Appendix I. Relevant Development Plan Policy

Renewable Energy Facilities

OBJECTIVES

1) Development of renewable energy facilities that benefit the environment, the community and the state

2) The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide the opportunity to harvest natural resources for the efficient generation of electricity

3) Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses

PRINCIPLES OF DEVELOPMENT CONTROL

1) Renewable energy facilities including wind farms and ancillary development, should be:

a) Located in areas that maximize efficient generation and supply of electricity; and

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

Design and Appearance

OBJECTIVES

1) Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
2) Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate

PRINCIPLES OF DEVELOPMENT CONTROL

1) The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
2) Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
3) Buildings should be setback at least 1 metre from a Community Wastewater Management Scheme junction, connection or main.
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 visible from public roads or adjoining properties should:
   a) not incorporate highly reflective materials which will result in glare
   b) if using sheet metal, be pre-colour treated
   c) be of a finish which matches new condition, either through re-cladding or painting.
8) Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
9) Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
10) Development should provide clearly recognisable links to adjoining areas and facilities.
11) Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
12) Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
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.
17) The setback of buildings from public roads should:
   a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
   b) contribute positively to the streetscape character of the locality
   c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

Siting and Visibility

OBJECTIVES

1) Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

1) Development should be sited and designed to minimise its visual impact on:
   a) the natural, rural or heritage character of the area
   b) areas of high visual or scenic value, particularly rural and coastal areas
   c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails.
2) Buildings should be sited in unobtrusive locations and, in particular, should:

a) be grouped together

b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.

3) Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

a) sited below the ridgeline

b) sited within valleys or behind spurs

c) sited in such a way as to not be visible against the skyline when viewed from public roads

d) set well back from public roads, particularly when the allotment is on the high side of the road.

4) Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

a) the profile of buildings should be low and the rooflines should complement the natural form of the land

b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

5) The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

6) The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

7) 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.

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

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

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.

8) Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.

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.

17) New developments should give priority to and not compromise existing designated bicycle routes.

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.

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 runoff

d) avoid the removal of existing vegetation

e) be consistent with Australian Standard AS 2890 Parking facilities.

29) Development should be sited and designed to provide convenient access for people with a disability.

31) Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table CooD/1 - Off Street Vehicle Parking Requirements.

32) Development should be consistent with Australian Standard AS 2890 Parking facilities.

33) Vehicle parking areas should be sited and designed in a manner that will:

a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development

b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

c) not inhibit safe and convenient traffic circulation

d) result in minimal conflict between customer and service vehicles

e) avoid the necessity to use public roads when moving from one part of a parking area to another

f) minimise the number of vehicle access points to public roads

g) avoid the necessity for backing onto public roads

h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

i) not dominate the character and appearance of a centre when viewed from public roads and spaces

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

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

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

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

c) being appropriately lit

d) having clearly visible walkways.

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

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

38) To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.

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

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 site and designed:

a) To ensure adequate natural light and winter sunlight is available to 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 facilities 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

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.
4) Development located and designed to minimise the risks to safety and property from flooding.
5) Development located to minimise the threat and impact of bushfires on life and property.
6) Expansion of existing non-rural uses directed away from areas of high bushfire risk.
7) The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid 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.
3) There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.
4) Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

5) Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
   a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
   b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
6) Development, including earthworks associated with development, should not do any of the following:
   a) impede the flow of floodwaters through the land or other surrounding land
   b) increase the potential hazard risk to public safety of persons during a flood event
   c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
   d) cause any adverse effect on the floodway function
   e) increase the risk of flooding of other land
   f) obstruct a watercourse.
7) Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
   a) vegetation cover comprising trees and/or shrubs
   b) poor access
   c) rugged terrain
   d) inability to provide an adequate building protection zone
   e) inability to provide an adequate supply of water for fire fighting purposes.
8) Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
9) Habitable buildings should have a dedicated water supply comprising a minimum of 22 500 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
11) Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
18) 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 marine and estuarine environment
   b) natural water bodies and wetlands
   c) agricultural or aquaculture activities
   d) buildings, structures and infrastructure
   e) public health.
19) Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

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

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

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

    a) discharge of polluted water from the site

    b) contamination of land

    c) airborne migration of pollutants

    d) potential interface impacts with sensitive land uses.

