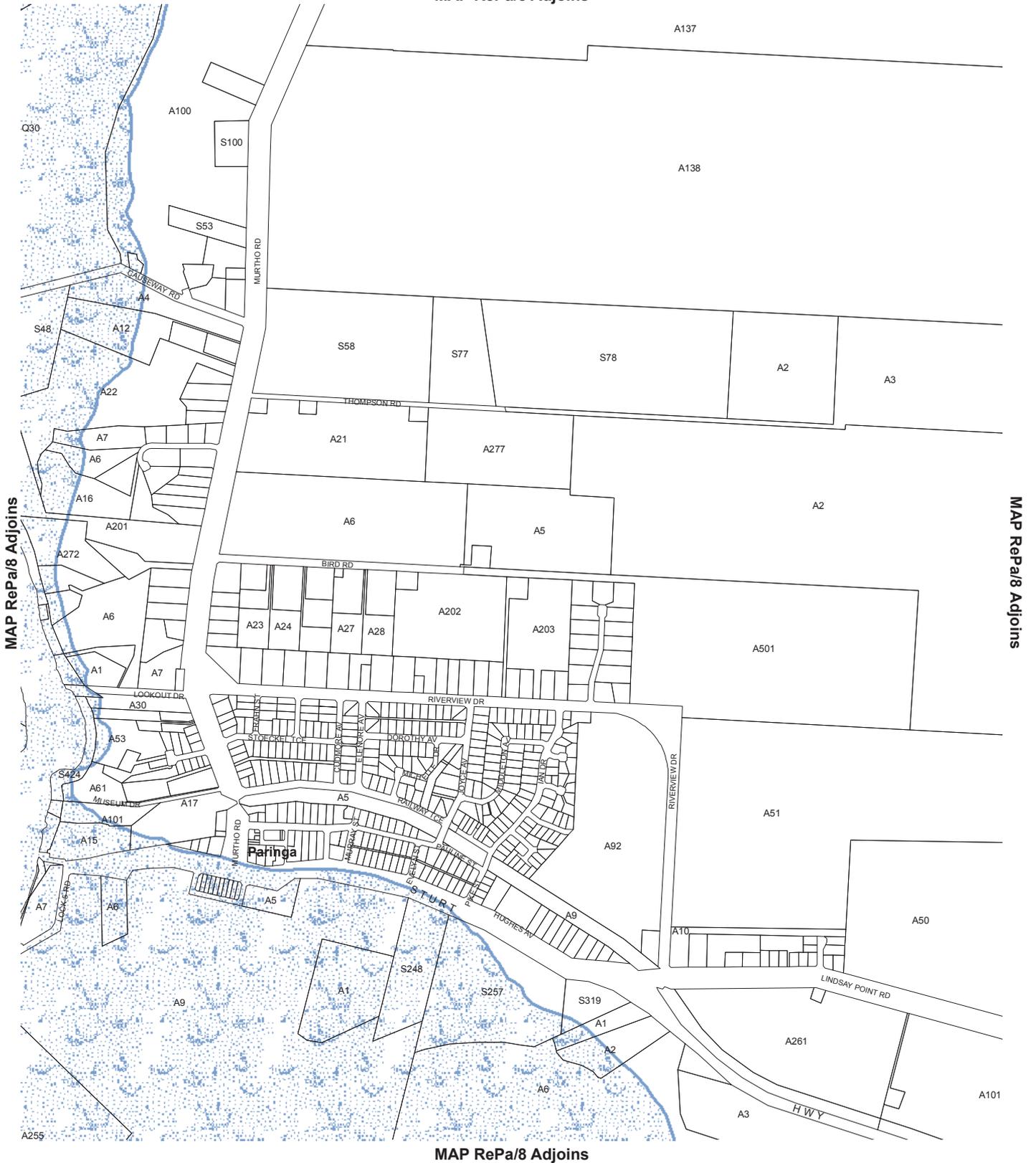
PARINGA

Overlay Map RePa/21 TRANSPORT

RENMARK PARINGA COUNCIL

 Primary Arterial Roads

MAP RePa/8 Adjoins



PARINGA

Overlay Map RePa/21 DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

 1956 Flood Boundary

MAP RePa/8 Adjoins



MAP RePa/8 Adjoins

MAP RePa/8 Adjoins

MAP RePa/8 Adjoins



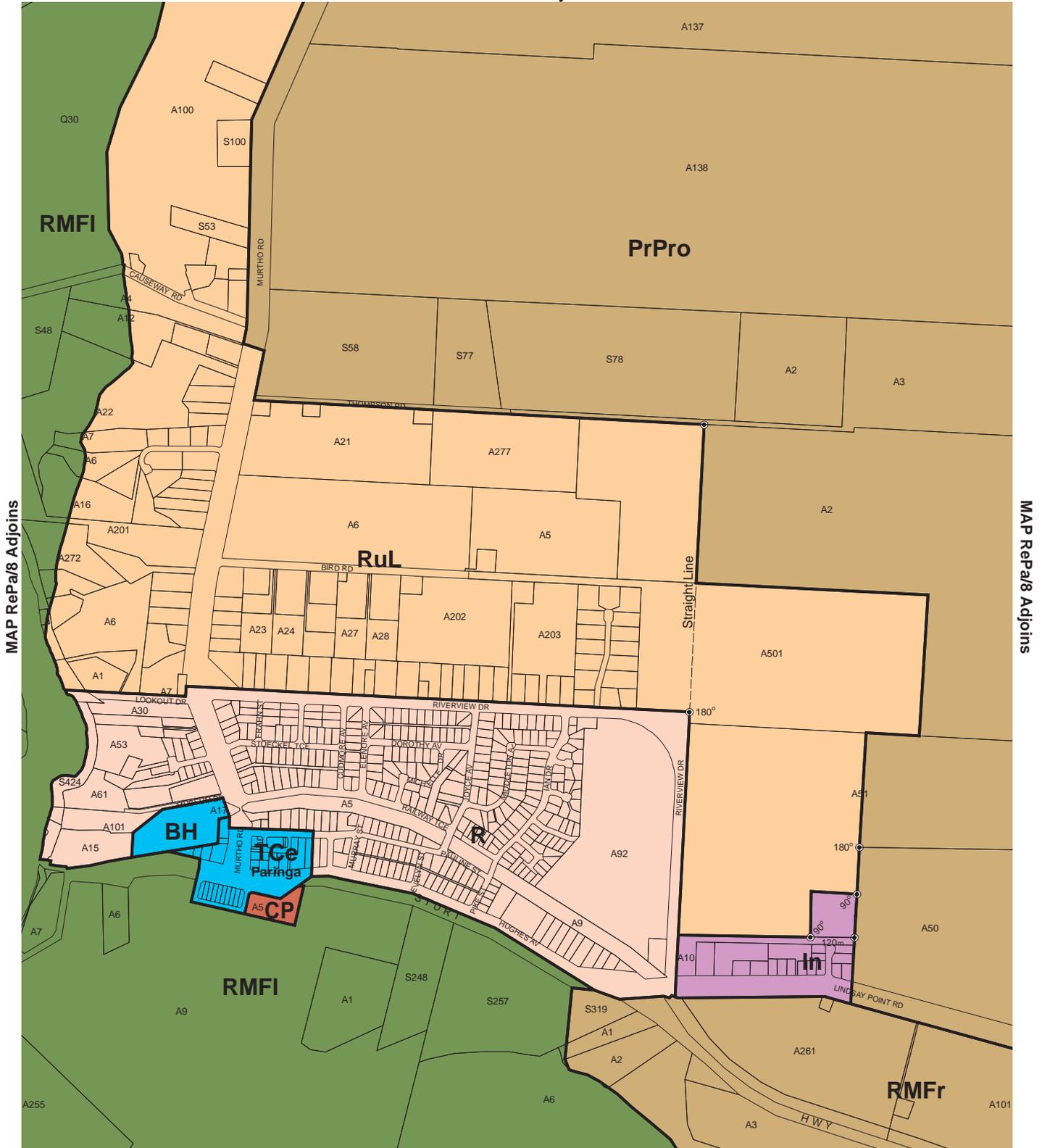
PARINGA

Overlay Map RePa/21 NATURAL RESOURCES

-  Ramsar Wetlands
-  Wetlands of National Importance

RENMARK PARINGA COUNCIL

MAP RePa/8 Adjoins



MAP RePa/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

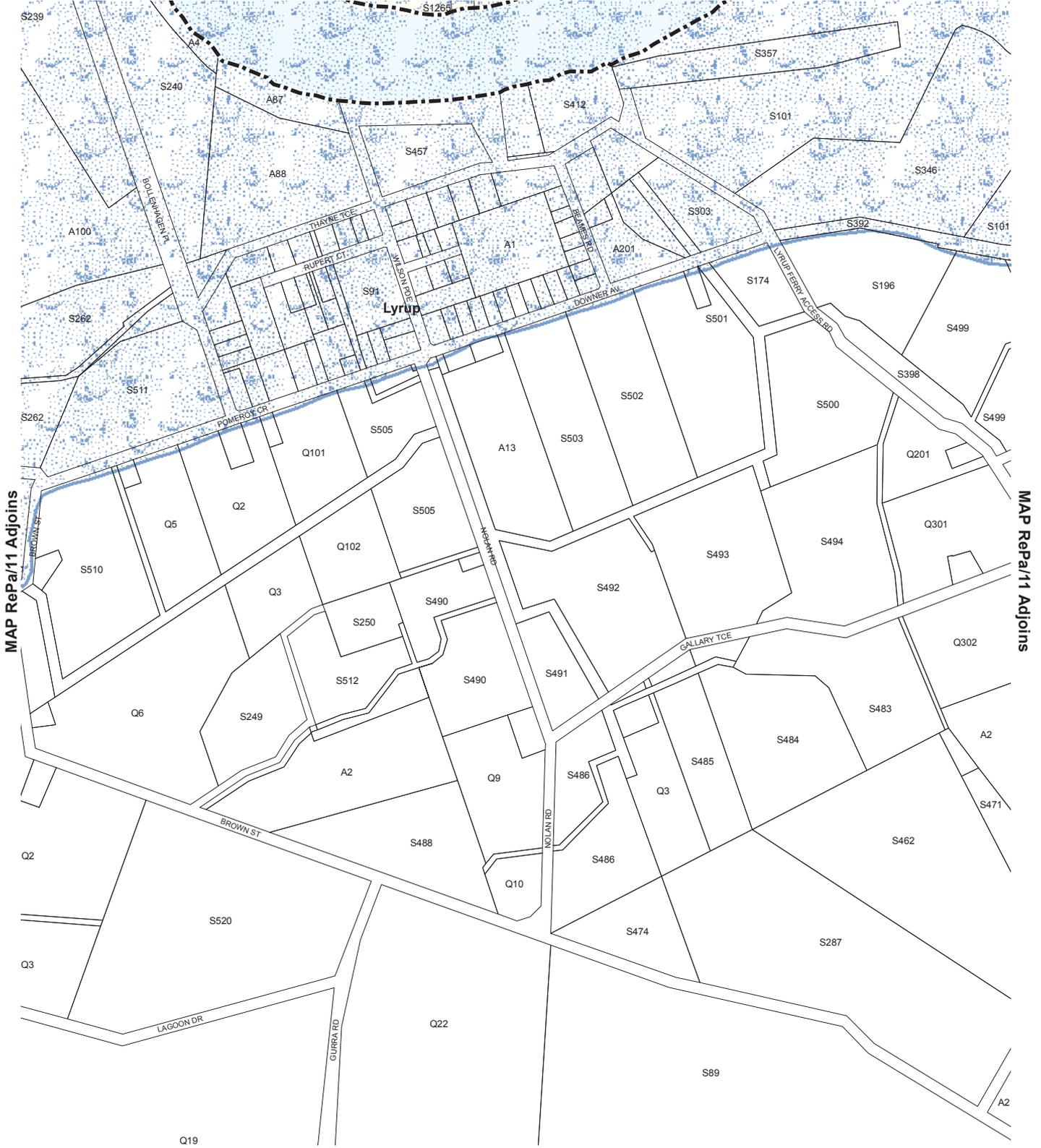
- BH Bulk Handling
- CP Caravan and Tourist Park
- In Industry
- PrPro Primary Production
- R Residential
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- TCe Town Centre
- Zone Boundary



PARINGA

Zone Map RePa/21

MAP RePa/11 Adjoins



MAP RePa/11 Adjoins



LYRUP

Overlay Map RePa/22 DEVELOPMENT CONSTRAINTS

REMARK PARINGA COUNCIL

-  1956 Flood Boundary
-  Development Plan Boundary

MAP RePa/11 Adjoins



MAP RePa/11 Adjoins



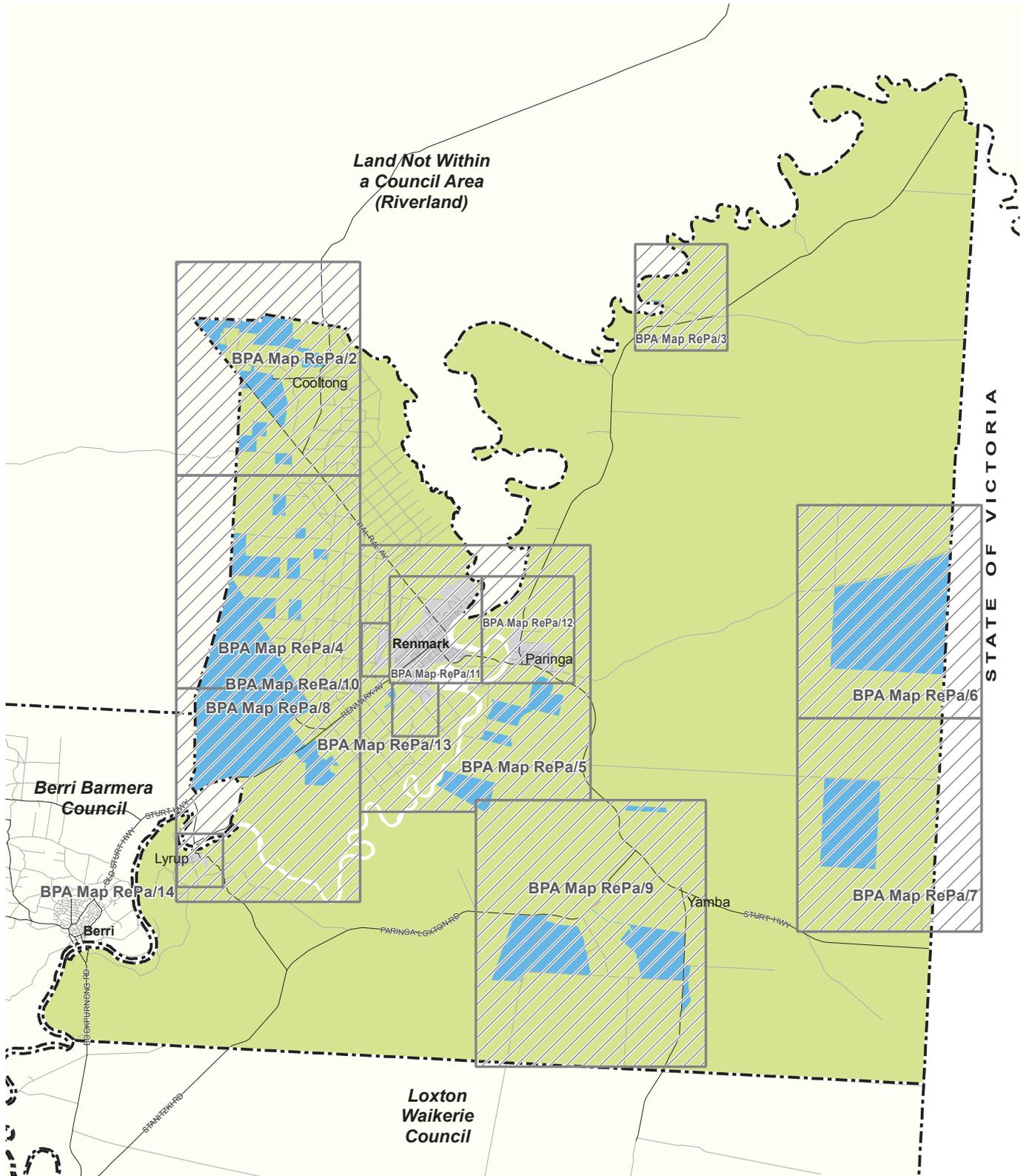
LYRUP

Overlay Map RePa/22 NATURAL RESOURCES

REMARK PARINGA COUNCIL

- Wetlands of National Importance
- Development Plan Boundary

Bushfire Risk BPA Maps



See enlargement map for accurate representation.



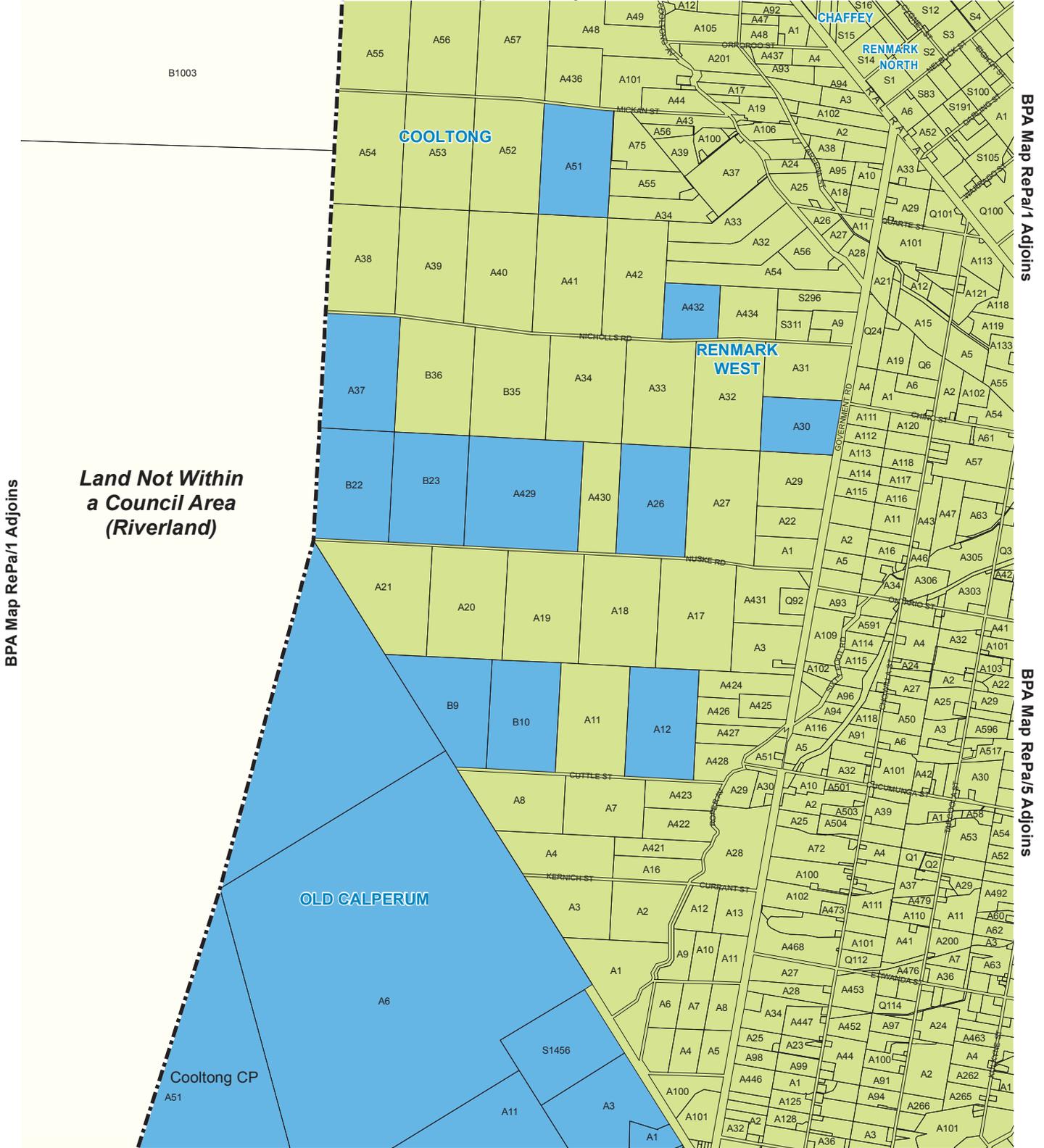
Bushfire Protection Area

BPA Map RePa/1

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map RePa/2 Adjoins



Land Not Within a Council Area (Riverland)

BPA Map RePa/1 Adjoins

BPA Map RePa/1 Adjoins

BPA Map RePa/5 Adjoins

BPA Map RePa/8 Adjoins

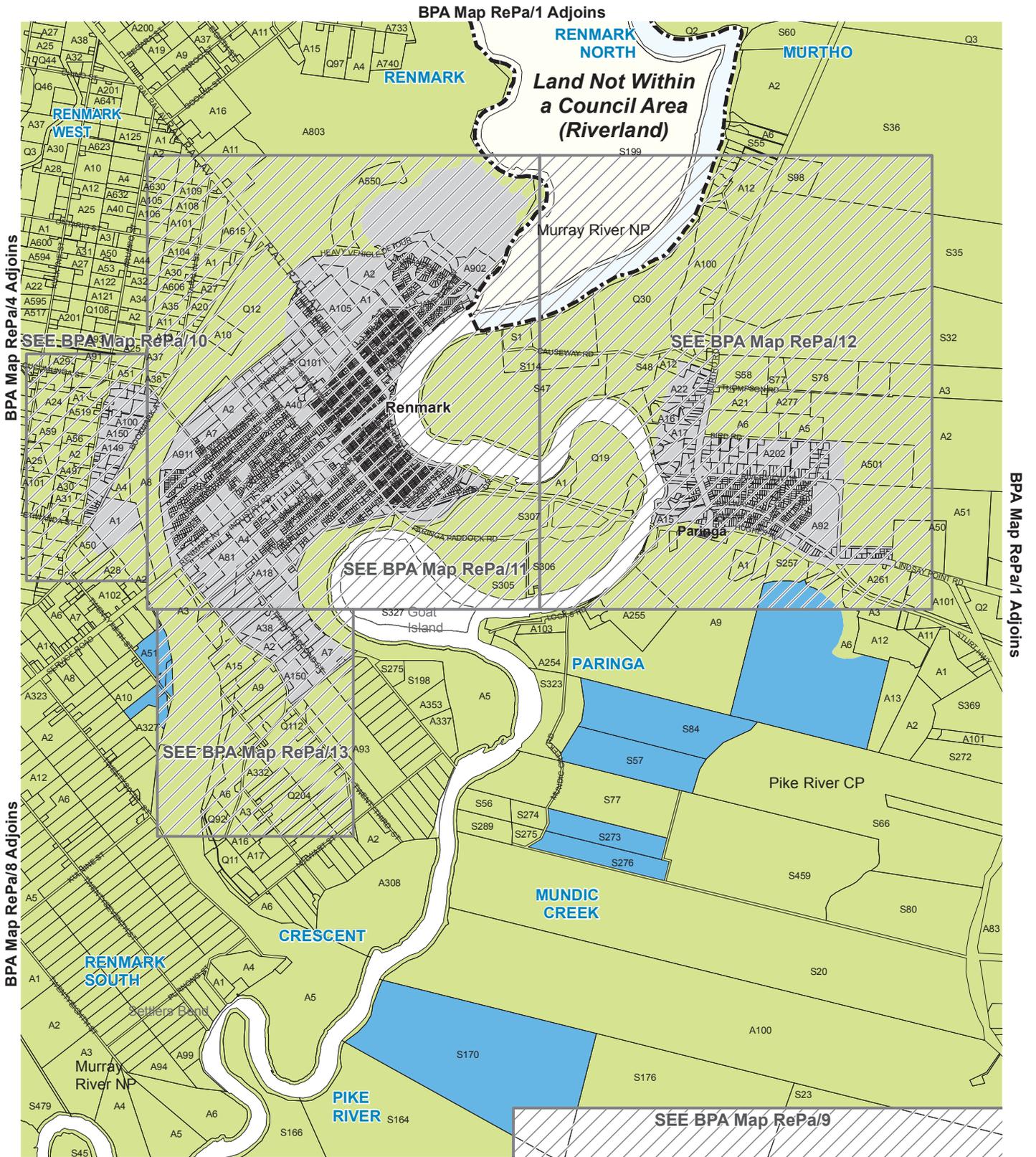


Bushfire Protection Area

BPA Map RePa/4

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



BPA Map RePa/1 Adjoins
See enlargement map for accurate representation.