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

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

25) Development in areas susceptible to landslip should:

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

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

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

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

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

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

    g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

1) The conservation of State and local heritage places.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

1) A heritage place spatially located on Overlay Maps - Heritage and more specifically identified in Table Cood/4 - State Heritage Places should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

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

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

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

6) Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:
   a) scale and bulk
   b) width of frontage
   c) boundary setback patterns
   d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
   e) colour and texture of external materials.

Infrastructure

OBJECTIVES

1) Infrastructure provided in an economical and environmentally sensitive manner.
2) Infrastructure, including social infrastructure, provided in advance of need.
3) Suitable land for infrastructure identified and set aside in advance of need.
4) The visual impact of infrastructure facilities minimised.
5) The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

1) Development should not occur without the provision of adequate utilities and services, including:
   a) electricity supply
   b) water supply
   c) drainage and stormwater systems
   d) waste disposal
   e) effluent disposal systems
   f) formed all-weather public roads
   g) telecommunications services
   h) social infrastructure, community services and facilities
   i) gas services.
2) Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
4) Development should not take place until adequate and coordinated drainage of the land is assured.
8) Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
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.

Interface Between Land Uses

OBJECTIVES

1) Development located and designed to minimise adverse impact and conflict between land uses.
2) Protect community health and amenity from adverse impacts of development.
3) Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1) Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
    a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
    b) noise
    c) vibration
    d) electrical interference
    e) light spill
    f) glare
    g) hours of operation
    h) traffic impacts.
2) Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
5) Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
7) Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.
8) Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
11) Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
16) Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

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.
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.

Natural Resources

OBJECTIVES

1) Retention, protection and restoration of the natural resources and environment.
2) Protection of the quality and quantity of South Australia's surface waters, including inland, marine and estuarine and underground waters.
3) The ecologically sustainable use of natural resources including water resources, including marine waters, ground water, surface water and watercourses.
4) Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
5) Development consistent with the principles of water sensitive design.
6) Development sited and designed to:
   a) protect natural ecological systems
   b) achieve the sustainable use of water
   c) protect water quality, including receiving waters
   d) reduce runoff and peak flows and prevent the risk of downstream flooding
   e) minimise demand on reticulated water supplies
   f) maximise the harvest and use of stormwater
   g) protect stormwater from pollution sources.
7) Storage and use of stormwater which avoids adverse impact on public health and safety.
8) Native flora, fauna and ecosystems protected, retained, conserved and restored.
9) Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
10) Minimal disturbance and modification of the natural landform.
11) Protection of:
   a) wetland habitats in designated Ramsar Wetland Areas
   b) the migratory wading and shore bird species' habitats of The Coorong and Lower Lakes area
   c) the physical, chemical and biological quality of soil resources
   d) areas prone to erosion or other land degradation processes from inappropriate development
   e) the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

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

2) Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
3) Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
4) Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.
5) Development should not be undertaken on land where a detrimental impact on water quality and biodiversity values of The Coorong, River Murray and Lower Lakes will occur.
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.
14) 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.
16) Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:

a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff.

b) No visible oil/grease for flows up to the 1-in-3 month average return interval flood peak flow.

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

18) 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.

19) Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

21) 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.

22) 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.

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

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

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

33) 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.

34) 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.

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

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

b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff

c) the amenity of the locality

d) bushfire safety

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

36) 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.

37) 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.

38) 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.

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

45) Development should be designed and sited to prevent erosion.

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

47) 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.

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.

PRINCIPLES OF DEVELOPMENT CONTROL

1) Development should not prejudice the development of a zone for its intended purpose.
2) Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
3) The economic base of the region should be expanded in a sustainable manner.
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.