BPA Map RePa/9 Adjoins



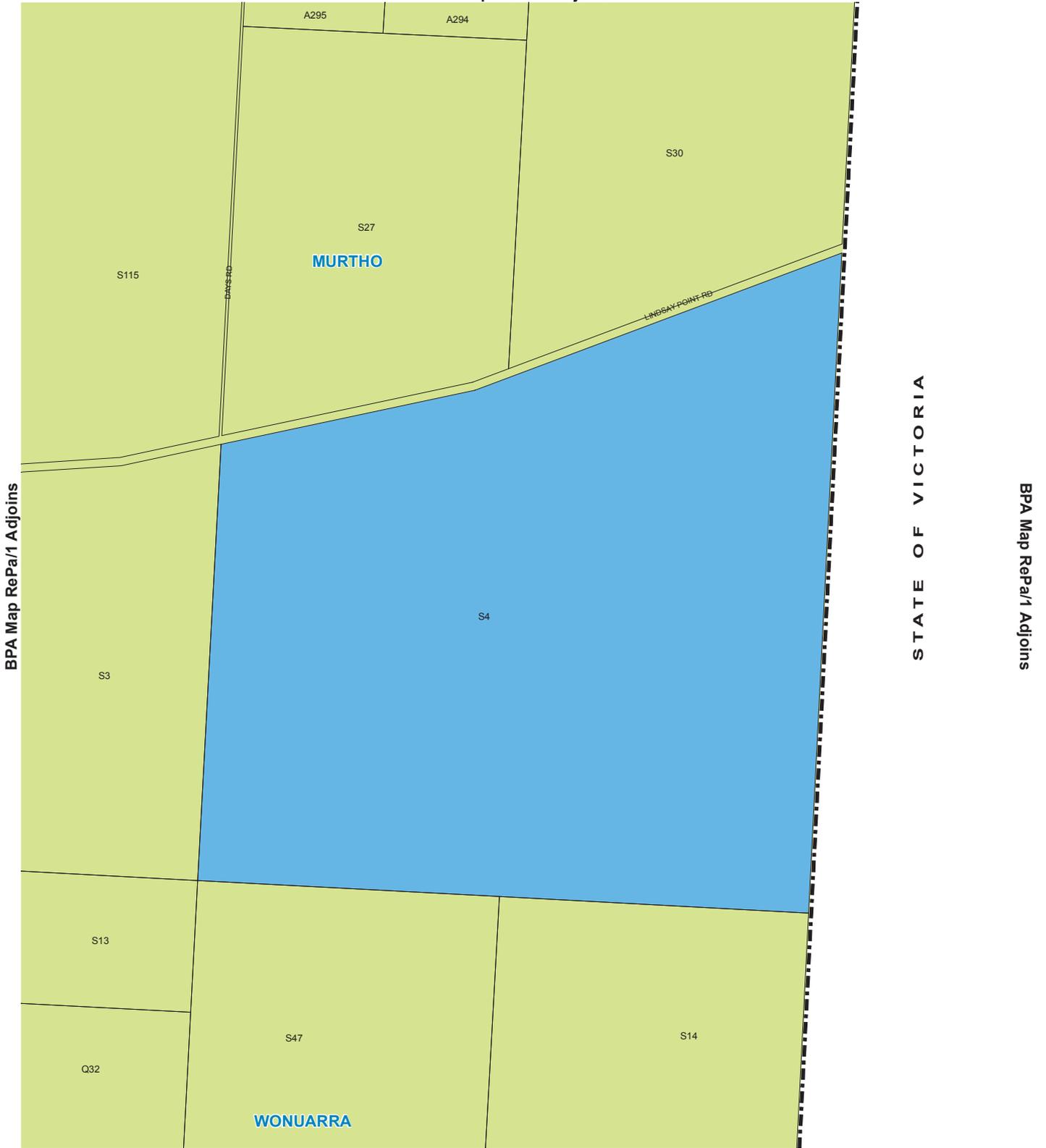
Bushfire Protection Area

BPA Map RePa/5

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map RePa/1 Adjoins



BPA Map RePa/7 Adjoins



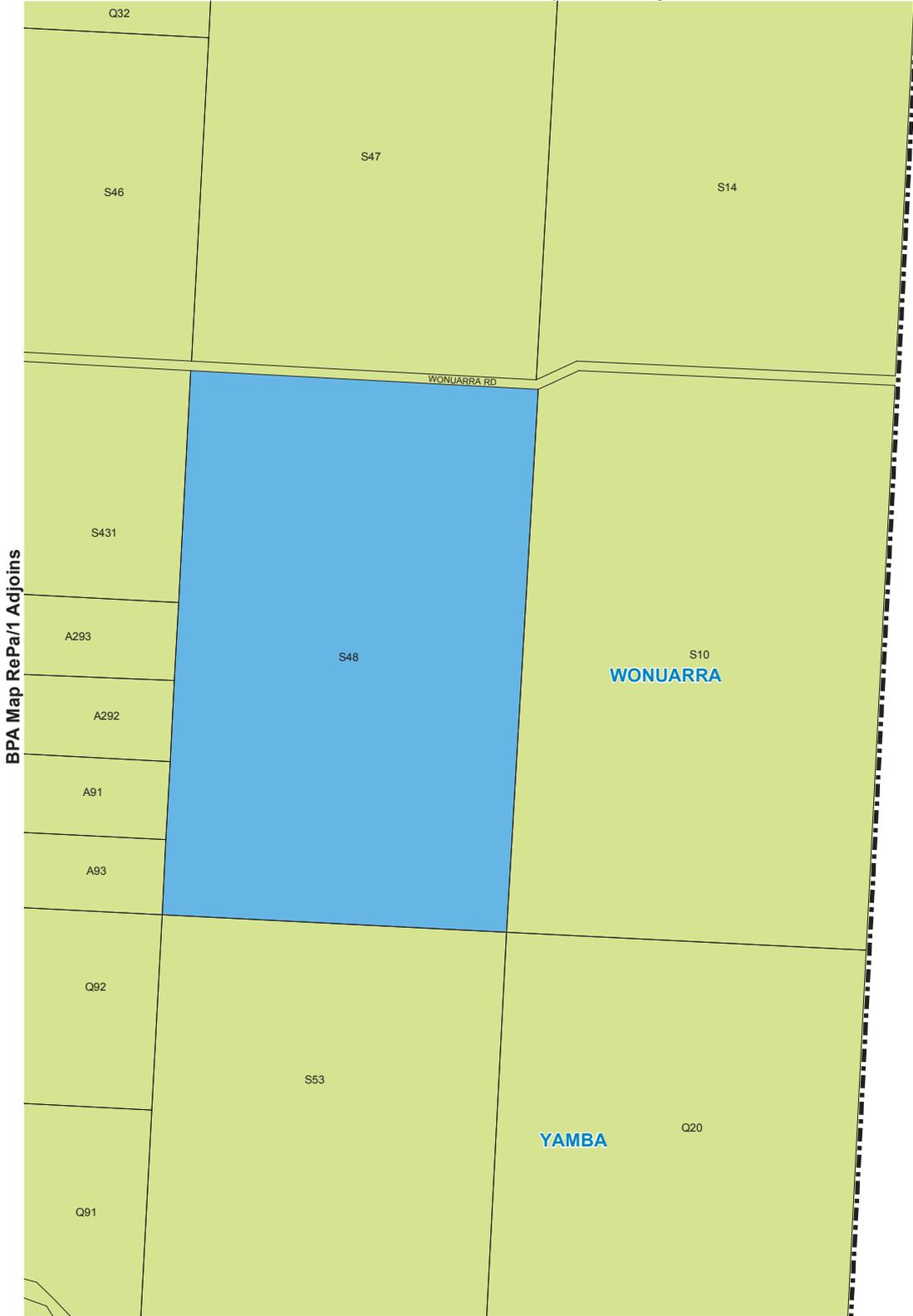
Bushfire Protection Area

BPA Map RePa/6

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map RePa/6 Adjoins



BPA Map RePa/1 Adjoins

STATE OF VICTORIA

BPA Map RePa/1 Adjoins



Bushfire Protection Area

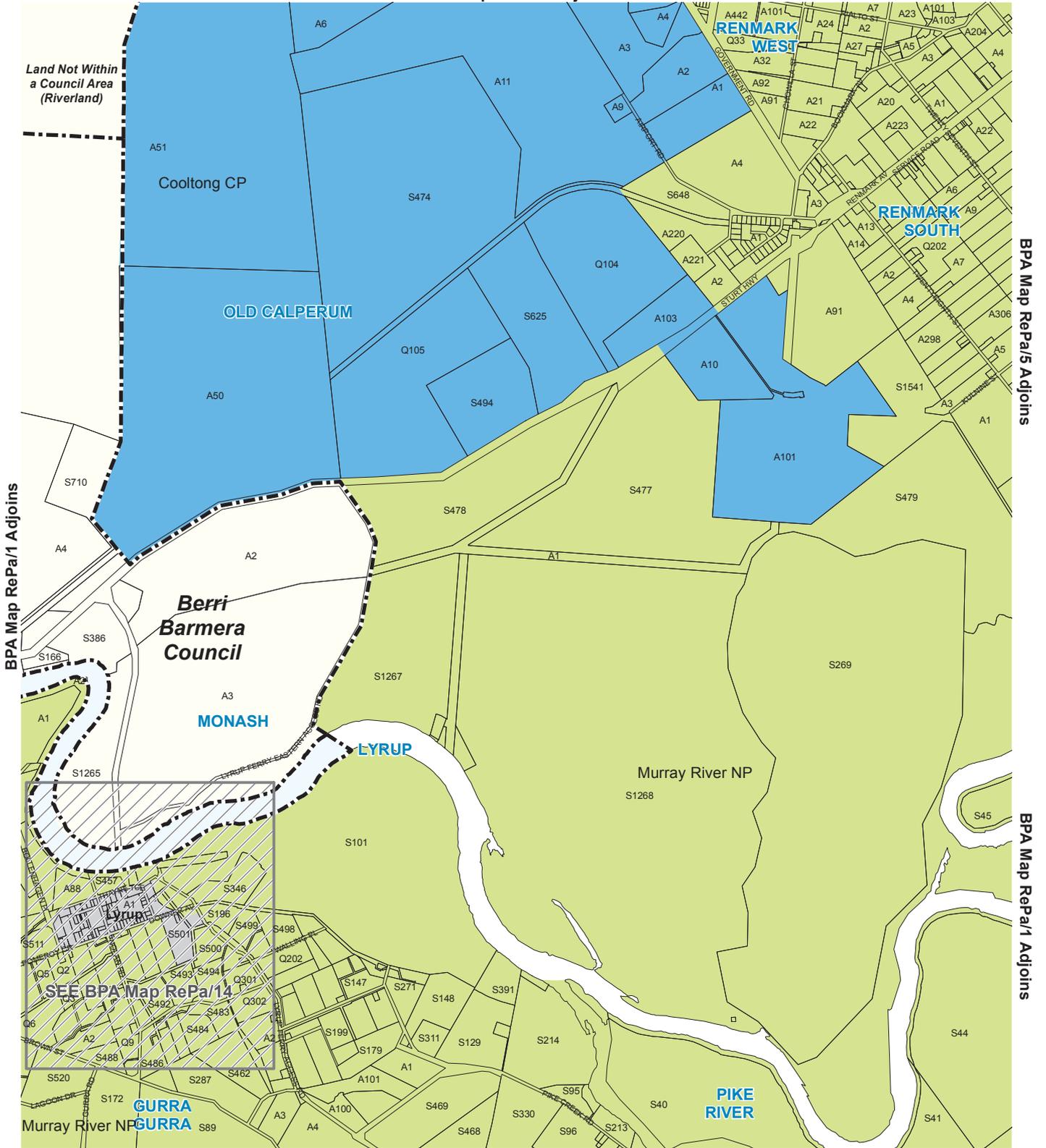
BPA Map RePa/7

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

RENMARK PARINGA COUNCIL

BPA Map RePa/4 Adjoins



BPA Map RePa/1 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map RePa/8

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map RePa/5 Adjoins



RENMA
SOU

BPA Map RePa/5 Adjoins



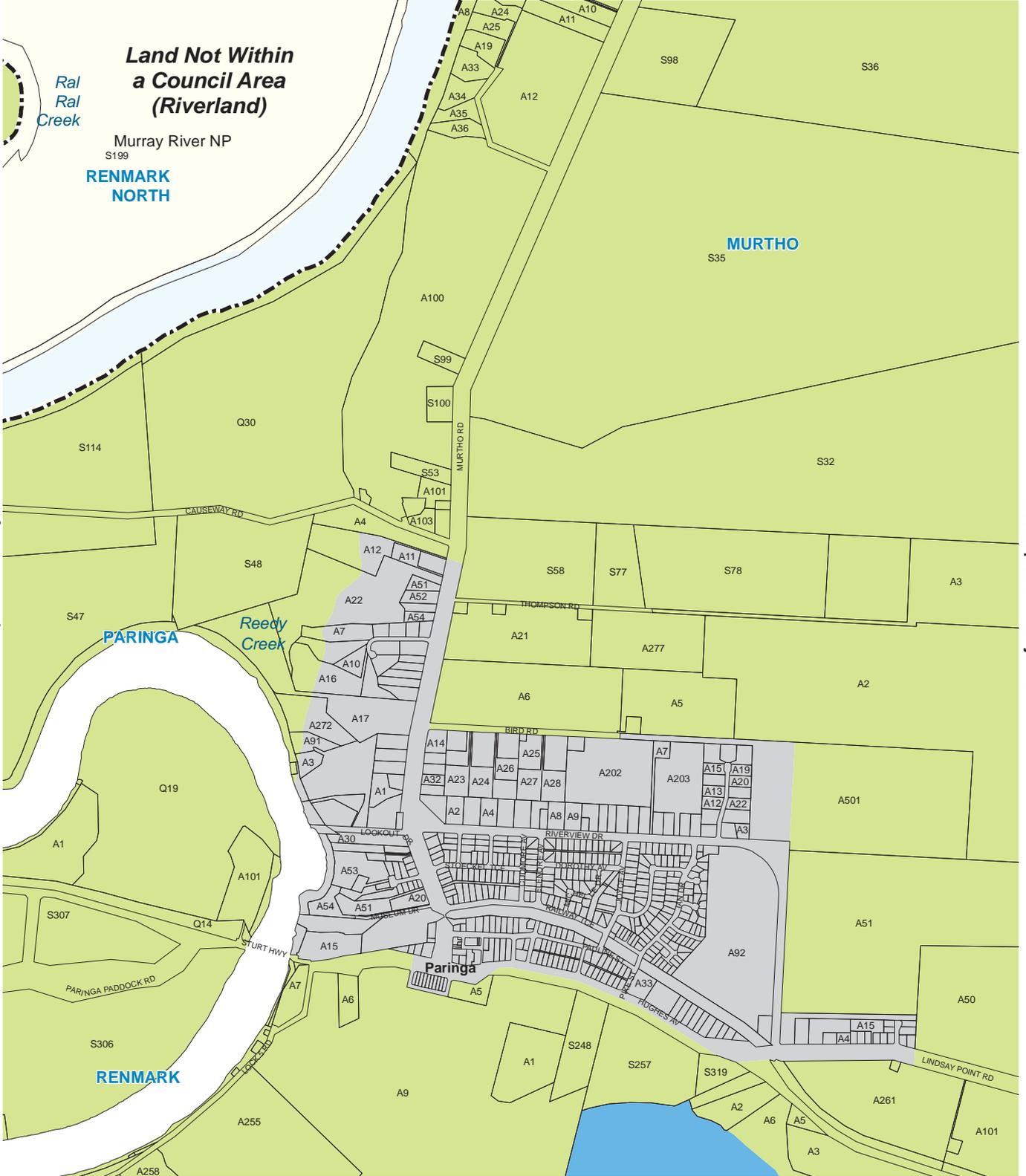
Bushfire Protection Area

BPA Map RePa/10

BUSHFIRE RISK

-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions

BPA Map RePa/5 Adjoins



BPA Map RePa/5 Adjoins

BPA Map RePa/11 Adjoins

BPA Map RePa/5 Adjoins



Bushfire Protection Area

BPA Map RePa/12

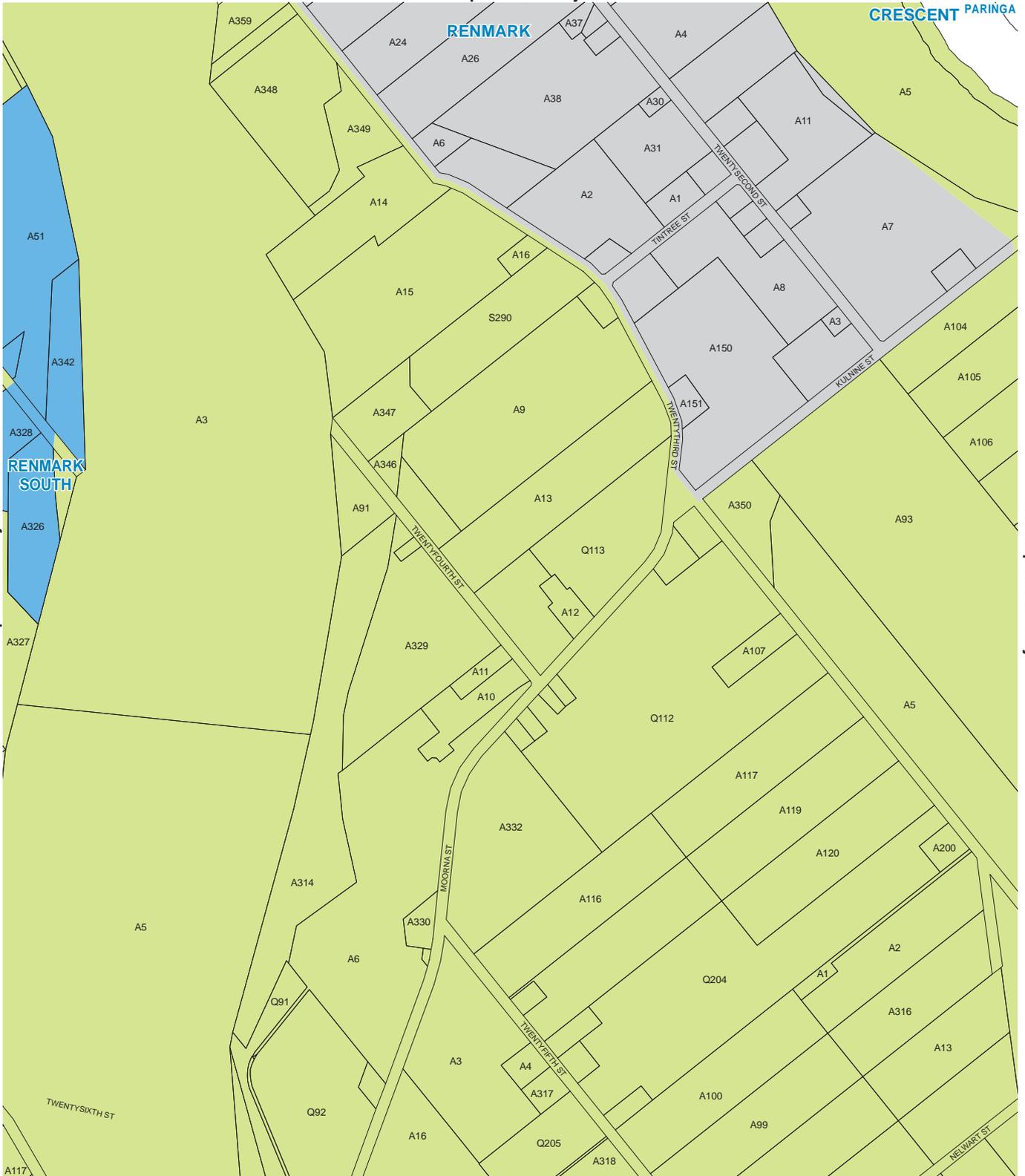
BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map RePa/11 Adjoins

CRESCENT PARINGA

REMARK



BPA Map RePa/5 Adjoins



Bushfire Protection Area

BPA Map RePa/13

BUSHFIRE RISK

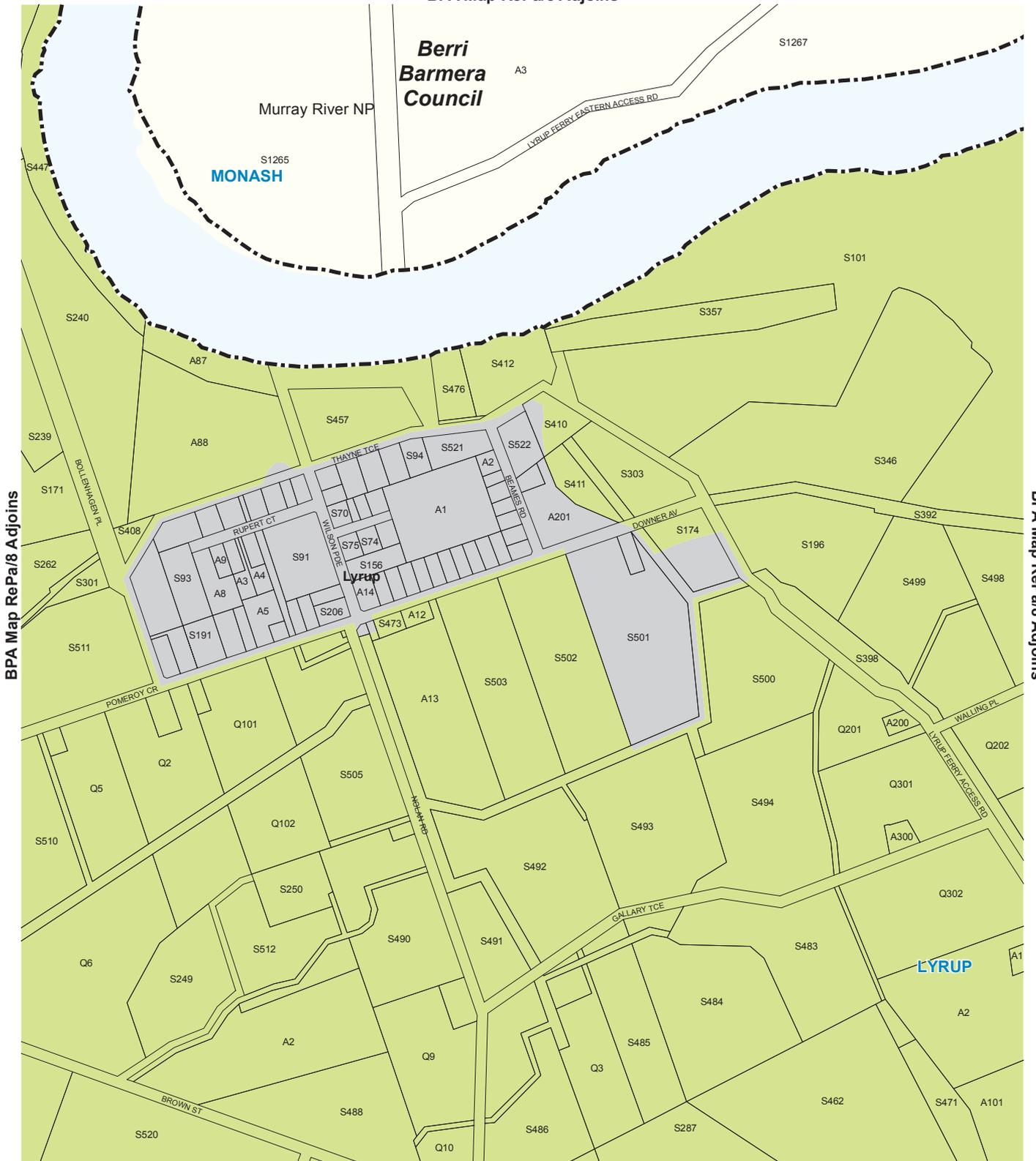
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

REMARK PARINGA COUNCIL

**Berri
Barmera
Council**

Murray River NP

MONASH



- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

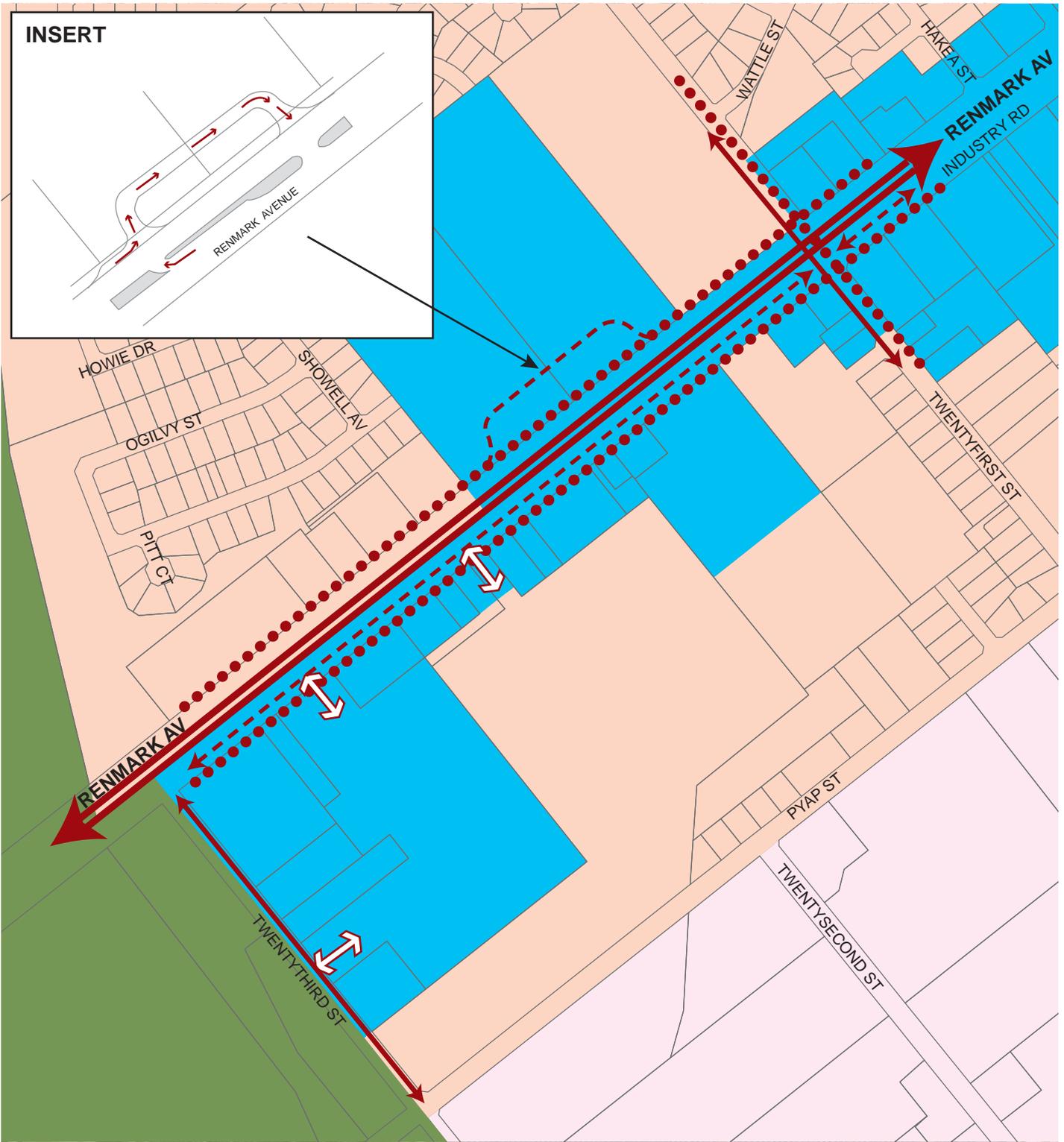


Bushfire Protection Area

BPA Map RePa/14

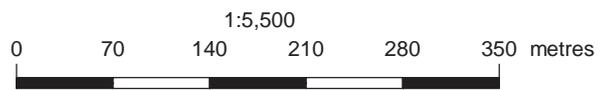
BUSHFIRE RISK

Concept Plan Maps



-  Main Vehicular Routes
-  Secondary Vehicular Routes
-  Service Road
-  Main Pedestrian / Cycle Routes
-  Possible Vehicular Access Points

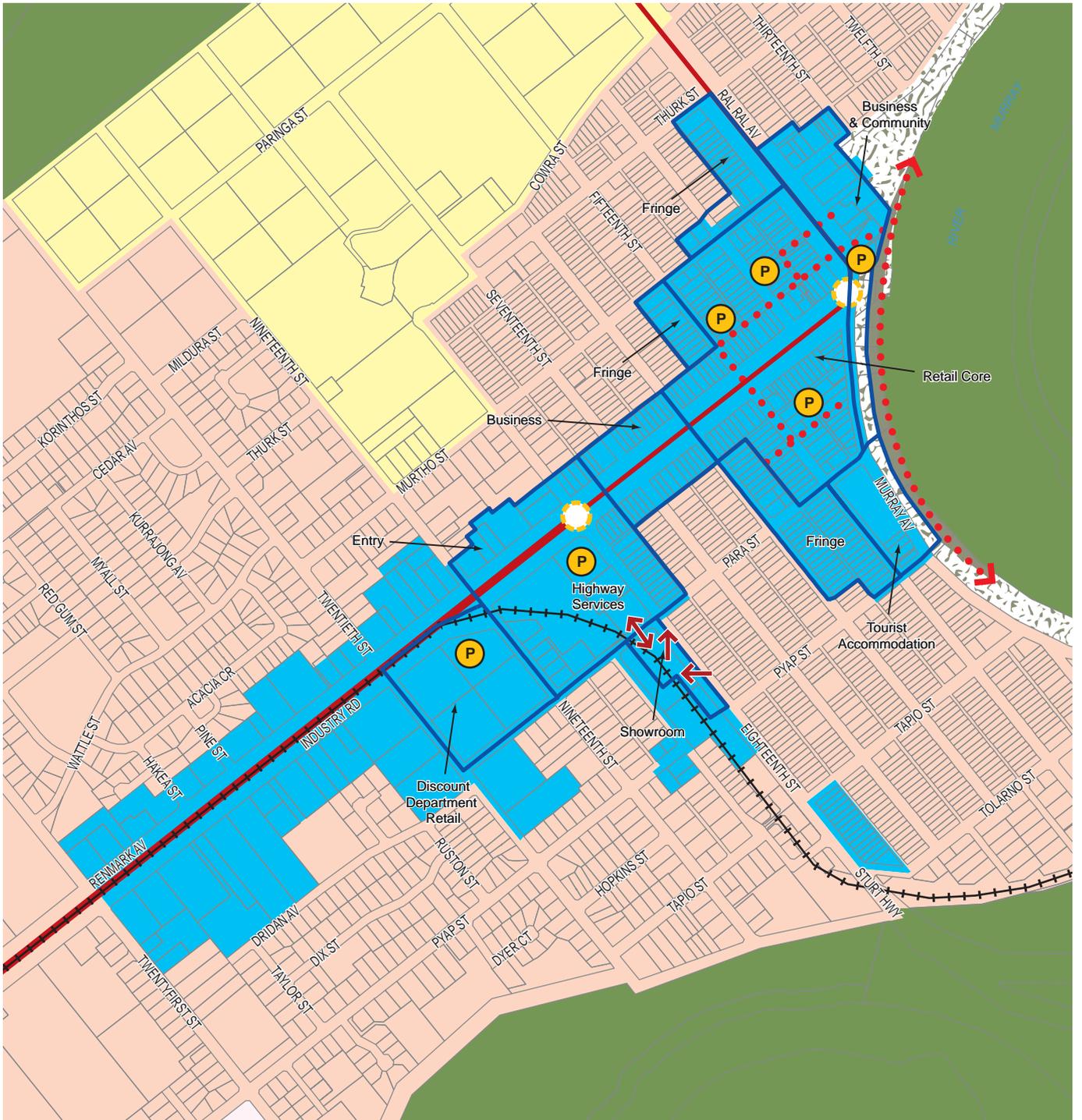
-  Commercial
-  Deferred Urban
-  River Murray Flood
-  Residential



RENMARK (TOWN)

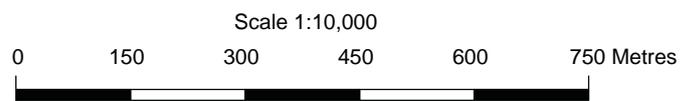
Concept Plan Map RePa/1

DISTRICT BUSINESS



- River Murray Flood / Conservation
- Residential
- Deferred Urban
- Local Centre / District Business / District Centre
- Open Space
- Community Facilities
- Public Open Space

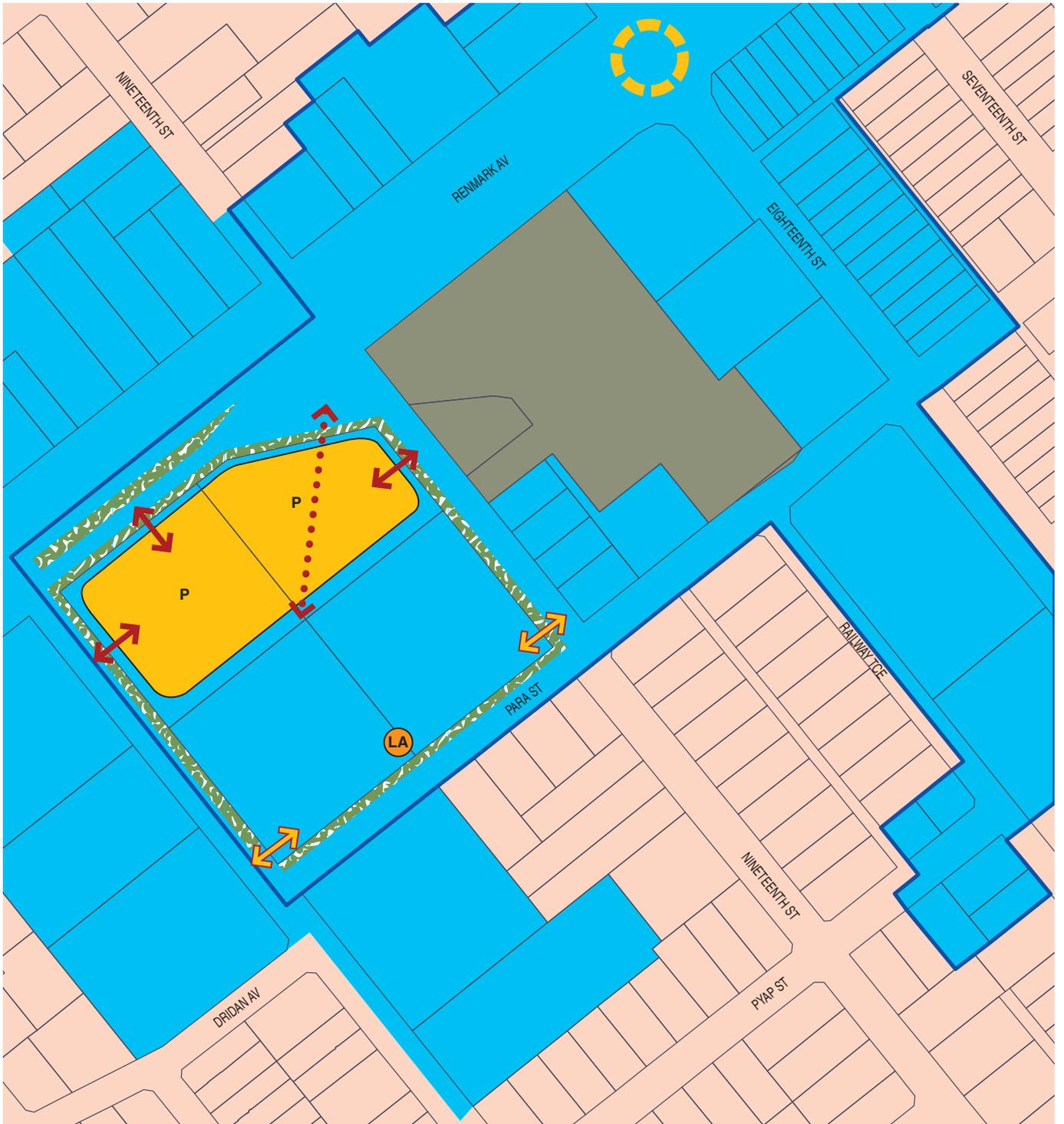
- Pedestrian Links
- Primary Arterial Road
- Secondary Arterial Road
- Focal Point Intersections
- P Parking
- Vehicular Access Points
- Railway



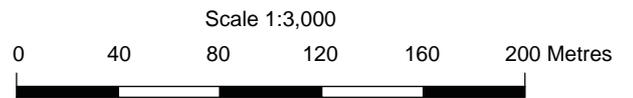
REMARK (TOWN)

Concept Plan Map RePa/2

DISTRICT CENTRE



-  Local Centre / District Business / District Centre
-  Residential
-  Landscaping
-  Public Open Space
-  Loading Area
-  Parking
-  Pedestrian and Bicycle Connection
-  Vehicular Access Point
-  Service Vehicle Access Point
-  Focal Point Intersection
-  Town Centre Zone Boundary

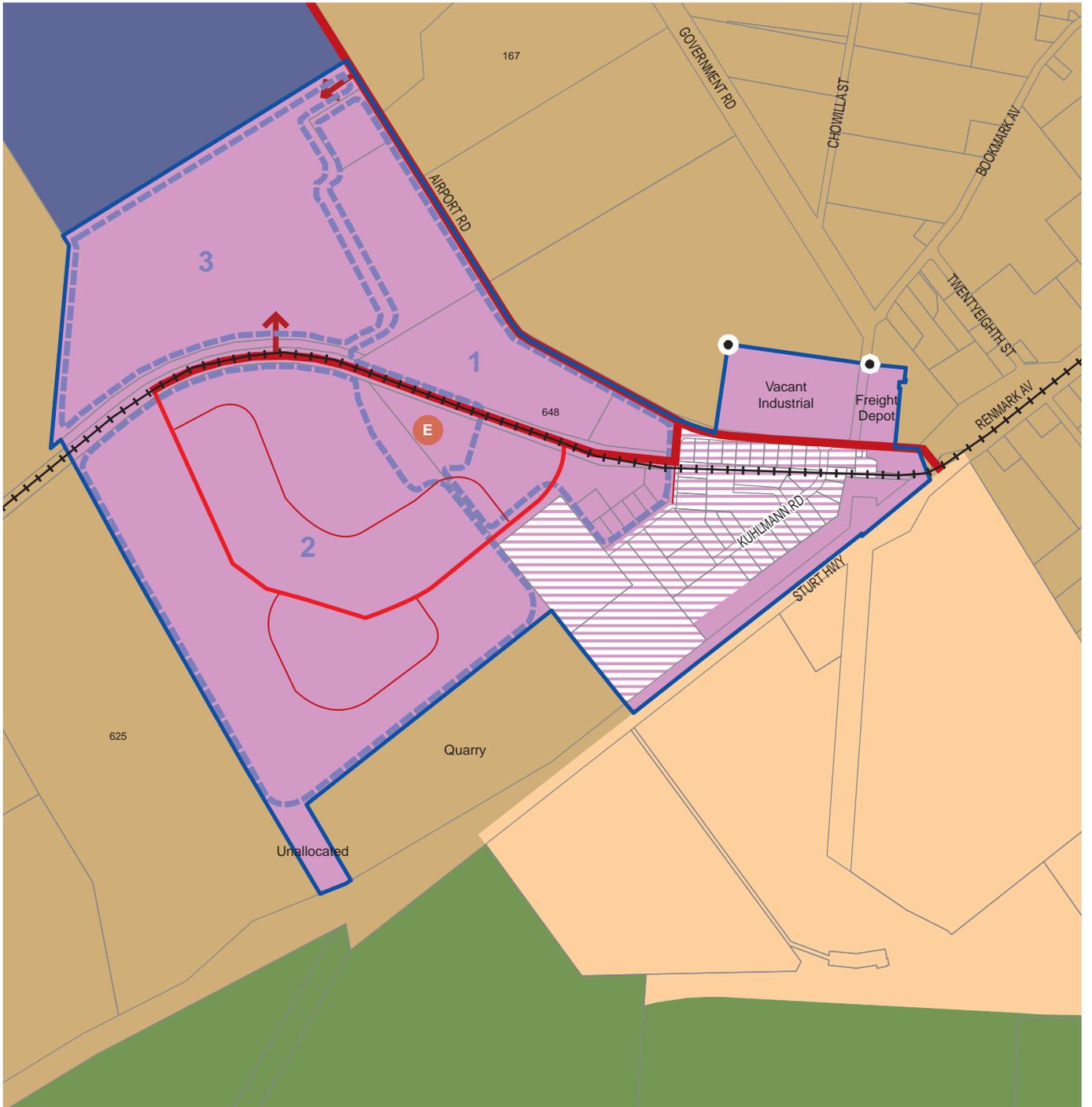


REMARK (TOWN)