Urban Employment Zone

OBJECTIVES

1) A mixed use employment zone that accommodates a range of solar generation and related infrastructure and industrial land uses together with other related employment and business activities that generate wealth and employment for the State.
6) A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
7) Development that promotes business clusters that provide a range of economic and environmental benefits.
9) Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A large solar farm and diesel-fired power station are proposed within the zone, taking advantage of the strategic nature of the land in proximity to existing ElectraNet substation and electricity distribution networks, the accessibility of the location, the suitable climatic conditions, the generally flat nature of the land and the ability for interface buffers. The zone will allow for the expansion of a solar farm along with associated battery storage facilities, substations and interrelated energy infrastructure development.

The zone also provides for an intermodal facility that will capitalise on a strategic location taking advantage of its close proximity to the Adelaide - Melbourne rail freight route and the significant transport corridors along the Dukes, Mallee and Princes Highways. Due to its connections to road and railway transport, the area is particularly suited to transport related and logistics businesses, including the warehousing of goods for distribution.

The intermodal rail freight terminal facilities may include marshalling yards, railway workshops and locomotive maintenance activities, covered loading and unloading areas, and warehousing for the storage and handling of shipping containers and goods, along with road based freight logistics, industry, warehousing and distribution. Administrative offices will be accessed separately from the transit area to minimise the interface between visitor and office traffic with heavy vehicles. Overnight accommodation, including food preparation facilities to cater for train crews between shifts, is also envisaged. This area will service movement of freight from throughout the State and interstate and will allow operations on a 24 hour, 7 day per week basis.

Other employment generating activities requiring large site areas may also be established in the zone. However, development in the form of motorsport industry and commercial support activities (i.e. vehicle repairs/servicing, tyre sales, fuelling, car and motor bike storage/warehousing, electronics, mechanical, design and manufacture) will occur in the industry precinct in the adjacent Motorsport Park Zone. Similarly, commercial activities including a petrol filling station/service station complex, fuel depot, shop(s), car wash and motor vehicle/motor bike and associated parts sales will also occur in the Motorsport Park Zone.

Development within the zone will generally be in accordance with Concept Plan Map CooD/13 – Urban Employment Zone. Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone. The form of development within the zone shall be of a type, design and siting to minimise the effect of dust and shadow impact on a solar farm.

Development within proximity to the Former Lime Kilns (a designated place of archaeological significance on Allotment 2 FP 106340 (CT 5171/427) Lime Kiln Road, Tailem Bend - shown on Overlay Map CooD/52 - Heritage) will include appropriate buffers to ensure the heritage values of this State Heritage Place are not compromised.

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping. Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Land within the northern periphery of the zone, in proximity to the railway line, may be subject to localised drainage issues. Any development in this area will require investigation by consulting engineers as part of the design phase of a development proposal.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

1) The following forms of development, or combination thereof, are envisaged in the zone:
    - bulk handling and storage facility
    - electricity substation
    - energy generation infrastructure
    - industry (other than motorsport industry and support activities and special industry)
    - intermodal rail freight facility
    - office where ancillary to a listed envisaged use
    - temporary/overnight workers' accommodation where ancillary to a listed envisaged use
    - prescribed mains
    - public service depot
    - railway rolling stock servicing facility
    - road transport terminal
    - service trade premises
    - service industry
    - solar farm, battery storage and ancillary development and infrastructure

- store (other than motorsport industry and support activities)
- warehouse (other than motorsport industry and support activities).

4) Development should be in accordance with Concept Plan Map CooD/13 - Urban Employment Zone.

5) Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.

6) Buildings, structures and landscaping should not be located within 30 metres of a ground mounted solar photovoltaic panel in order to prevent undue shadow impact on the performance of the panel.

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

10) Buildings should be set back in accordance with the following parameters:

Building Height (metres)	Minimum setback from the primary road frontage (metres)	Minimum setback from the secondary road frontage
6 metres	8	3
Greater than 6 metres	10	3

11) Structures should have a maximum height of 10 metres, exclusive of any external plant and equipment such as flues, chimney stacks or aerials.

15) The hours of operation of an activity should not detract from the amenity of any living area.

17) Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.

19) For non-labour intensive industries, the rates in Table CooD/1 – Off Street Vehicle Parking Requirements can be varied having regard to the expected maximum staff and visitor levels.