Concept Plan Map RePa/3

DISTRICT CENTRE

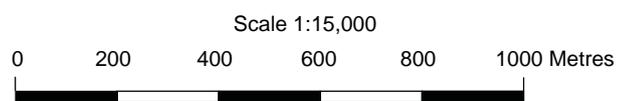
REMARK PARINGA COUNCIL



-  River Murray Flood / Conservation
-  Industry
-  Airfield
-  Primary Production
-  Rural Living
-  Existing General Industry
-  Distributor Road
-  Collector Road
-  Local Road
-  Industry Zone Boundary
-  Access Point
-  Railway
-  Effluent Lagoon Ponds

STAGING

-  Stage 1
-  Stage 2
-  Stage 3

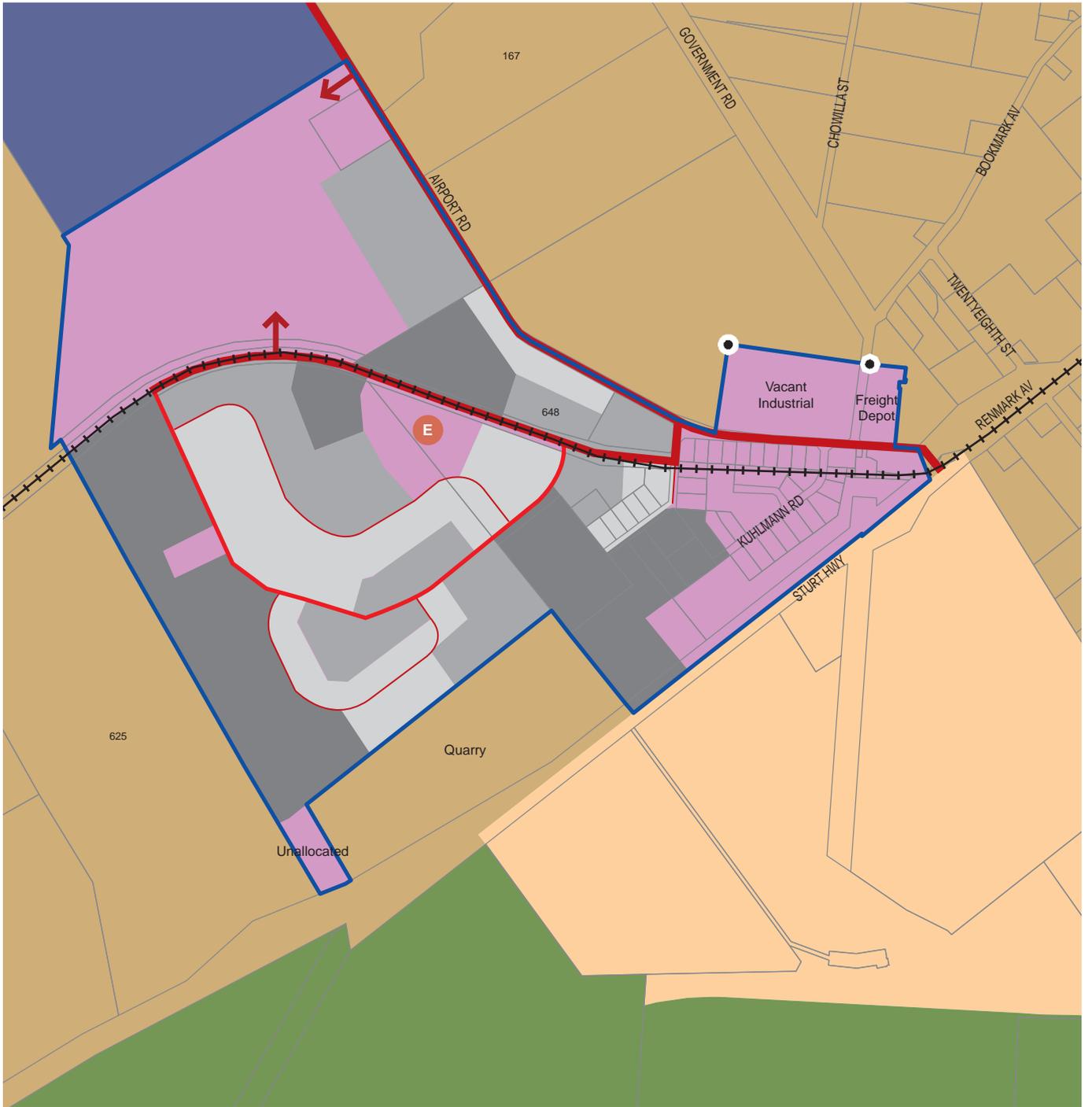


RENMARK (TOWN)

Concept Plan Map RePa/4

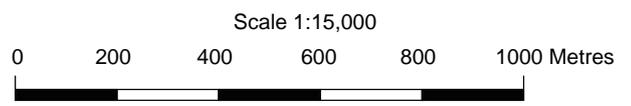
CALPERUM INDUSTRIAL ESTATE STAGING

RENMARK PARINGA COUNCIL



- River Murray Flood / Conservation
- Industry
- Airfield
- Primary Production
- Rural Living
- Distributor Road
- Collector Road
- Local Road
- E Effluent Lagoon Ponds
- Access Point
- Railway
- Industry Zone Boundary

- ALLOTMENT SIZES**
- 0.25 - 0.5 hectares
 - 1.0 - 2.0 hectares
 - 3.0 - 5.0 hectares

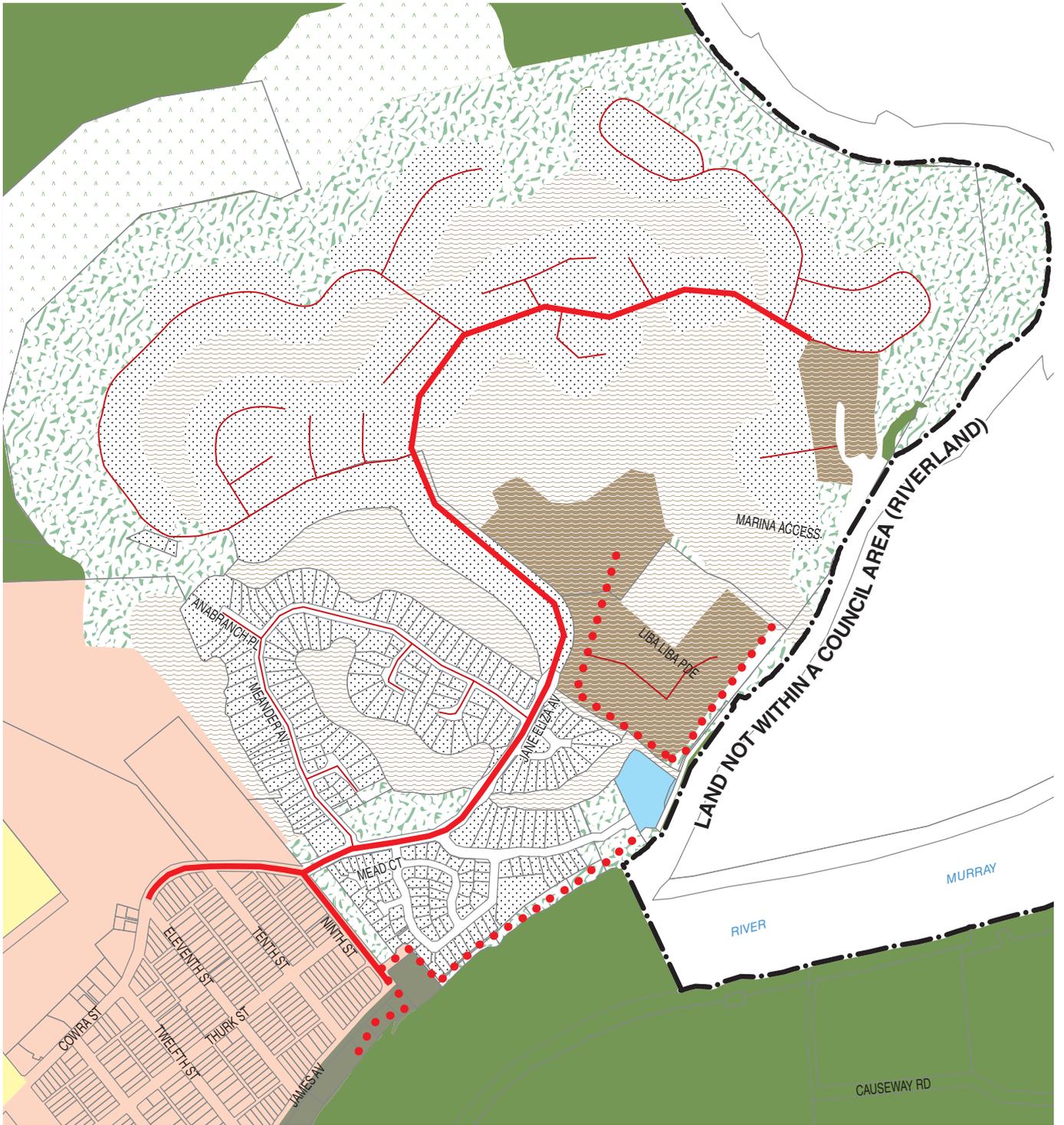


REMARK (TOWN)

Concept Plan Map RePa/5

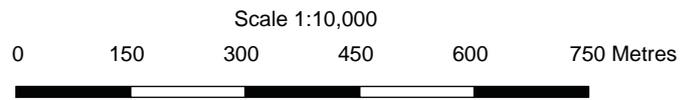
CALPERUM INDUSTRIAL PARK

REMARK PARINGA COUNCIL



- Community Facilities
- River Murray Flood
- Living
- Marina Basin
- Marina Commercial
- Reserve
- Special Use - Woodlot
- Tourist Accommodation
- Development Plan Boundary
- Pedestrian Access
- Major Local Road
- Minor local Road

- Waterfront
- Residential

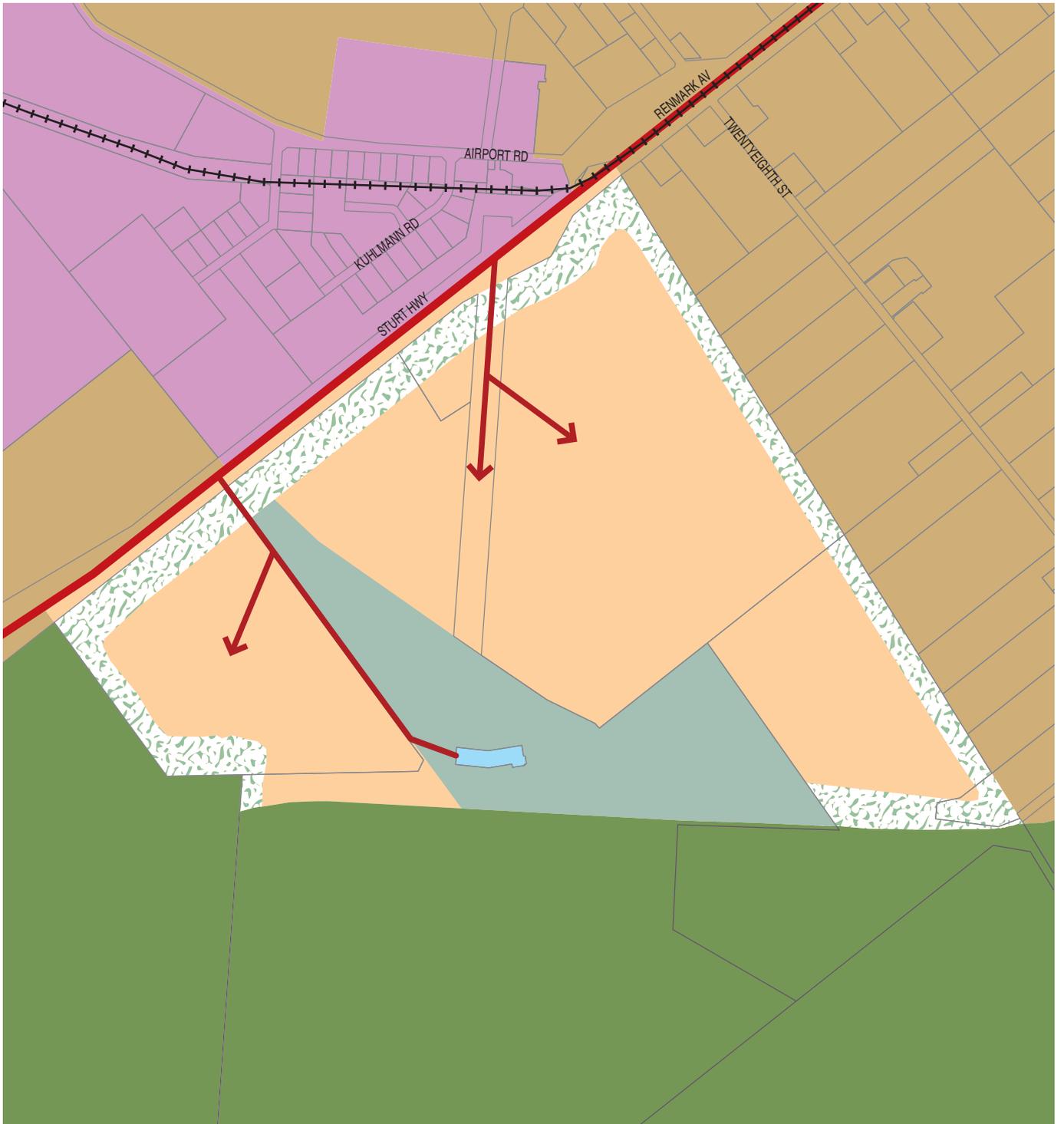


JANE ELIZA LANDING

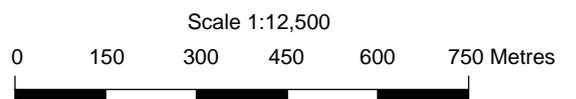
Concept Plan Map RePa/6

MARINA ESTATE

REMARK PARINGA COUNCIL



- River Murray Flood / Conservation
- Industry
- Primary Production
- Rural Living
- Recreation
- Reserve
- Tourist Accommodation
- Vehicle Access
- Primary Arterial Road
- Railway

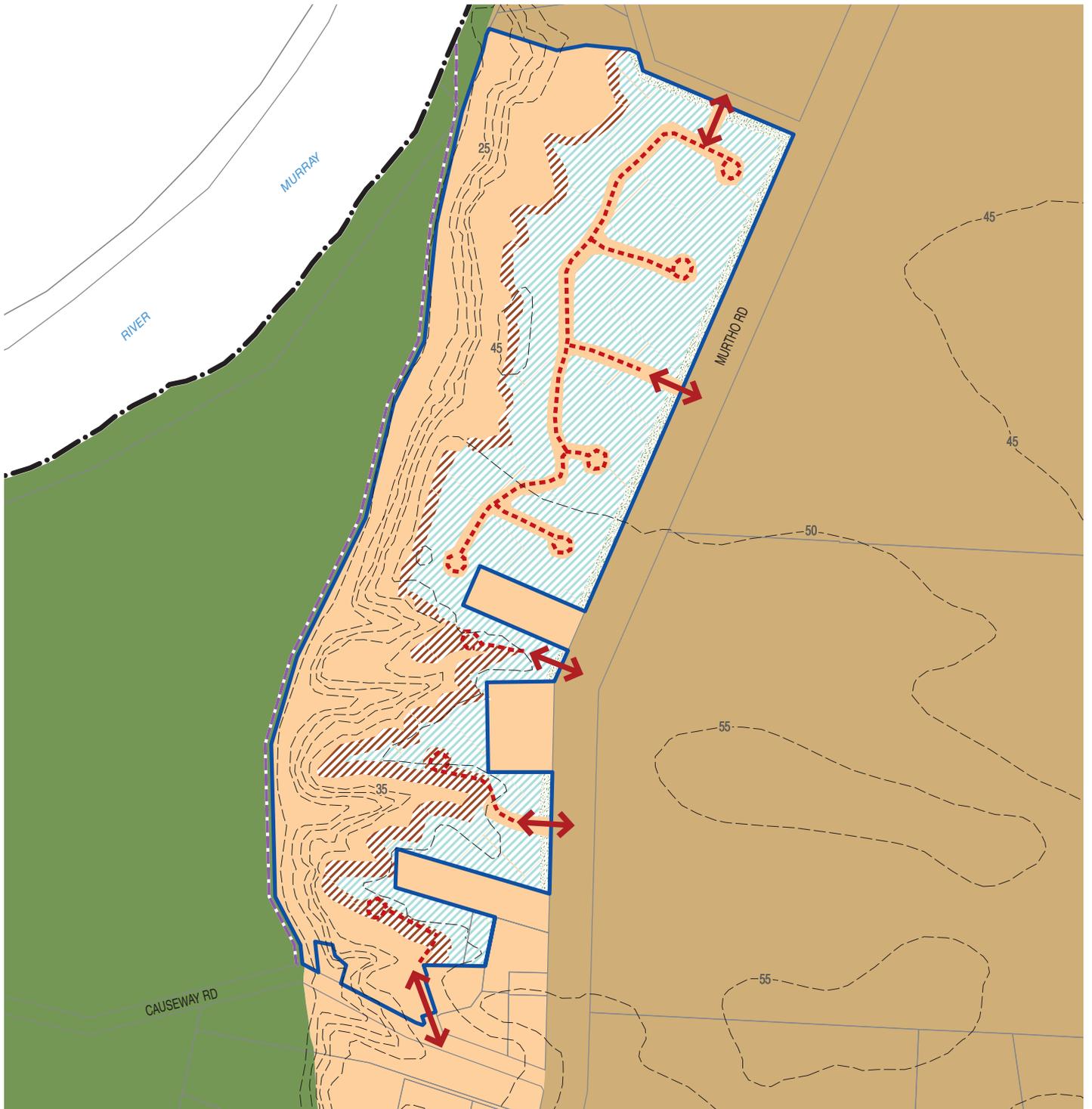


RENMARK GOLF CLUB

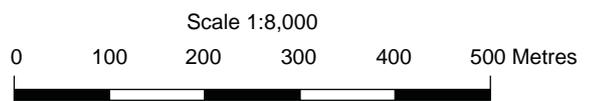
Concept Plan Map RePa/7

RURAL LIVING

RENMARK PARINGA COUNCIL



-  Minimum Lot sizes of 2500m²
-  Minimum 10m Set Back (from 45m contour) Cliff Face
-  Landscape Buffer Minimum 15m Wide
-  River Murray Flood
-  River Murray Fringe / Primary Production
-  Rural Living
-  Vehicle Access
-  1956 Flood Line
-  Site Boundary
-  Internal Circulation Road Network
-  Development Plan Boundary

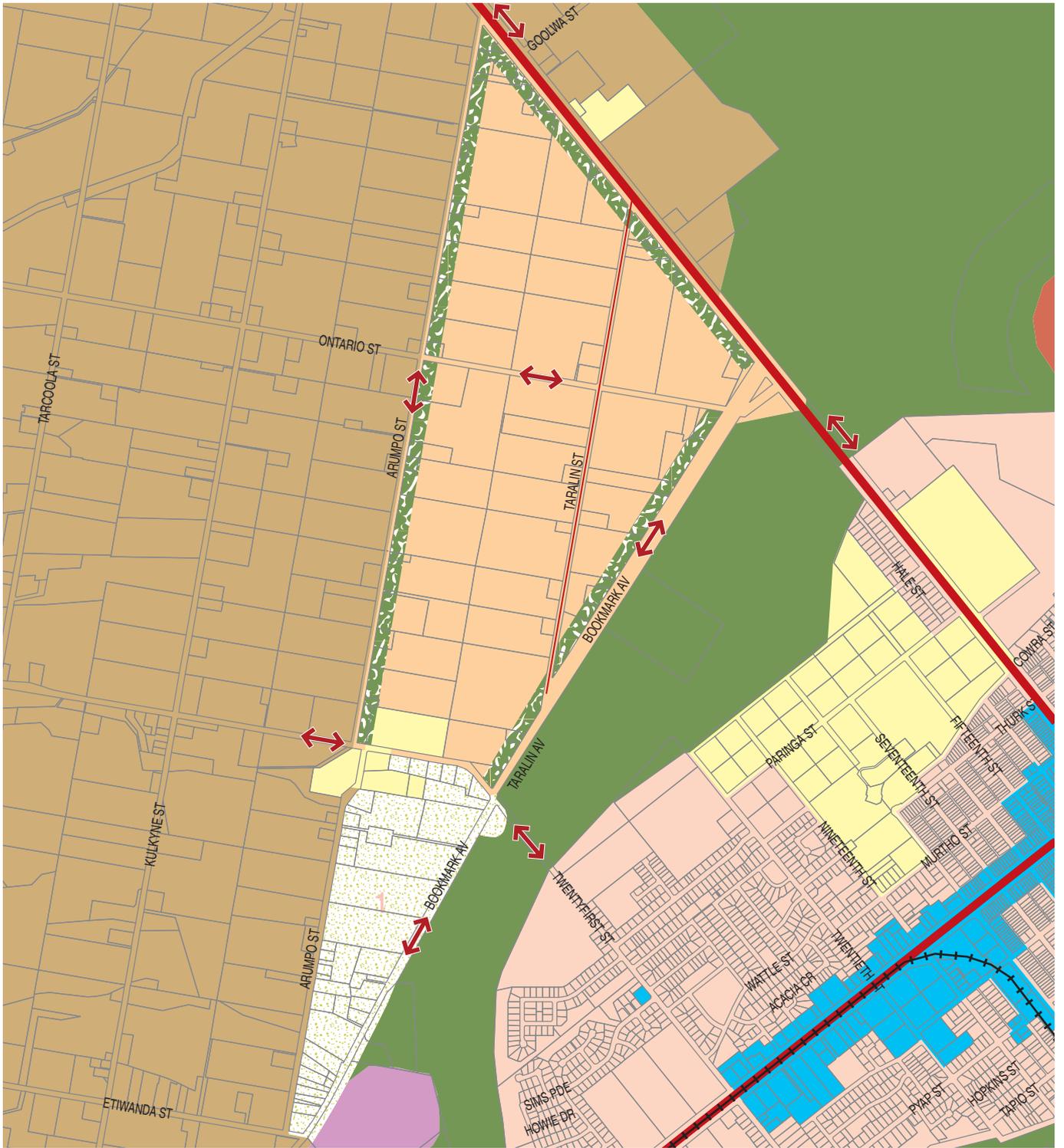


PARINGA NORTH

Concept Plan Map RePa/8

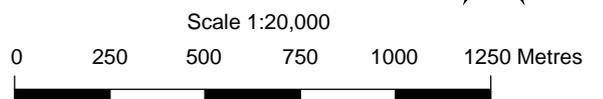
PARINGA NORTH

REMARK PARINGA COUNCIL



- Primary Production
- Residential
- Rural Living
- Buffers
- Existing Country Living
- Community
- River Murray Flood
- Marina
- Industry
- Local Centre / District Business / District Centre

- Main Road
- Local Roads
- Access
- Railway

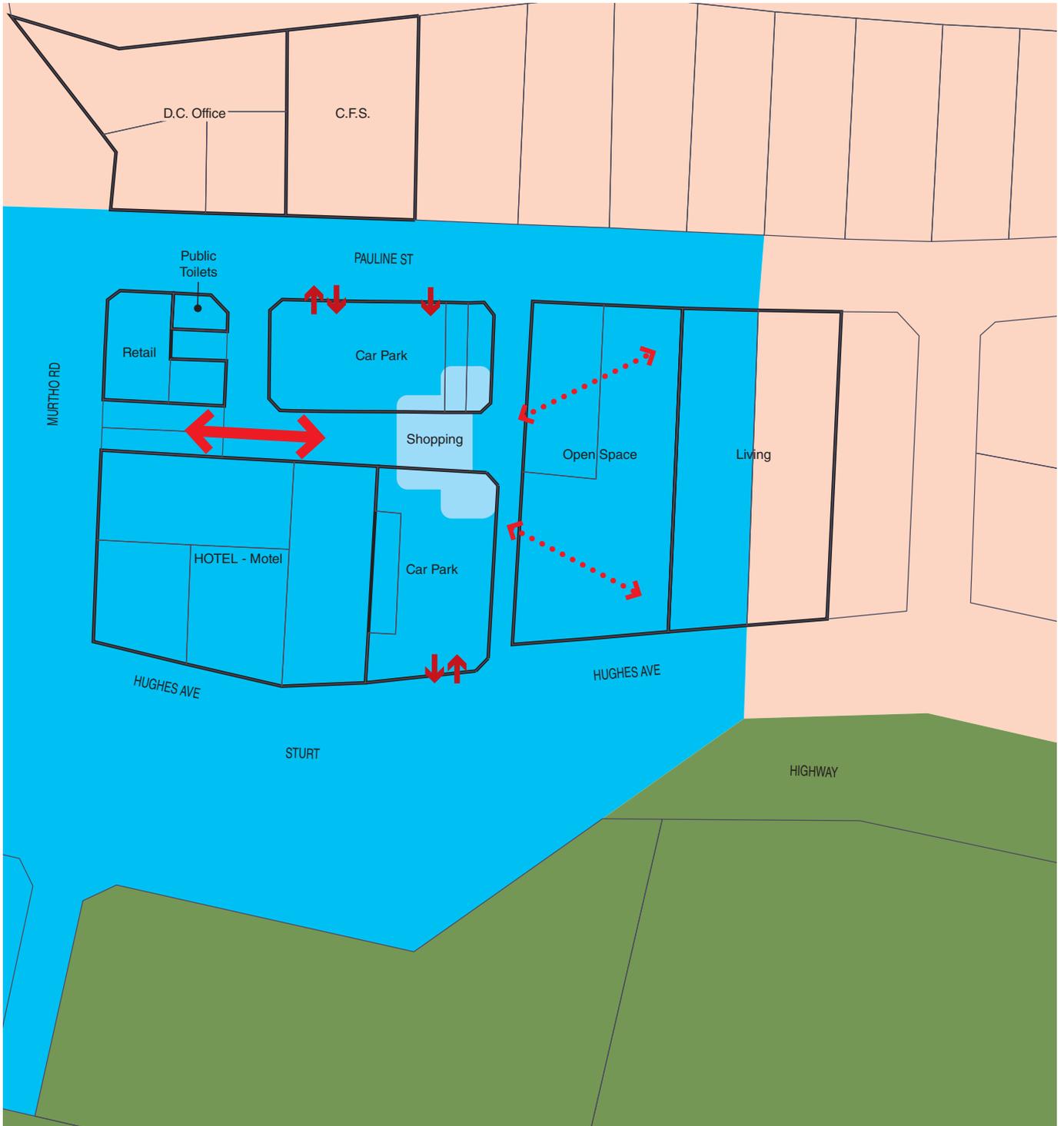


RENMARK WEST

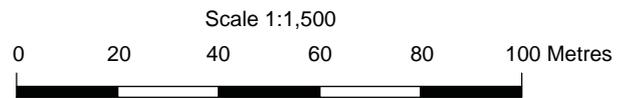
Concept Plan Map RePa/9

RURAL LIVING

RENMARK PARINGA COUNCIL



- Town Centre
- River Murray Flood
- Residential
- ↑
↓ Proposed Vehicular Access Points
- ↔ Pedestrian Walkway
- ↔ Vehicular Links



PARINGA (TOWN)

Concept Plan Map RePa/10

TOWN CENTRE

REMARK PARINGA COUNCIL

The Renmark Paringa Council

Better Development Plan Conversion and
Alignment Development Plan Amendment

Summary of Consultation and Proposed Amendments (SCPA) Report

September 2011

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List of Attachments

- Attachment A - Summary and Response to Public Submissions
- Attachment B - Summary and Response to Public Meeting Submissions
- Attachment C - Timeframe Report
- Attachment D - Schedule 4A Certificate
- Attachment E - Schedule 4B Certificate

1. Introduction

This Summary of Consultation and Proposed Amendments (SCPA) report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the amendment. The report also provides details of the consultation process undertaken by Council.

The SCPA Report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this report.

The Amendment reflects the recommendations of Council contained in this report.

2. Consultation

2.1 Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B (with consultation approval and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008) and as agreed in the Statement of Intent.

The consultation period was from 13 September to 8 November 2010.

2.2 Public Notification

Notices were published in the Government Gazette and the Murray Pioneer and Riverland Weekly.

The DPA documents were also on display at Council's Local Government Centre and the Public Library during the consultation period. A copy of the DPA was forwarded to the Department of Planning and Local Government at the commencement of the consultation period.

2.3 Members of Parliament

Consultation was undertaken with the following Members of Parliament:-

- Mr Tim Whetstone, Member for Chaffey
- Mr Patrick Secker, Member for Barker

No response or issues were raised.

3. Public and Agency Submissions

3.1 Public Submissions

26 public submissions were received. Key issues raised in the submissions are summarised as follows:

- Concerns relating to mapping and policy associated with Rural Living Policy Area 7 at Paringa
- Numerous submissions objecting to the non-complying classification for dwellings on allotments less than 8 hectares in the Horticulture Policy Area of the Primary Production Zone
- Support for the protection of the Horticulture Policy Area as a long term horticultural area
- Concerns relating to the inappropriateness of the 40 metre buffer for dwellings without any flexibility
- Support for smaller lot sizes and an amended staging plan for the Renmark West Rural Living Zone (Precinct 10)
- That Council rezones land in the River Murray Fringe Zone at Lyrup (western side) to Township Zone.

A report on each submission (summary, content, and action taken in response to each submission) is contained in **Attachment A**.

3.2 Dwellings in Primary Production Zone (Horticulture Policy Area)

In response to numerous and overwhelming public submissions and community angst, the Council seeks to moderate its position on dwellings being 'non-complying' on allotments of less than 8 hectares in the Horticultural Policy Area of the Primary Production Zone.

Although Council's long term vision to protect horticultural areas for future farming generations remains the same, Council proposes that dwellings be 'merit' applications (as per the current Development Plan), but with clear merit based Principles of Development Control to guide the siting, buffering, locational and effluent disposal outcomes that are required – also linking dwellings to the envisaged uses in the zone.

Council's policy position is as follows:-

1. Desired character

Retention of desired character statement regarding 'right to farm' and importance of Horticulture Policy Area for food production. Dwellings to be secondary to this primary purpose, but are envisaged where certain criteria can be met.

2. Land division

The creation of any additional allotments is 'non-complying' – this will also limit/control the construction of future dwellings.

3. Non-complying dwellings

Dwellings to be 'non-complying' on any new allotment created after the authorisation of this DPA, unless the allotment is greater than 8 hectares.

4. Merit based dwellings

Dwellings on allotments created prior to the authorisation of this DPA to be merit based, but with the introduction of stronger merit based policies than exists in the current Development Plan – also linking the use of the land to envisaged uses.

This does not guarantee the approval of all dwellings in this Policy Area, as each case would need to pass a merit assessment.

5. EPA buffers

Promotion of 40 metre vegetated buffers in compliance with EPA advice for the construction of any dwelling in proximity to horticultural activity.

6. Excision policy

Alignment of the excision policy with the Berri Barmera Council – and by limiting its application with the insertion of relevant dates (relating to age of allotment and also the dwelling) to ensure the excision policy can only be used once – also any ‘dwelling’ on the balance lot (no minimum balance area as per Berri Barmera DPA) will be ‘non-complying’ as it would have been created ‘post’ the DPA authorisation.

7. Regional alignment

The above policy approach has been supported by the three Riverland Councils as part of the Better Development Plan and Alignment DPAs, through the Riverland Futures Taskforce, again noting that this approach will promote regional policy consistency and improve/strengthen the promotion of horticultural areas compared to the current Development Plan.

The Council stresses that its position:-

- Has had proper regard to a range of public and agency submissions
- Delivers a policy outcome that is stronger than exists in the current Development Plan, in relation to dwellings
- Seeks to allow dwellings, on a merit bases, not as of right, noting the ‘desired future’ of the Policy Area remains in tact
- Acknowledges that the Department for Planning and Local Government and Primary Industries SA have no exact policy direction on this heading

Council notes that this policy approach may give rise to ‘appeals’ where dwellings are refused based on a ‘merit test’ of the Development Plan policies – Council has been briefed on this aspect and will monitor the performance of the Development Plan policy through regular Section 30 and subsequent Development Plan reviews.

A report on each submission relating to this issue is included in **Attachment A**.

3.3 Agency Submissions

14 responses were received from agencies relating to:-

- General comments and observations
- Issues that required minor technical policy changes where relevant

3.4 Review of Submissions and Public Meeting

Copies of all submissions were made available for public review from 8 November 2010 to 30 November 2010 at the Council office.

9 submitters requested to be heard, and therefore a public meeting was held on 29 November 2010.

A copy of the proceedings and a summary of verbal submissions made at the public meeting are included in **Attachment B**

4. Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

Delays occurred because of:-

- The delay in commissioning and completing the environmental investigations requested by the EPA, via Australian Water Environments
- Additional requirements of the Loxton Waikerie Council (as part of the overall Riverland Futures Taskforce) in relation to policy for small settlements
- The very large number of public and agency submission
- The complexities of undertaking three (3) Development Plan reviews concurrently – and need for separate Council briefings and to endeavor to seek policy ‘alignment’

5. CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

6. Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments:

- Interface between land uses
 - Additional policy to address building near high pressure pipelines
 - Buffer policy amendments
- New Caravan and Tourist Park Zone to recognise existing facilities at Renmark and Paringa
- Inclusion of the District Business Zone DPA (now authorised)
 - Extension of zone to the west, and inclusion of new Precinct 3 Bulky Goods Precinct, in line with recent authorisation of the District Business Zone DPA
 - Use of District Business Zone DPA 'desired character' statement in favour of exhibition version of this DPA (except for Paringa which is in Town Centre Zone)
 - Relocation of Concept Plan Map RePa/1 (now Concept Plan RePa/10) within Town Centre Zone (at Paringa) to correct error in conversion process
 - Minor changes to Industry Zone, as some of this land was rezoned to District Business Zone
 - Translation of policy into BDP format and for consistency of non-complying clauses between District Business Zone and Town Centre Zone at Paringa
- Primary Production Zone
 - Strengthen the Desired Future Character Statement relating to the non-division of dwellings for farm hands and farm managers, and with restriction in Horticulture Policy Area on more than one dwelling per allotment
 - Merit and 'non-complying' triggers for dwellings
 - Recognition that 40m landscape buffer should not be necessary in cases where the development is located adjacent to non-horticultural land uses or road reserves
 - Alignment of 'dwelling excision' policy with Berri Barmera Council Better Development Plan and Alignment DPA
 - Refer Section 3.2
- River Murray Fringe Zone
 - Strengthening of 'dwelling excision' non-complying trigger
- Rural Living Zone
 - Paringa North – better recognition of existing Development Plan policy as it affects the area shown on Concept Plan Map RePa/8
 - Strengthening of EPA buffer policy
 - Amend Concept Plan Map RePa/9 by deleting the staging requirements
- Minor policy alterations in response to public and agency submissions, to address policy duplication or technical drafting, and corresponding alterations (where appropriate) across each of the three Councils DPAs to ensure policy alignment and consistency
- Minor technical amendments sought by relevant agencies.

The following is a list of changes proposed to the mapping:-

- To recognise District Business Zone DPA (now authorised)
 - New Precinct 3 – Bulky Goods inserted as part of translation
 - various renumbering of all other Precincts
 - Concept Map RePa/1 inserted as part of translation and Paringa concept plan relocated to correct zone (Town Centre)
- Amend Concept Plan Map RePa/9 (now Concept Plan RePa/10) by deleting the staging requirements
- Amend Map RePa/8, 18 and 21 to recognise the New Caravan and Tourist Park Zone
- Overlay maps aligned with Gazettal Notice Commonwealth Gazette on 19th December 2007 for the Ramsar Wetland, by DPLG

List of Attachments

Attachment A

Report on each public submission received (including summary, comments and action taken in response)

Attachment B

Report on each verbal submission with reference to Attachment A

Attachment C

Timeframe report

Attachment D

CEO's Certification as per Schedule 4A

Attachment E

CEO's Certification as per Schedule 4B

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

No.	Name and Address	Submission Summary	Comment	Council Response
1.	Jeff Smith - Planning Chambers Pty. Ltd (for John and Gloria Rover), 219 Sturt St, Adelaide, 5000	<p>Background</p> <p>The Rovers own of various land parcels abutting Rover Crescent, Murtho Road and Causeway Road, Paringa North. Their land is affected by the policy provisions and mapping in the DPA.</p> <p>The Rover land was for many years, the subject of a Plan Amendment Report (PAR), that ultimately resulted in the land being rezoned to Country Living – Paringa North Policy Area. Subsequently plans of division have been approved and clients are progressing the development of their land in accordance with the approvals granted by Council.</p> <p>Subsequent to the rezoning, an anomaly in the mapping for the PAR, which incorrectly identified the flood zone boundary, was corrected by the Minister, by gazettal in April 2009.</p>	Noted	See comment/changes outlined below
		<p>Overlay Map RePa/8 and 21- Development Constraints</p> <p>Shows the incorrect position of the 1956 Flood Boundary. The correct position of this boundary is shown on mapping, Concept Plan FigureCL/1 and Map RePa/20 in the version of the Renmark Paringa Development Plan, consolidated on 21st October 2010. The boundary of the flood zone should be consistent with the alignment of the western boundary lot 100 in Deposited Plan 59466.</p> <p>Development Constraints Map RePa/21 reproduces the identical error.</p>	<p>Based on data sets produced by DPLG.</p> <p>The intention of the Development Constraints Map is to indicate the position of the 1956 Flood Boundary for the purpose of indicating where development may be affected in the event of flooding. Given the nature of flood events the 1956 Flood Boundary is not represented as being consistent with boundary properties.</p>	No change

		<p>Policy Area RePa/8</p> <p>This mapping identifies the extent of the Paringa North Country Living, Policy Area (7) boundary. It depicts the whole of the Country Living Zone at Paringa as being in the Policy Area. The mapping cross references Maps RePa/21, which similarly shows the Policy Area as applying to the whole of the Paringa North Country Living Area.</p> <p>The version of the Plan consolidated on 21st October 2010, identified the Paringa North Policy Area, only for that area in the vicinity of Rover Crescent, Murtho Road and Causeway Road. It extended south of causeway Road by one allotment. It did not extend to the east of Murtho Road.</p> <p>Extension of the policy area to include all of the current Paringa Country Living Zone will result in the application of policy to land south of Causeway Road and particularly east of Murtho Road, to an area to which it was never intended to apply.</p>	<p>Agree in part. Noting it was Councils aim that the new areas of Rural Living at Paringa north also have the benefit of the detailed policy that applies to the existing Country Living Zone.</p> <p>Council has now amended relevant PDC's and Desired Character Statement to better clarify policy that is only specifically relevant to concept Plan for Paringa north.</p>	<p>Amend accordingly via:-</p> <ul style="list-style-type: none"> ▪ Recognition of Concept Plan Map RePa/8 Paringa North in desired future character statement (noting the Map will be renumbered) ▪ Minor redrafting of land division policy to better differentiate between land shown on Concept Plan Map RePa/8 and balance of Policy Area
		<p>Concept Plan Map RePa/8</p> <p>This plan shows the correct position of the 1956 Flood line as depicted in the Ministerial Amendment to the Development Plan, Renmark Paringa as the western boundary of lot 100 in DP 59466.</p> <p>The Concept Plan however produces a number of mapping errors. In particular it does not identify RL 45 and incorrectly labels one portion of land at RL 50 as RL 45.</p>	<p>Based on data sets produced by DPLG.</p> <p>The intention of the Development Constraints Map is to indicate the position of the 1956 Flood Boundary for the purpose of indicating where development may be affected in the event of flooding. Given the nature of flood events the 1956 Flood Boundary is not represented as being consistent with boundary properties.</p> <p>Agree</p>	<p>No change</p> <p>Contour information updated on Concept Plan Map RePa/8</p>

	<p>Overlay Map RePa/21 - Natural Resources</p> <p>Whilst portion of the Rover land is technically a part of the Ramsar Wetland, the majority is generally located well above river level and outside the Ramsar Wetland as designated in the Commonwealth Gazette on 19th December 2007.</p> <p>The label 'Riverland Wetland Complex' should be positioned over the land parcel marked Q30 rather than over that parcel marked A100.</p> <p>It is also critical to the future development of the Rover land that the Flood Zone boundary and the extent of the Ramsar Wetland be accurately portrayed on all mapping.</p>	Agree	Overlay maps aligned with Gazettal Notice by DPLG
	<p>Bushfire Protection Area, BPA Map RePa/12 – Bushfire Risk</p> <p>The Bushfire Risk mapping was originally gazetted on 8th March 2007. The mapping follows the Country Living and Paringa Residential and Commercial Zone boundaries as they existed prior to gazettal of the Paringa North Policy Area provisions on 9th February 2006.</p> <p>There is no apparent distinction between the physical characteristics of the Rover land north of Causeway Road, and that part of the Paringa Township south of Causeway Road.</p> <p>The bushfire mapping should be upgraded to accord with the zone mapping depicted on Maps, RePa/21.</p>	For consideration of DPLG mapping branch, as this mapping has been based on data sets produced by DPLG.	For consideration of DPLG mapping branch
	<p>Zone Map RePa/1</p> <p>The mapping appears to be in error in so far as the colour utilised for the River Murray Flood Zone is identical to that used for the Conservation Zone. It is possible the mapping is not intended to accurately depict these zones because the mapping cross references other more detailed mapping. If that is so it would aid legibility of the mapping if colours are not used where other mapping is required to be referenced in order to ascertain the detail.</p> <p>The colours used for the mapping the River Murray Flood Zone and the Conservation Zone appear different in the legend, but similar on</p>	For consideration of DPLG mapping branch	For consideration of DPLG mapping branch

		the mapping.		
		<p>Policy Area 7- PDC 5 Diagrams</p> <p>The diagrams to which the PDC refers are somewhat unrelated to the text.</p>	Agree	Move excavation figures to under PDC 5
		<p>Policy Area 7 - PDC 6 'Residential Dwellings'</p> <p>Many Development Plans are now making reference to 'residential dwellings'. The definitions in the First Schedule to the Development Regulations 2008, define a dwelling as "...a building or part of a building used as a self contained residence". It follows therefore that a dwelling is a residence, and so the word 'residential' is redundant when used in association with the word 'dwelling'.</p>	Agree	Amend PDC 6 accordingly
		<p>Policy Area 7 - PDC 8 Rainwater Storage</p> <p>PDC 19 in the version of the Development Plan, Renmark Paringa Council, consolidated on 21st October 2010 requires only 20,000 litres of supplementary water storage for residential development in the Paringa North Policy Area. There is no warrant for the storage capacity to be increased to 50,000 litres as required in PDC 8. It is possible this is a typographical error because other provisions of the DPA require only 5000 litres of storage where a mains water supply is provided.</p> <p>Development on the Rover land will be provided with a Mains Water Supply and so 5000 litres of supplementary storage would be consistent with other provisions of the Plan. In these circumstances the provision would be redundant.</p>	Agree – delete PDC 8, as rainwater supply for areas with or without mains water is already covered by general module policy.	Delete PDC 8 accordingly.
		<p>Policy Area 7 - PDC 11 – Effluent Disposal</p> <p>The Rover land is to be connected into the Council operated Paringa CWMS system.</p> <p>In so far as the policy applies to the Rover land it is potentially a redundant provision.</p> <p>In so far it applies to all of the Policy Area, virtually all of the land in the policy area is located in excess of 100 metres from the River</p>	Noted – policy is still applicable depending on circumstances of a future Development Application.	No change.

		Murray.		
		<p>Policy Area 7 - PDC 17 b) 'minimum area 2000 to 4000m²...'</p> <p>This reference to a range of minimal allotment areas is somewhat confusing. It is a reference also used in the Procedural Section of the Plan. An allotment can only have one land area.</p>	Agree	Amend PDC 17 (b) accordingly with the 2500m ² policy continuing to apply to the area covered by the Concept Plan.
		<p>Policy Area 7 - PDC 17 d) 'effective frontage to depth ratio...'</p> <p>It reproduces an error in the current provisions by omitting the word 'except' after the ratio of '1 in 3'.</p>	Agree	Amend PDC 17(d) accordingly.
		<p>Policy Area 7 – PDC 17 e) Building Envelopes</p> <p>Two parts of this provision refer to a 100 metre separation between residential development and adjacent agricultural activities. Council Wide, Interface between Land Uses, PDC 13 also refers to an isolation distance that differs from that used at Paringa North.</p> <p>The requirement for a 100 metre isolation distance is excessive having regard to the circumstances of the Rover land. A lesser distance of say 40 metres as noted in interface PDC 13, may be more appropriate. If the Development Plan is to demonstrate consistency, the same isolation distances should be applied across the whole of the Council area where residential uses interface with rural or horticultural activity.</p>	<p>Agree noting it is translation of existing policy specifically for this area.</p> <p>Retain PDC 6 as it is specific to a developed Concept Plan, but delete PDC 17(e)(i) as buffer distances apply elsewhere in the Plan.</p> <p>Policy altered to retain existing landscaped buffer width in the Concept Plan for Paringa north, which in conjunction with road widths and building setbacks will achieve other relevant Council wide buffer provisions. Deletion of 100m dwelling separation provision to avoid confusion, policy consistency,</p>	Delete PDC 17(e)(i) accordingly.
		<p>Rural Living Zone – Procedural Matters</p> <p>The listing of non complying development identifies dwelling and land divisions as development that falls to be classified as being of</p>		

		<p>'a non complying kind'</p> <p>i. Dwelling</p> <p>In the case of the Rover land, the current provisions (consolidated 21st October 2010) identify a group dwelling as a consent form of development. In fact the approved plans of Division show larger allotments that can be utilised for the development of Group Dwellings.</p> <p>ii. Land Division</p> <p>This provision reproduces the minimum allotment area inconsistency identified earlier, by nominating a range of minimum land areas.</p> <p>A single specific minimum area must be identified if the provision is to be applied at all.</p>	<p>Noted – Council considers the adoption of DPLG module for Rural Living is appropriate and the limits it places on medium density housing in a rural living context.</p> <p>Noted, agree.</p>	<p>No change</p> <p>Amend the non-complying clause to match Policy Area PDC's.</p>
2.	Ralph Anderson – Alexander Symonds, 3 William St, Berri, 5343	<p>Concerned about policies affecting dwellings in Primary Production Zone.</p> <p>The 40m buffer in PDC 7 (e) may not be necessary in all cases, for example, if the proposed building site is located adjacent an existing dwelling.</p> <p>Similar concerns raised with PDC 10 (b) of Horticulture Policy Area 4.</p> <p>Major concern with Objective 3 and relevant PDC 6 relating to the restriction of dwellings on allotments of greater than 8 hectares, as this will take away a significant dwelling right.</p>	<p>This is a significant re-occurring concern on the DPA – refer Section 3.2</p>	<p>Yes, refer Section 3.2</p>
3.	Kathy and Graham Anspach, Box 838 Begarra St, Renmark, 5341	<p>Oppose the 8 hectare limit on land in Horticulture Policy Area.</p> <p>Vacant land that cannot be used for horticulture because of exit grants should be able to be built upon.</p>	<p>This is a significant re-occurring concern on the DPA – refer Section 3.2</p>	<p>Yes, refer Section 3.2</p>

4.	Anne Burne - June Bell Pty. Ltd., 5/48 Northumberland St, Tusmore, SA 5065	Objects to the 8 hectare minimal allotment size. Also objects to removing the provision for excising dwellings.	A minimum allotment size is considered important to control future fragmentation of land, and is consistent with existing policy. The provision to allow excision of dwellings was previously removed from the Development Plan.	No change Refer Section 3.2
5.	John Rover	Refer submission No. 1.	Refer submission No. 1.	Refer submission No. 1.
6.	Mark Cresp – Ray White, Renmark, 129 Renmark Ave, Renmark, SA 5341	Objects to the 8 hectare provision for dwellings in the Horticulture Policy Area.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
7.	Roger Trimper – Elders Real Estate, 53 Renmark Ave, Renmark SA 5341	Concerned with proposed 8 hectare rule for dwellings in Horticulture Policy Area, as most allotments in Renmark Irrigation Area are less than 8 hectares. Concerns with policy as many people have bought land to build a house in good faith; properties under 8ha. are unviable; it will create financial loss and hardship; and it is not a practical idea for land to be merged to create larger allotments. There is a demand for lifestyle lots and Land Management Agreements could help address site conflicts.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
8.	Tim Grieger – SA Fresh Fruit Growers Association, PO Box 881, Renmark, SA, 5341	Is pleased with the 'right to farm' principle in the DPA. Urges Council to retain the principles in the DPA and to protect horticultural land from further non-farming activities.	Noted – refer Section 3.2.	No change to right to farm objectives – but refer Section 3.2 regarding dwellings.
9.	Kym Bennett, Bennett Builders,	Raises concern at the impact of the restrictions on dwellings in the Primary Production Zone.	This is a significant re-occurring concern on the	Yes, refer Section 3.2

	Box 1212, Renmark SA 5341		DPA – refer Section 3.2	
10.	Peter Hale, Twenty-sixth, St, Renmark SA 5341	Concerned about the 8 hectare provision for dwellings in Horticulture Policy Area. Allotments have been established and purchased in good faith on the understanding that a dwelling can be built on them. Also concerned at width of buffer areas and how the 40m distance is too restrictive.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
11.	Chris Rover	Refer submission number 1.	Refer submission number 1.	Refer submission number 1.
12.	Nigel & Joanne Lloyd Box 348, Paringa SA 5340	Owns 6.07ha of land on Tarcoola Street. Objects to the proposed 8 hectare dwelling rule that will take away the right to build a house into the future. Land will become worthless and will not be large enough for viable farming. Also raises concern about the suitability of the 2 hectare provision for land division in the Renmark West Rural Living Zone.	This is a significant re-occurring concern on the DPA – refer Section 3.2. Noted, however this area requires larger holdings to cater for on-site effluent disposal and due to its locational characteristics. On request of Council (to ascertain if smaller blocks would be possible) further research was undertaken by environmental consultants – the groundwater levels and site constraints are not suitable for on-site disposal of effluent on smaller lots.	Yes, refer Section 3.2. No change.
13.	John & Belinda Hyson' 16 Korinthos St, Renmark SA 5341	Objects to the 8 hectare dwelling restriction in the Horticulture Policy Area as they bought their 1.5ha lot at Lot 1 Tarcoola Street with the intention to build a house.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2

		The land is not suitable for horticultural use.		
14.	Martin Simpfendorfer, Box 34, Paringa SA 5340	Supports the protection of horticultural areas from rural living development and the use of designated rural living areas for housing, not farm land. Raises concern with creating conflicts between residential areas and genuine horticultural land.	Noted, the DPA places a strong emphasis on the 'right to farm' and protection of horticultural areas for future farming generations.	No change – but refer to Section 3.2 regarding dwellings.
15.	Bookpurnong Fruits, PO Box 696, Berri, SA, 5343	Is pleased with the 'right to farm' principle in the DPA. Urges Council to retain the principles in the DPA and to protect horticultural land from further non-farming activities. Very concerned if the integrity of the Horticultural Areas is compromised by a change to the DPA, with the allowance of non-farming residential development. Commends Council on its foresight – considers that vacant horticultural land is still horticultural land (potentially) into the future.	Noted – refer Section 3.2.	No change to right to farm objectives – but refer Section 3.2 regarding dwellings.
16.	Charlie & Hilke Ppiros, Apricot Grove, Box 160 Renmark SA 5341	Strongly support to 'right to farm' approach. Strongly support the proposed Country Living Zone. Opposes further intrusion of residential development into horticultural areas.	Noted	No change to right to farm objectives
17.	A & JD Minnas, PO Box 812, Renmark SA 5341	Strongly oppose the restriction on dwellings in the Horticultural Policy Area. This will create financial hardship/disadvantage – the land is suitable for resettling into a rural area.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
18.	Violet and Craig Patty, Box 441,	That the area bounded by Tapalin St, Ontario St, Bookmark Ave, Renmark to be excluded from Precinct 10 Renmark Rural Living West, and should be included in the 2000-4000m ² Rural Living	The new area of Rural Living has been specifically designated as a 2 hectare	No change.

	Renmark SA 5341	area. That the land be part of Stage 1.	area, noting the advice of environmental consultants that the land is too close to Bookmark Creek to be of larger areas for effluent disposal and environmental reasons. On request of Council (to ascertain if smaller blocks would be possible) further research was undertaken by environmental consultants – the groundwater levels and site constraints are not suitable for on-site disposal of effluent on smaller lots. Council agrees to deleting of staging plan, as it is concerned about how this would be managed in a practical way.	Amend Concept Map RePa/9 by deleting reference to staging.
19.	G & P.D Catalano, Box 240 Renmark SA 5341	That the area bounded by Tapalin St, Ontario St, Bookmark Ave, Renmark to be excluded from Precinct 10 Renmark Rural Living West, and should be included in the 2000-4000m ² Rural Living area. That the land be part of Stage 1.	As per submission 18.	Refer submission 18.
20.	Tony & Judy Gyss, Section 511 He. Paringa, Pomroy Cresc, Lyrup	Request that Section 511, Hd Paringa, Pomroy Crescent, Lyrup be rezoned from River Murray Fringe Zone to Township Zone. Land would form a compact, continuous and needed extension to township in area with existing infrastructure.	For Council consideration of Council, noting David Altmann has a previous interest in the matter, having given the applicant planning advice at the DAC land division stage – pre DPA	No change.

			<p>timeframe.</p> <p>No direction or advice on this submission has been given to Council by David Altmann, but DPLG/EPA likely to require Site Contamination Report.</p> <p>Council did not seek to extend the town boundary of Lyrup through the Structure Plan phase, only Renmark and Paringa.</p> <p>Following further consideration by Council no change is proposed at this time — to be considered as part of future review.</p>	
21.	Colin & Robyn Watson, Box 223, Renmark SA 5341	<p>Objects to the dwelling restriction within the Horticulture Policy Area with regard to Lot 597 Tarcoola Road, Renmark.</p> <p>The policy will lead to a devaluation of land and prevent dwelling being erected in an area that already has many dwellings.</p> <p>The policy is unfair, and the land is not large enough for farming.</p>	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
22.	Henry & Colleen Doevendans, PO Box 652, Renmark SA 5341	<p>Strong objection to prohibition on dwellings on lots less than 8 hectares in Horticulture Policy Area.</p> <p>Their allotment at Lot 105 Moorna Street Renmark was established at 4000m² for rural/residential, and this should be retained.</p>	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
23.	MJ Coombs, PO Box 1754, Renmark SA 5341	Is aggrieved with proposed 8ha dwelling restriction in Horticulture Policy Area.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2

		<p>Wishes Council to leave policies as they are now.</p> <p>Concerned about the impact on land values, what happens to the future use of the land, and feels that any site impacts from horticulture can be adequately addressed.</p>		
24.	Tony R May, Section 101 Kulkyne St, Renmark SA 5341	Concerned with 8 hectare restriction on dwellings in Horticulture Policy Area and inability to excise a dwelling.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2
25.	Peter Lazarevic, Box 1724, Renmark SA 5341	<p>That the area bounded by Tapalin St, Ontario St, Bookmark Ave, Renmark to be excluded from Precinct 10 Renmark Rural Living West, and should be included in the 2000-4000m² Rural Living area.</p> <p>That the land be part of Stage 1.</p>	As per submission 18.	Refer submission 18.
26.	Robert A May, Section 101, Kulkyne St, Renmark SA 5341	Concerned with 8 hectare restriction on dwellings in Horticulture Policy Area and inability to excise a dwelling.	This is a significant re-occurring concern on the DPA – refer Section 3.2	Yes, refer Section 3.2

Attachment B – Summary and Response to Public Meeting Submissions

9 submitters requested to be heard, and therefore a public meeting was held on 29 November 2010.

No.	Name of Respondent	Summary of Verbal Submission/Issues Raised	Council Response
1.	Jeff Smith - Planning Chambers Pty. Ltd.	<p>Spoke to the submission in relation to Mapping inconsistencies on constraints map for 1956 Flood Plain and Concept Plan Map RePa/8 and missing contour RL 45. Also sought that:-</p> <ul style="list-style-type: none"> ▪ Existing policy for Policy Area 7 not be used for the whole of the new Paringa Rural Living Zone. ▪ Council correctly delineate the Ramsar Wetland map, Overlap Map RePa/21 Natural Resources. ▪ Bushfire Mapping Map RePa/12 be amended in line with written submission <p>Also spoke to general policy matters that also form part of the written submission.</p> <p>Issues raised are summarised in Attachment A - item 1</p>	Refer to Attachment A for summary of submission – item 1
2.	Ralph Anderson – Alexander Symonds	<p>Spoke to his written submission relating to:-</p> <ul style="list-style-type: none"> ▪ Need to consider other options for the 40m buffer in Horticulture Policy Area ▪ Concerns about nature of 8ha dwelling policy in Horticulture Policy Area <p>Issues raised are summarised in Attachment A - item 2.</p>	Refer to Attachment A for summary of submission – item 2
3.	Kathy and Graham Anspach	<p>Spoke to her written submission relating to 'exit package' lots.</p> <p>Vacant exited lots should have a development right.</p> <p>Issues raised are summarised in Attachment A - item 3</p>	Refer to Attachment A for summary of submission – item 3
4.	Mark Cresp – Ray White, Renmark	<p>Spoke to his written submission regarding concerns about the 8ha dwelling policy in Horticulture Policy Area.</p> <p>Considers it will affect a major number of vacant lots in the area. Also considers that land size is not always relevant to viability.</p> <p>Issues raised are summarised in Attachment A - item 6.</p>	Refer to Attachment A for summary of submission – item 6

5.	Roger Trimper – Elders Real Estate	<p>Spoke to his written submission regarding concerns about the 8ha dwelling policy in Horticulture Policy Area, as outlined in his submission.</p> <p>Issues raised are summarised in Attachment A - item 7.</p>	Refer to Attachment A for summary of submission – item 7
6.	Tim Grieger – SA Fresh Fruit Growers Association	<p>Spoke to his submission in support of the land use and dwelling policy that seek to protect the horticultural areas into the future, and the issues associated with spray drift and land use conflicts and how the EPA Act affects farmers right to farm when complaints are made.</p> <p>Is therefore concerned about future dwellings in the Horticulture Policy Area and that it may (over time) become a 'quasi rural-living' zone.</p> <p>The regions largest, industry (horticulture industry) should be protected for future farming generations. RIT infrastructure should also be economically used into the future for irrigation purposes.</p> <p>Has no objection to a dwelling being erected where it is in association with farming of the land.</p> <p>Issues raised are summarised in Attachment A - item 8.</p>	Refer to Attachment A for summary of submission – item 8
7.	Peter Hale	<p>Spoke to his written submission objecting to the 8 hectare dwelling policy in the Horticulture Policy Area.</p> <p>Issues raised are summarised in Attachment A - item 10.</p>	Refer to Attachment A for summary of submission – item 10
8.	Violet Patty and Craig Patty	<p>Spoke to her submission regarding the Renmark West Rural Living area and wish for smaller block sizes and staging area</p> <p>Issues raised are summarised in Attachment A – item 18.</p>	Refer to Attachment A for summary of submission – item 18
9.	Peter Lazarevic	<p>Spoke to his submission regarding the Renmark West Rural Living area and wish for smaller block sizes and staging area</p> <p>Issues raised are summarised in Attachment A – item 25.</p>	Refer to Attachment A for summary of submission – item 25

Attachment C - Timeframe Report

SCPA Timeframe Report: Process B – with consultation approval

The SOI was agreed by the Minister and Council on 7 July 2010

Key steps	Period agreed to in SOI	Actual time taken	Reasons for difference (if applicable)
Investigations conducted and DPA prepared	DPA investigations to be completed by May 2010	Consolidated version of DPA produced in consultation with DPLG by May 2010	Nil
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks – July – August 2010	October 2010 to November 2010	The DPA did not proceed to public consultation immediately after it was prepared due to the requirements of DPLG and EPA to undertake a detailed preliminary site history investigations report. Delays were incurred in engaging and completing the environmental report. Delays were also experienced with the Loxton Waikerie Council (as part of the regional approach) in investigating additional small settlement zones.
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. <i>Summary of Consultations and Proposed Amendments</i> submitted to Minister for approval.	4 weeks – September 2010	November 2010 – April 2011	Public hearing held on 29 November following conclusion of public consultation of DPA. The SCPA Report took considerable time to prepare due to the complexity and high number of submissions; due to the need to work with 3 councils on a regional approach; and also due to 'new councils' post the November 2010 elections.

Attachment D - Schedule 4A Certificate

8. CERTIFICATE BY COUNCIL'S CHIEF EXECUTIVE OFFICER

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 1993

SCHEDULE 4A

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

CERTIFICATE OF CHIEF EXECUTIVE OFFICER

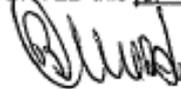
That a Development Plan Amendment (DPA) is suitable for the purposes of public consultation

I Barry Hurst as Chief Executive Officer of the Renmark Paringa 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 Renmark Paringa 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 1993; 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 person or persons have provided advice to the council for the purposes of section 25(4) of the Act: David Altmann, Development Answers Pty Ltd and Rebecca Perkin of the Renmark Paringa Council.

DATED this 1st September 2010



(Signature of Mr Barry Hurst)
Chief Executive Officer

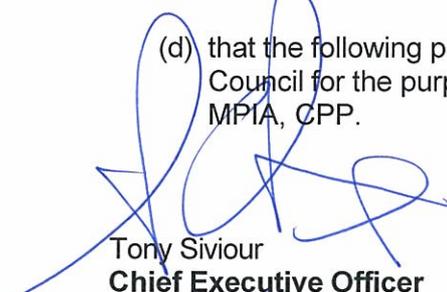
Attachment F - Schedule 4B Certificate

Schedule 4B—Certificate—section 25(14)(b)

Certificate of chief executive officer that an amendment to a Development Plan is suitable for approval.

I Tony Siviour, as Chief Executive Officer of the Renmark Paringa Council, certify, in relation to the proposed amendment or amendments to the Renmark Paringa Development Plan as last consolidated on 3 March 2011, referred to in the report accompanying this certificate:-

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered):-
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments 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 report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act – David Altmann
MPIA, CPP.


Tony Siviour
Chief Executive Officer
Date...28/5/11.....:

