



Development Act 1993

This is the current version of the Development Plan as at the consolidated date shown below. It must be read in conjunction with any subsequent amendments. These can be found on the list of [Interim and Approved Plan Amendment Reports not consolidated into Development Plans](#).

COOBER PEDY (DC)

Consolidated – 22 September 2005



Government
of South Australia

Consolidated - 22 September 2005

The following table is a record of authorised amendments and their consolidation dates for the Coober Pedy (DC) Development Plan since the inception of the electronic Development Plan on 24 April 1997 for Country Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, Planning SA or by viewing Gazette records.

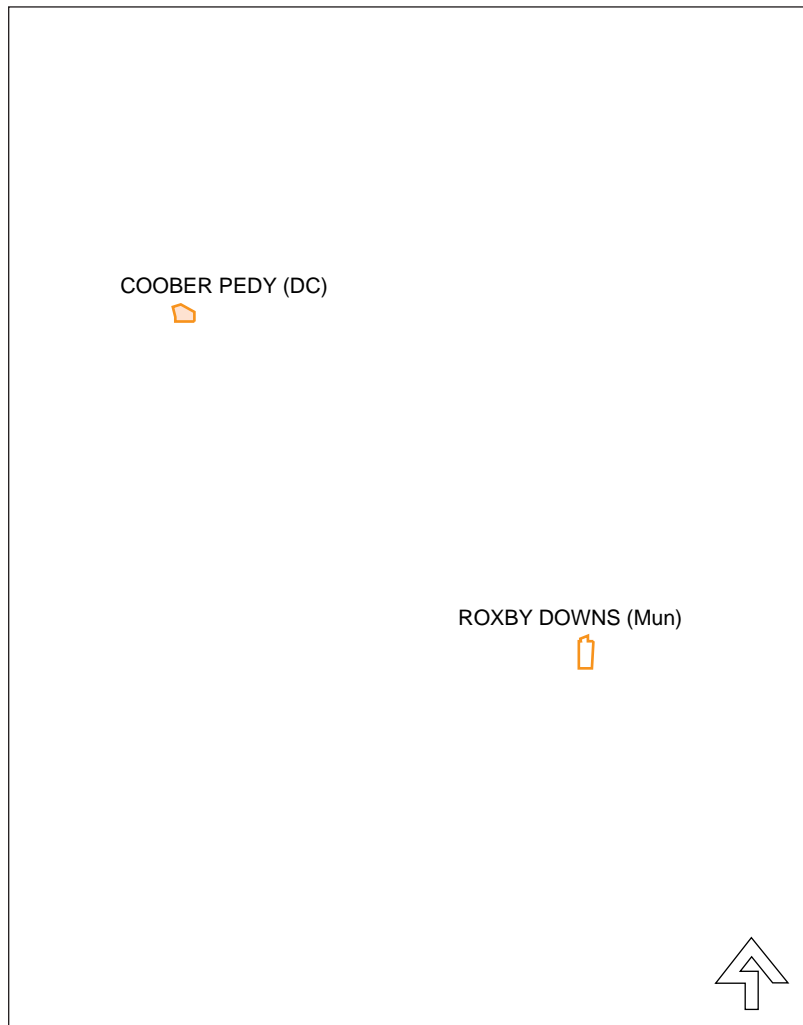
CONSOLIDATED	AMENDMENT	GAZETTED
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i>)	24 April 1997
7 October 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>)	19 August 1999
13 April 2000	Section 29(2)(b) Amendment	13 April 2000
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>)	31 August 2000
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>)	30 August 2001
28 August 2003	Wind Farms PAR (<i>Ministerial</i>)	24 July 2003
22 September 2005	General PAR	22 September 2005

Consolidated: The date on 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*.

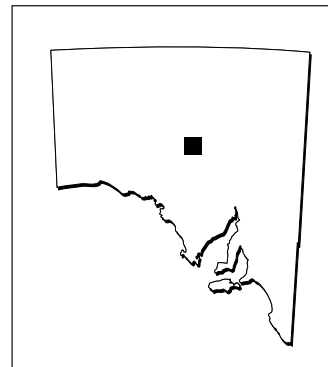
Preface

The objectives and principles of development control that follow apply within the area of the Coober Pedy (DC) Development Plan as shown below.

This Development Plan is arranged with the objectives and principles of development control for the Far North, appearing first, followed by the Council Wide policies and in turn more detailed policies relating to particular zones, and areas.



Enlargement Map



Location Map

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COUNCIL WIDE AND THE FAR NORTH REGION

The following objectives and principles of development control for the Cooper Pedy District Council are expressed in a broad sense to highlight the assessment criteria for the region and then in more detail for individual Zones as shown on [Maps CoP/1 to 9](#).

Introduction and Purpose of the Development Plan

The assessment criteria, better described as the “policies” are expressed under two broad headings:

- (a) objectives; and
- (b) principles of development control.

The objectives and principles of development control seek to guide appropriate forms of development. Typically these forms of development recognise the benefits of separation and co-location, take advantage of geographic and topographic occurrences, seek to build upon existing infrastructure and desired character and facilitate coordinated and consolidated patterns of development.

The objectives and principles of development control also attempt to foreshadow future demand for services and land uses and assist in outlining suitable locations for new or growing development.

Reference should be made firstly to the policies for the applicable zone and secondly the policies for the whole of the council area and the region to determine all relevant policies in relation to any particular parcel of land and any particular kind of development. To determine the zone affecting a parcel of land reference should be made initially to [CoP/2](#) and then the more specifically to the relevant zone map(s).

Where development is proposed near the boundary between two zones, regard should also be had to the provisions of the adjoining zone.

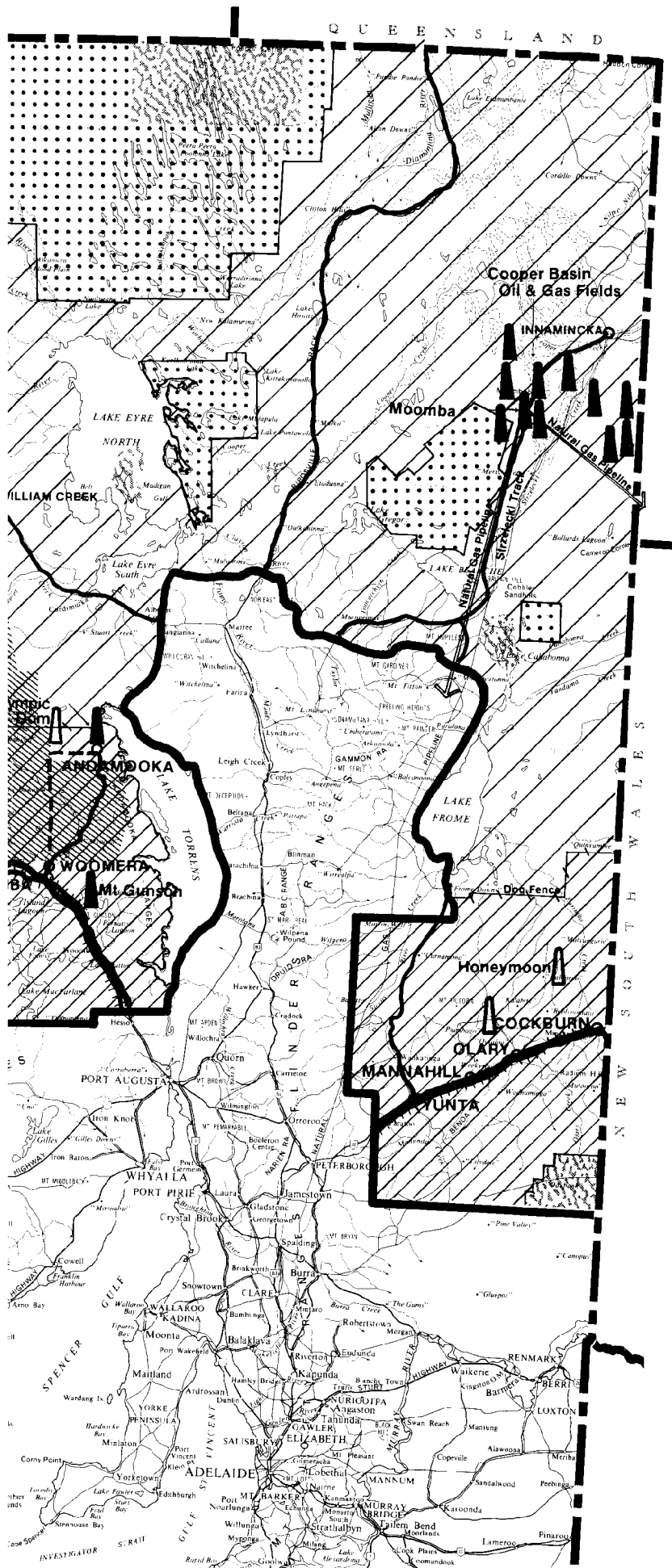
When assessing a development application the Council or other relevant authority (when applicable) will assess development against the policies contained herein to determine planning merit and whether to grant Provisional Development Plan consent.

Background

The Far North region ([Fig FN/1 Parts A and B](#)) occupies an area of 720 000 square kilometres, almost three quarters of the State's land area, and about 10 000 people live there. It is a vast region with a hot, dry climate, erratic rainfall and little permanent surface water. The region is remote from large towns, with low agricultural productivity and areas of extreme inaccessibility and wilderness. The region is rich in minerals, fossil fuels, and underground water, whilst extensive areas are of religious significance to the Aboriginal people and the variety of distinct natural features attracts tourists and researchers.

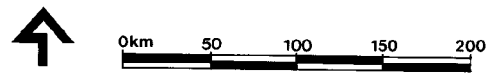
Although pastoralism is the most extensive land use, the main influences on settlement in the area have been transport routes, changes in transport technology, fluctuating economic fortunes in mining, tourism, modern weapons research and the traditional areas of Aboriginal population. The pastoral industry occupies about half of the region, and is based on cattle north of the dog fence and sheep and cattle south, or "inside", the dog fence. The remainder of the region is comprised of Aboriginal lands, conservation parks or un-allotted Crown lands. Aboriginal lands are confined to the North West Aboriginal Reserve and some adjacent pastoral leases.

The largest town servicing the region is Cooper Pedy with a population of approximately 4000 (45 nationalities represented). Cooper Pedy is an opal mining town and is recognised as the largest producer of opal in the world. The town is situated within the erosional escarpment of Stuart Range which is generally stony and treeless. The town is surrounded by a “moonscape” like landscape dotted by shafts and mullock heaps from opal mining activities.

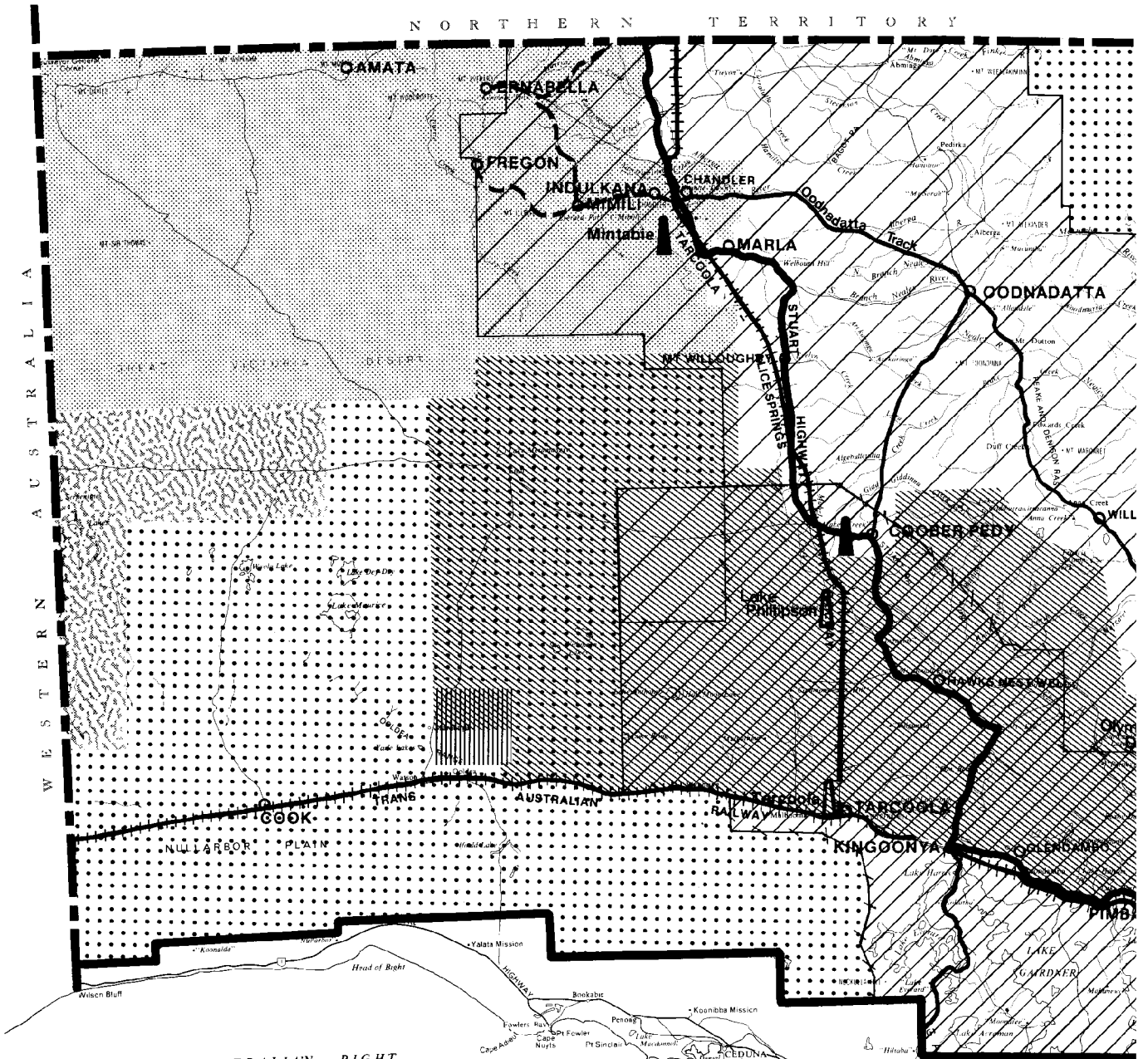


- Pitjantjatjara Land
- Conservation Parks and Other Reserves.
- Mineral Resource Extraction.
- Other Known Mineral Deposits
- Pastoral Leases:
 - Predominantly Cattle
 - Predominantly Sheep
 - Unallotted Crown Land.
- Defence Purpose:
 - Woomera Prohibited Area
 - Maralinga
- Existing Roads
 - Primary
 - Secondary
 - Restricted Access
 - Byways and Tracks Not Shown
- Railway

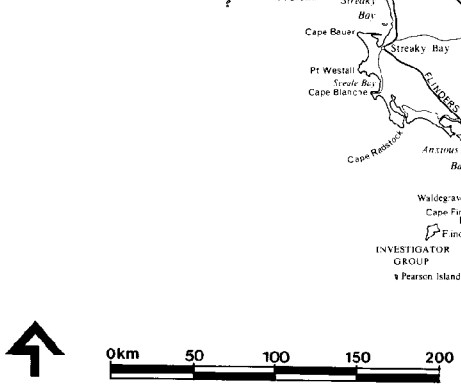
Source: Department of Lands;
Department of Mines and Energy.



**Fig FN/1
PART A**



- Pitjantjatjara Land
- Conservation Parks and Other Reserves.
- Mineral Resource Extraction.
- Other Known Mineral Deposits
- Pastoral Leases:
 - Predominantly Cattle
 - Predominantly Sheep
 - Unallotted Crown Land.
- Defence Purpose:
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- Railway



**Fig FN/1
PART B**

A steady growth has occurred within Coober Pedy and four main industries have been established in opal mining, tourism, primary production and the support service industries for the above.

The majority of the population is dependent upon opal mining and tourism. Other employment is provided in areas including property managers and workers, railway and highway workers and government agencies. Coober Pedy is quickly becoming the regional service centre of Outback South Australia and is now the focus for essential services such as medical, health, welfare, law and order, education and leisure.

The tourist industry is seasonal. The demand for tourist facilities and services has increased dramatically as a consequence of the sealing of Stuart Highway. One of the significant challenges facing the town is the need to match tourism demands with appropriate development and services and reduce the overall fluctuation of tourism activity. A balance must also be reached between the appearance and order of development and the retention of the "frontier town experience" people seek when visiting Coober Pedy.

Strategic issues that need to be addressed in particular include economic development, tourist appeal and the adequate supply of land for retail, commercial and industrial uses. Sustainable growth in Coober Pedy is achievable, there is however a fine line between offering generally recognised services to meet the needs of tourists and the community, whilst at the same time maintaining the outback mining character for which the town is known.

GENERAL

Form of Development

OBJECTIVES

- Objective 1:** Orderly and economic development.
- Objective 2:** Promotion of the social, cultural, economic, environmental, educational and health needs of the population by means that include:
 - (a) maintenance and increase of employment opportunities;
 - (b) provision for a choice of lifestyles within the law and customs of the community; and
 - (c) provision of such facilities as are required for accommodation, recreation, education and health and welfare, including the aged; with promotion and preservation of dugout living accommodation where it is practically established.
- Objective 3:** Rational distribution and arrangement of land uses to avoid incompatibility between development and to permit efficient use of land.
- Objective 4:** Promotion of the town centre of Coober Pedy as the focus of commercial and tourism developments.
- Objective 5:** The management of resources and their protection from inappropriate or incompatible uses of land and development.
- Objective 6:** Protection of the environment and minimisation of conflict between uses of land.

The major natural resources of the area are minerals; water, particularly surface and underground water; native vegetation and animals; landscapes and wilderness. These resources should be managed in a manner that:

- (a) optimises productive efficiency and minimises land degradation;
- (b) considers all land users on an equitable basis;
- (c) optimises the diverse and joint uses of land; and

(d) protects the archaeological, ecological, historical, cultural and scenic values.

Objective 7: Economic resources developed in a manner of social, economic and/or environmental benefit to the community.

Objective 8: The economic, social, and cultural interests of the Aboriginal communities safeguarded.

Provision needs to be made to improve the economic resource base for Aboriginal communities and to protect their culture and heritage. Development should, whenever appropriate, make provision to improve the balance and stability of the population and to improve the cultural and economic prospects of affected communities.

Objective 9: Development to meet adequate standards for public safety, convenience, economy and amenity.

Objective 10: The coordinated provision of roads, public facilities and services in a manner that optimises the use of resources and public funds.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be in accordance with the District Council of Coober Pedy Structure Plan, [Map CoP/1 \(Overlay 1\)](#).
- 2 Development should be orderly and economic.
- 3 Development should take place in a manner that will not prevent the attainment of the objectives and principles of development control relating to other land.
- 4 Development in proximity to the Coober Pedy Airport or flight paths associated with the airport, should not create hazardous conditions for aircraft movements.
- 5 Development should be designed appropriately for hot arid areas.
- 6 Development should only take place outside of settlements where it can be demonstrated that:
 - (a) there is good reason for not locating the development within a settlement;
 - (b) the development will contribute positively to the economic development of the region;
 - (c) the necessary roads and public utilities can be provided economically;
 - (d) features or areas of environmental or heritage significance, or landscapes adjoining main roads will not be adversely affected; and
 - (e) all other relevant objectives and principles of development control are complied with.
- 7 Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development, should improve or rectify those conditions.
- 8 Development should not be undertaken on land liable to inundation by drainage or flood waters.
- 9 Development should not take place unless served by an adequate water supply and waste water disposal system.
- 10 Development should not take place in a manner which will interfere with or obstruct watercourses, or which may aggravate flooding elsewhere.
- 11 Development should not take place unless all wastes produced can be managed so as to prevent pollution of surface or underground water resources, risk to health and impairment to the environment. Accordingly, the use of gray water should be maximised where possible.

- 12 Development should not take place if it may result in over exploitation of surface or underground water resources. Accordingly, development should incorporate rainwater tanks to capture the rainfall of a 1:25 year Annual Rainfall Interval landing on structures of more than an ancillary and subordinate nature.
- 13 The site of development should be connected, or be able to be connected, to constructed roads and such public utilities (such as water supply, an approved effluent disposal system and common effluent drainage, electricity supply, lighting and telephone services) as are likely to be required by the user of the land with the costs being paid by the developer or user.
- 14 The following kind of development is **non-complying**:

Advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, tourist road or scenic route, with the exceptions of:

- (a) advertisements within municipalities; or
- (b) advertisements within a 50 km/h or 80 km/h speed restriction within district councils, or areas not within a council area; or
- (c) where the advertisement has an advertisement area of two square metres or less, and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and a total of no more than two advertisements would be erected on the site.

Land Division

OBJECTIVES

Objective 11: Land in appropriate localities should be divided into allotments in an orderly and economic manner.

PRINCIPLES OF DEVELOPMENT CONTROL

- 15 Allotments should be located or designed to contain a site suitable for buildings or a use of land of a type appropriate in all respects to that locality and consistent with the objectives and principles of development control of the Zone concerned.
- 16 All allotments should be capable of being provided with safe and convenient vehicular access.
- 17 Land division should not occur where the size of any allotment is insufficient with regard for the need to dispose adequately of all effluent without risk to health or property.
- 18 Land should not be divided if boundaries of new allotments will cross areas of biodiversity conservation significance or where there would be a detrimental effect to ecological processes, threatened species or ecological communities.

Transportation (Movement of People and Goods)

OBJECTIVES

Objective 12: Provision for the safe and convenient movement of people and goods by road, including the provision of roads, footways and tracks to accommodate satisfactorily the needs of traffic.

Objective 13: Adequate provision for the parking of vehicles.

PRINCIPLES OF DEVELOPMENT CONTROL

- 19 Access to development should be safe and convenient.

- 20 Commercial and industrial development should have sufficient space on the site for the parking, loading, unloading, manoeuvring and fuelling of vehicles. Different classes of vehicles (for example, road trains, buses and cars) should have separate parking areas for each class.
- 21 Development should be located and designed so that it does not interfere with the free flow of traffic on adjacent roads.
- 22 Roads and thoroughfares, including walkways, should provide for safe and convenient intercommunication for vehicles and pedestrians with neighbouring localities and with existing roads and thoroughfares.
- 23 The width of a road should be capable of accommodating satisfactorily the types of vehicles and volume of movement likely to use that road.
- 24 Development that is serviced by trucks and heavy vehicles should avoid creating circumstances where the resultant vehicle movements reduce the free-flow of existing vehicles on roads within the Town Centre Zone and residential zones.
- 25 Development shall not provide for direct vehicular movement between any allotment or site of development and Stuart Highway.
- 26 Parking facilities should be designed in accordance with Australian Standard 2890.1 Off-street car parking, 2890.2 commercial vehicle facilities and 2890.3 Bicycle parking facilities.
- 27 Development should provide for pedestrian, bicycle and vehicular access for people with mobility impairments.

LAND USE

Residential Development

OBJECTIVES

- Objective 14:** Safe, convenient and pleasant living areas.
- Objective 15:** Residential development that offers a wide variety and choice of dwelling types and living environments to meet the needs and preferences of all sections of the community.
- Objective 16:** Containment of housing costs through innovative development practices and design.

PRINCIPLES OF DEVELOPMENT CONTROL

- 28 New dwelling development should:
 - (a) form a compact and continuous extension of an existing built-up area;
 - (b) be located so as to achieve economy in the provision of public services; and
 - (c) create a safe, convenient and pleasant environment in which to live.
- 29 Dwellings should be designed and sited to maximise ventilation and minimise solar gain in summer and maximize access to sunlight and minimise heat loss in winter.
- 30 Dwellings should be provided with sufficient private open space to accommodate the recreation and leisure needs for occupants as well as the service functions of clothes drying and domestic storage.
- 31 Private open space should be located so as to take advantage of winter sunlight and available shade in summer.

- 32** Private open space, associated with above ground dwellings, should:
- (a) provide direct ground floor access from the living areas of the dwelling to an area of private open space at a rate not less than 40 percent of the dwelling floor area;
 - (b) be able to contain a rectangular area measuring at least seven metres by four metres, with the area having a gradient not exceeding 1-in-8;
 - (c) not have a dimension of the private open space area less than 2.5 metres; and
 - (d) not include driveways or car parking areas.
- 33** Buildings should be sited with respect to property boundaries so as to:
- (a) maintain the amenity of adjoining dwellings in terms of noise transfer and access to sunlight; and
 - (b) minimise impacts of overlooking from upper storeys and lines of sight from neighbouring windows.
- 34** Adequate on site parking should be provided to meet the needs of residents and visitors and not create a requirement for on-street parking.
- 35** On site parking should be provided at a rate of not less than one car parking space per two lodging rooms for a multiple dwelling and a boarding house.
- 36** All other dwellings (excluding development which comprises a hostel or nursing home, or aged persons accommodation defined as housing subsidised under the Aged Persons Homes Act or subsequent legislation) should provide car parking on the site of a dwelling at the following rate:
- | Number of bedrooms or rooms able to be used as Bedrooms | Number of car parking Spaces |
|--|-------------------------------------|
| 1 | 1 |
| 2 or more | 2 |
- 37** On site parking should be provided at a rate of not less than one car parking space for every 19 square metres of total floor area (excluding storage areas and areas set aside exclusively for employees) for a non-residential club.
- 38** Where development comprises four or more dwellings, in addition to the minimum rate for dwellings, visitor car parking should be provided:
- (a) at the rate of one visitor car parking space for every two dwellings in the development; and
 - (b) be designed in accordance with Australian Standard 2890.1 or subsequent amendment.
- 39** Driveways should provide safe and convenient access to and from the site and should be in accord with the following requirements:
- (a) driveway access to any building should have a maximum gradient of 1-in-5; and
 - (b) where an access driveway is designed to serve more than four dwellings on a site, the driveway is to be designed to have a minimum pavement width of 5.5 metres for the length of the driveway, or 5.5 metres for the first six metres of the driveway and at any other appropriate locations to allow two vehicles to pass.
- 40** Dwellings proposed to be developed on sloping sites should be designed and sited so as to minimise the alteration of the natural slope of the land to accommodate the development.

- 41** Dwellings should not have a total ground floor area (including verandah area, carport and garage) exceeding 50 percent of the area of the site.
- 42** The area of the site covered by impervious surfaces, including buildings, should not exceed 60 per cent of the area of the site.
- 43** A building that is not a self contained residence and provides accommodation for one or two dependent relatives may be developed on the site of an existing dwelling, provided that;
- (a) the site of the existing dwelling is greater than 600 square metres;
 - (b) the site is not further divided to create a legally separate title for each dwelling;
 - (c) the building does not exceed 60 square metres in floor area;
 - (d) private open space of at least 80 square metres is available to be shared by both buildings;
 - (e) an additional car parking space is provided on the site which is able to be used exclusively by the occupant(s) of the second building; and
 - (f) the second building continues the architectural style and general appearance of the existing dwelling.
- 44** A boarding house or multiple dwelling should be:
- (a) located in close proximity to the Town Centre Zone and community facilities; and
 - (b) designed to meet the following requirements:
 - (i) the area of the site above ground, if relevant, covered by buildings, car parking and driveway not exceeding 70 percent of the site area;
 - (ii) the floor area of all buildings above ground, if relevant, not covering more than 50 percent of the site;
 - (iii) the building not accommodating more than eight lodgers; and
 - (iv) a minimum of five square metres indoor recreation space and ten square metres outdoor recreation space being provided for each person able to be accommodated.
- 45** All services should be installed underground in both public and private areas and where possible, in common trenches and connected to each allotment at a single point.
- 46** Development and land division should incorporate stormwater management that minimises the generation of stormwater run-off and maximises on-site retention by incorporating water conservation and water quality improvement techniques wherever practicable.
- 47** Outbuildings should be located and of a design, size and finish that minimises any visual intrusion experienced by adjoining properties and the streetscape, and ensures that adequate outdoor private open space is provided.
- 48** Outbuildings should be:
- (a) ancillary to an existing dwelling;
 - (b) of a size that does not result in the provision of the private open space associated with the dwelling that is less than that prescribed in principles of development controls 30, 39 and 40 (where relevant); and
 - (c) finished of external surfaces and colours that match or blend with any existing dwelling on the site, and is in keeping with the character of the locality.

Town Centre and Shops

OBJECTIVES

Objective 17: To provide a strong economic basis that will facilitate future growth and employment.

Objective 18: The town centre to provide the focus for shopping, administrative, cultural, entertainment, tourist accommodation and educational facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

49 Shopping, business, administrative, cultural, entertainment, tourist accommodation and educational facilities should be located in the town centre having regard to the objectives and principles of development control for the Zone.

50 Development within the town centre should meet the following design principles in addition the Zone provisions:

- (a) compatibility with the predominant character of other buildings in the locality;
- (b) preserve buildings of historical or architectural significance;
- (c) provide for the integration of existing and future facilities so as to promote ease of pedestrian movement and sharing of facilities and utilities within the Zone;
- (d) staging of development to complement future expansion of the Zone, or area, as a whole;
- (e) the creation of a lively town centre setting;
- (f) the use of materials that are complementary to the natural features of the locality and adjacent buildings; and
- (g) the establishment of screen walls, buffer strips, or access ways to provide a transition between incompatible uses, where necessary.

51 Provision for the movement of people and goods within the town centre and shopping areas, should comply with the following:

- (a) development should not cause inconvenient and unsafe traffic and pedestrian movements or be likely to result in the need for significant expenditure on transport and traffic works, or facilities within, or outside, the locality;
- (b) the separation of pedestrian and vehicle movements to ensure safety and convenience;
- (c) adequate and convenient provision should be made for service vehicles and the storage and removal of waste goods and materials; and
- (d) on-site parking shall be determined having regard to:
 - (i) the amount, type and timing of movement generated by the use;
 - (ii) the design, location and configuration of parking spaces;
 - (iii) the ability of the site to accommodate the parking spaces;
 - (iv) the potential for shared use of parking spaces;
 - (v) the effect on surrounding activities; and
 - (vi) the availability of appropriate on-street parking.

- 52 Development within the town centre should provide car parking spaces for the mobility impaired and persons with a disability.
- 53 The design of development within the town centre should ensure that all sources of noise, including refrigeration and air conditioning equipment, garbage collection and car parking, do not cause excessive impacts on neighbouring properties.
- 54 Where the development of a hotel, or other facility licensed under the Liquor Licensing Act, 1985, includes a drive-in facility for the sale of liquor and related goods, the facility should be so located on the site of the development that there would be no reasonable possibility that any standing vehicle of a customer of the facility will encroach onto a public road.
- 55 Where a shop is a restaurant, there should be provision for additional car parking space if food is to be taken away from the premises, to ensure that all car parking occurs on the site of the development.

Commercial Development

OBJECTIVE

Objective 19: Commercial development should be located in suitable areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 56 Commercial development should be of a high architectural standard and be set-back from the road frontage to allow for car parking in front of building facades and the inclusion of visual enhancements to the streetscape.
- 57 Where development is for a petrol filling station:
 - (a) fuel pumps and other service facilities should be located on the site of the development such that there would be no reasonable possibility that any part of any vehicle using the facilities will encroach onto a public road; and
 - (b) vehicular crossings providing access to the development from a public road should be located so that no part of the vehicular crossing is less than nine metres from any part of any other vehicular crossing.

Industrial Development

OBJECTIVES

Objective 20: Industrial development should be located in suitable areas.

Objective 21: Development should establish a desirable transition between zones and land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 58 Industrial development should be located in industrial zones.
- 59 A building on a site used for an industry or associated storage should be of a high standard of design in respect of its appearance and be set-back from any road frontage to allow for the screening of elements that detract from the amenity of the locality.
- 60 The width of roads in an industrial area should be adequate for the type and volume of traffic expected.
- 61 No dwellings other than caretakers' quarters should be constructed in industrial zones.

Mining

OBJECTIVES

Objective 22: The continued availability of metallic, industrial and construction, minerals by preventing development likely to inhibit their exploitation.

The permanent effects of mining operations on the appearance of the landscape should be considered before operations begin. Prospecting, mining and quarrying operations should be carefully planned to avoid unnecessary impairment of the landscape. Structures should be removed after workings are finished.

PRINCIPLES OF DEVELOPMENT CONTROL

- 62** Extractive industry should not occur within, or adjacent to, the town centre, residential areas or service centres except for short term or other special purposes, and then only with adequate environmental and safety provisions.
- 63** Mining activities should only take place in the Mining Zone. Mining development in areas other than the Mining Zone should only take place where:
- (a) the deposits are of such paramount significance that all other environmental, heritage or considerations may be over ridden;
 - (b) the exploitation of the deposits is in the National or State interest;
 - (c) investigations have shown that alternative deposits are not available on other land outside the Zone;
 - (d) the operations are subject to stringent safeguards to protect the landscape and natural environment; and
 - (e) the specific objectives and principles of development control of the relevant Zone can be met by the development.

Community Facilities

OBJECTIVE

Objective 23: Appropriate community facilities conveniently accessible to the population they serve.

PRINCIPLES OF DEVELOPMENT CONTROL

- 64** Community facilities should be conveniently located in relation to the population they are to serve.
- 65** Community facilities should be integrated or provided on a coordinated basis to promote efficiency in the delivery of services.
- 66** On site parking should be provided so as to satisfy the rates for the following kinds of development:
- (a) Community Centre:

Not less than one car parking space for every ten square metres of total floor area of the building.
 - (b) Meeting Hall or Place of Worship:

Not less than one car parking space for every five seats provided or able to be provided.

- (c) Pre-school, Primary School or Educational Establishment:

Not less than one car parking space for each full time staff member and the number of part-time staff members equivalent to one full time staff member of the school or establishment, plus a supply of spaces for visitors as determined by an analysis of need on a case-by-case basis.

Provision should also be made for a "pick-up and drop-off" area that allows students to enter and exit vehicles quickly and safely without the need for the vehicle to stop for long periods of time.

- (d) Hospital, a Nursing Home, a Rest Home or a Hostel:

Not less than one car parking space for every four beds in the development.

Waste Disposal (Landfill)

OBJECTIVES

Objective 24: The orderly and economic development of landfill facilities in appropriate locations.

Objective 25: Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.

Objective 26: Landfill facilities to be protected from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 67** Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.
- 68** Landfill facilities should not be located in existing or future urban, township, living, residential, commercial, centre, office, business, industry or institutional zones or environment protection, conservation, landscape, open space or similar zones, or in a Water Protection Area.
- 69** Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 70** Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 71** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 72** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 73** Landfill and associated facilities for the handling of waste should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 74** The area of landfill operations on a site should:
- (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event; and
 - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and

- (c) not be located on land subject to land slipping; and
 - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 75** The landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 76** Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 77** Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 78** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 79** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 80** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
 - (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 81** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.
- 82** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilise landfill gas emissions. For smaller landfill activities, if the sustainable utilisation of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.
- 83** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 84** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 85** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 86** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 87** Traffic circulation movements within the landfill facility should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 88** Suitable access for emergency vehicles to the landfill site should be provided.
- 89** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:

- (a) the prevention of ground water and surface water contamination;
- (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
- (c) the monitoring or management of landfill gas;
- (d) fire safety;
- (e) security;
- (f) maintenance of landscaping and the general condition of the site; and
- (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.

ENVIRONMENTAL

Conservation and Heritage

OBJECTIVES

Objective 27: The identification and management of areas of heritage value or special environmental significance.

Objective 28: Conservation of land, buildings, structures and other items of historical, social, architectural or other Aboriginal and European heritage significance.

The Council area contains many areas, sites and structures that are worthy of preservation. These range from specific localised items, of geological, palaeontological, cultural, archaeological or historical importance, to large areas of sacred, scenic, wilderness, habitat, or other special environmental significance. As a consequence of the vastness and remoteness of the area, many have yet to be identified. Land and development should be managed in a manner that protects the heritage and environmental significance of these items in the long term. (Some large areas are already protected as conservation parks or fossil reserves [Map FN/1](#)).

Objective 29: The conservation of biodiversity significant areas including areas of native vegetation, key habitat areas, ecological processes, threatened species and ecological communities.

Objective 30: The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinisation, flooding or a deterioration in the quality of surface waters.

Objective 31: The retention of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.

Objective 32: Conserve and enhance the natural resources, mining identity, scenic amenity, tourism potential and Aboriginal culture within the Council area.

Objective 33: Identify and apply the use of viable alternative sources of energy to minimise consumption.

Objective 34: Implement adequate controls to protect water resources, maximise the use of gray water, minimise water consumption and provide water saving or recycling devices.

Objective 35: Avoidance of pollution of air, land and water.

PRINCIPLES OF DEVELOPMENT CONTROL

- 90** Development should not be located in environmentally sensitive areas and should be designed to minimise environmental degradation.
- 91** Development should not cause undue risk of pollution or contamination of any watercourse; underground water; lake or reservoir, particularly that which may be used for human or animal consumption.
- 92** Development should not affect buildings, structures, sites, biodiversity including wildlife, and native vegetation and features that are significant for archaeological, sacred, cultural, historic, scientific, architectural, scenic or other reasons.
- 93** Development should not take place within the locality of an area proposed for consideration as an area of special environmental significance, until a management plan has been prepared for the area identifying the extent, degrees of significance and means of management of the features of value.
- 94** Development should not take place in highly significant environmental areas unless an environmental review and consideration of alternative sites, show that use of the area is necessary and the development can proceed in accordance with acceptable performance standards.
- 95** Native vegetation should not be cleared if it:
- (a) provides important habitat for wildlife;
 - (b) has a high plant species diversity or has threatened plant species and plant associations;
 - (c) has high amenity value;
 - (d) contributes to the landscape quality of an area;
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region; or
 - (f) is associated with sites of scientific, archaeological, historic, or cultural significance.
- 96** Development should not be undertaken and native vegetation should not be cleared if such activity is likely to:
- (a) create or contribute to soil erosion;
 - (b) decrease soil stability and initiate soil slip;
 - (c) create any unstable embankment or cutting;
 - (d) create, or contribute to, a local or regional soil salinity problem;
 - (e) lead to the deterioration in the quality of surface waters; or
 - (f) create or exacerbate the incidence or intensity of local or regional flooding.
- 97** When clearance is proposed consideration should be given to:
- (a) retention of native vegetation for, or as:
 - (i) corridors or wildlife refuges;
 - (ii) amenity purposes;
 - (iii) livestock shade and shelter; or

- (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off; and
 - (b) the implications of retention or clearance on fire control.
- 98** Development of or adjacent to an item listed in [Table CoP/3](#), should:
- (a) be sympathetic to the character of the area by utilising architectural design and detailing that makes reference to the materials, colours, scale, roof-form and, where appropriate, fencing of the item and other existing buildings that contribute to the historic character of the area;
 - (b) maintain any existing historic streetscape character by reinforcing the predominant pattern of front and side boundary set-backs established by existing historic buildings in the immediate locality; and
 - (c) in relation to development of a listed item, retain and where necessary restore and rehabilitate the historic character of the item.
- 99** Development should not destroy, nor lessen, the value of any significant item of natural or man-made heritage, particularly those listed as State Heritage Places, registered Aboriginal Sites, Geological Monuments or on the Register of the National Estate.
- 100** Development should be designed to incorporate water-saving devices so as to minimise the consumption of water.
- 101** Development should take place in a manner that is not liable to cause a nuisance to the community by:
- (a) the emission of noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water products, electrical interference, light or loss of privacy; or
 - (b) stormwater or the drainage of run-off from the site of that development.
- 102** Locally indigenous trees, shrubs and groundcover species, suited to the land and the climate, should be established where practicable as part of development so that the appearance of the land on which the development takes place will thereby be improved.

Open Space

OBJECTIVE

Objective 36: Adequate public parks and recreation areas conveniently located for the community.

PRINCIPLE OF DEVELOPMENT CONTROL

- 103** Development should preserve and enhance the character and amenity of land associated with public parks and make use of available public recreation areas.

Appearance of Land and Buildings

OBJECTIVE

Objective 37: The preservation and enhancement of the amenity of main road approaches to the town of Coober Pedy.

PRINCIPLE OF DEVELOPMENT CONTROL

- 104** Development should be located and designed so as to be in keeping with the desired character described by the objectives for the Zone and so as to enhance the amenity of the locality.

Advertising

OBJECTIVES

Objective 38: An urban environment and rural landscape not disfigured by advertisements.

Objective 39: Advertisements in retail, commercial and industrial areas, and the town centre designed to enhance the appearance of those areas.

Objective 40: Advertisements should not be hazardous to any person.

PRINCIPLES OF DEVELOPMENT CONTROL

105 Roadside advertising should not be undertaken outside of settlements.

106 The location, siting, size, shape and materials of construction, of advertisements should be:

- (a) consistent with the desired character of areas or zones as described by their objectives and principles of development control; and
- (b) in harmony with any building or site of historic significance or heritage value in the locality.

107 Advertisements should not impair the amenity of areas, zones or localities, in which they are situated by creating, or adding to, clutter, visual disorder, and the untidiness of buildings and spaces.

108 Advertisements wholly or partly consisting of bunting, streamers, flags, wind vanes and the like, should not detrimentally affect the amenity of areas, zones or localities, in which they are situated.

109 Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be coordinated with that theme.

110 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.

111 Advertisements should not create a hazard to persons travelling by any means.

112 Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like, that are potentially hazardous.

113 Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it.

114 Advertisements should not be 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.

115 Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.

Telecommunications Facilities

OBJECTIVES

Objective 41: Telecommunications facilities provided to meet the needs of the community.

Objective 42: Telecommunications facilities located and designed to minimise the visual impact on the amenity of the local environment.

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

The Commonwealth Telecommunications Act 1997 is pre-eminent in relation to telecommunications facilities. The Telecommunications (Low-impact Facilities) Determination 1997 identifies a range of facilities that are exempt from State planning legislation. The development of low impact facilities to achieve necessary coverage is encouraged in all circumstances where possible to minimise visual impacts on local environments.

Where required, the construction of new facilities is encouraged in preferred industrial and commercial and appropriate non-residential zones. Recognising that new facility development will be unavoidable in more sensitive areas in order to achieve coverage for users of communications technologies, facility design and location in such circumstances must ensure visual impacts on the amenity of local environments are minimised.

PRINCIPLES OF DEVELOPMENT CONTROL

116 Telecommunications facilities should:

- (a) be located and designed to meet the communication needs of the community;
- (b) utilise materials and finishes that minimise visual impact;
- (c) have antennae located as close as practical to the support structure;
- (d) primarily be located in industrial, commercial, business, office, centre, and rural zones;
- (e) incorporate landscaping to screen the development, in particular equipment shelters and huts; and
- (f) 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 or significant vistas.

117 Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.

118 Telecommunications facilities in areas of high visitation and community use should utilise, where possible, innovative design techniques, such as sculpture and art, where the facilities would contribute to the character of the area.

119 Telecommunications facilities should only be located in residential zones if sited and designed so as to minimise visual impact by:

- (a) utilising screening by existing buildings and vegetation;
- (b) where possible being incorporated into, and designed to suit the characteristics of an existing structure that may serve another purpose; and
- (c) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.

120 Telecommunications facilities should not detrimentally affect the character or amenity of Historic Conservation Zones or Policy Areas, Local Heritage Places, State Heritage Places, or State Heritage Areas.

Renewable Energy

OBJECTIVES

- Objective 43:** The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- Objective 44:** Renewable energy facilities located, sited, designed and operated to avoid or minimise adverse impacts and maximise positive impacts on the environment, local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 121** Renewable energy facilities, including wind farms, should be located, sited, designed and operated in a manner which avoids or minimises adverse impacts and maximises positive impacts on the environment, local community and the State.
- 122** Renewable energy facilities, including wind farms, and ancillary developments should be located in areas that maximise efficient generation and supply of electricity.
- 123** Renewable energy facilities, including wind farms, and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) should be located, sited, designed and operated in a manner which:
- (a) avoids or minimises detracting from the character, landscape quality, visual significance or amenity of the area;
 - (b) utilises elements of the landscape, materials and finishes to minimise visual impact;
 - (c) avoids or minimises adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance;
 - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips;
 - (e) avoids or minimises nuisance or hazard to nearby property owners/occupiers, road users and wildlife by way of:
 - (i) shadowing, flickering, reflection and blade glint impacts;
 - (ii) noise;
 - (iii) interference to television and radio signals;
 - (iv) modification to vegetation, soils and habitats; and
 - (v) bird and bat strike.

COOBER PEDY ZONES

In addition to the Council Wide provisions, the following Zones further outline the proper and appropriate location of development throughout the Council area. These policies provide greater detail and highlight key site criteria that should be met when undertaking development.

TOWN CENTRE ZONE

Introduction

The objectives and principles of development control that follow apply in the Town Centre Zone shown on [Maps CoP/5 and 8](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** The centre and focus for accommodation, retail, business, community, cultural and entertainment activities serving the local and broader community and visitors to the Council area.
- Objective 2:** A town centre that has a distinctive and attractive linear shopping character based on low to medium-scale buildings.
- Objective 3:** A range and distribution of uses and activities aimed at providing convenience goods and comparison goods to serve the day-to-day, weekly and tourist needs of the community and those attending the area.
- Objective 4:** The development of car parking areas located and designed conveniently for the users of the town centre.
- Objective 5:** The provision of facilities to enhance the function and amenity of the town centre for pedestrians.
- Objective 6:** The coordination and integration of development and design themes, and improvement in the appearance of land and buildings, consistent with the retention of the features of the town centre that contribute positively to its character.

The town centre functions at a variety of levels. At the lower level, it provides for the day-to-day and weekly shopping needs and commercial functions of the community. At the town level, it provides a range of comparison goods, offices, consulting rooms and entertainment establishments servicing the region and visitors.

The centre sustains a variety of land uses that operate at various times during the day and night and creates an area that is a popular drawcard for visitors and the community. Commensurate with the importance of the town centre a range of dining, entertainment and recreational activities are also provided.

Further development of the town centre should achieve a lively and vibrant place that provides a wide variety of services and functions. It should also create a centre distinguished by the retention of the buildings that contribute positively to the character of the centre, ease of access for all people and integration of design themes and construction techniques.

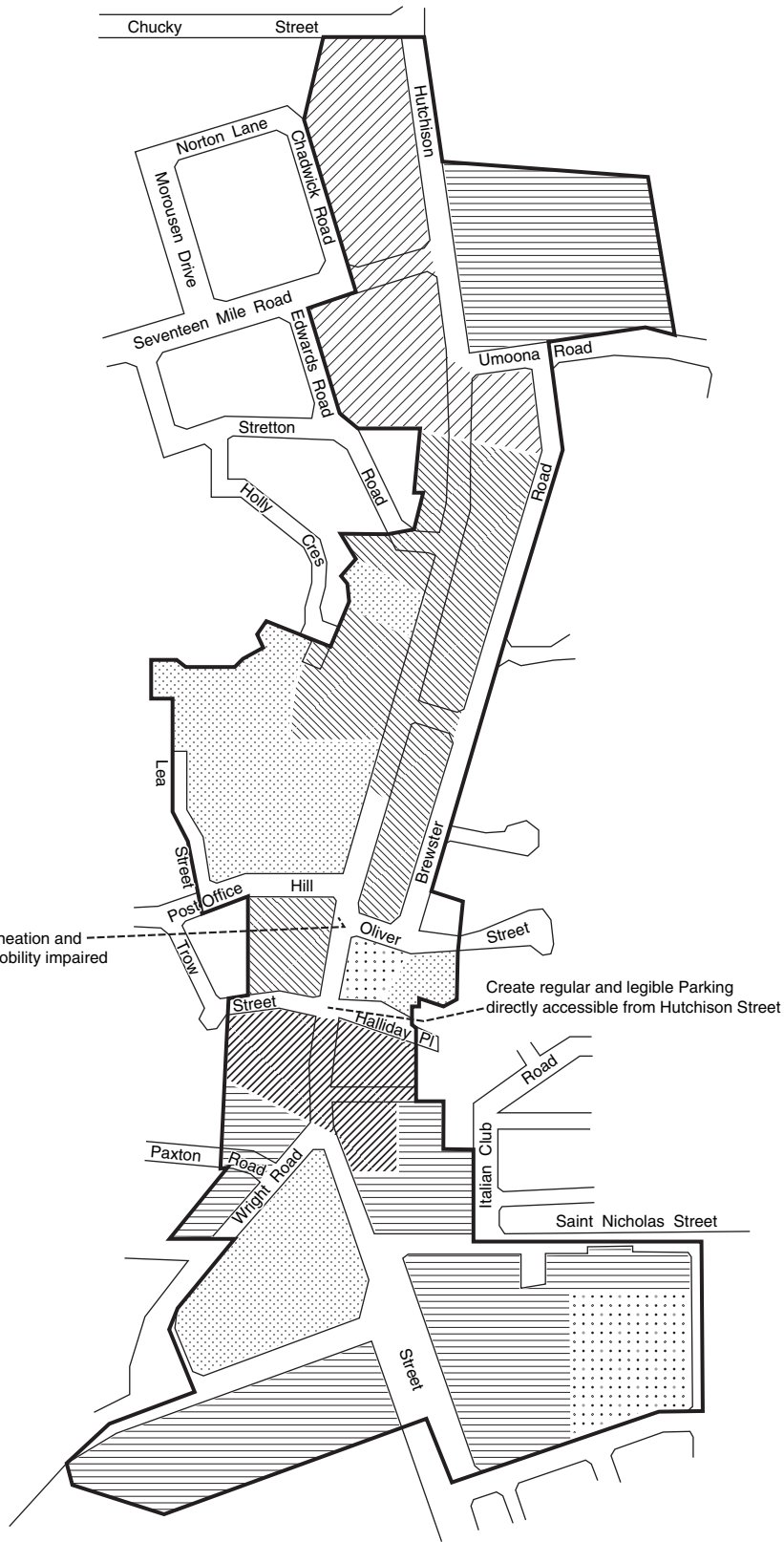
Development should reinforce the primary role of the town centre and seek to enhance items of cultural significance and value.








The boundaries of the Zone should be considered to be fixed, forming a clearly defined centre minimising the opportunity for impact upon the adjacent areas and reinforcing a legible town centre as the focus for activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken within the Town Centre Zone should provide for accommodation, comparison and convenience goods shops, restaurants, entertainment, commercial, administrative, tourist related and specialty shopping activities to serve the local, town and regional needs of the community and visitors to the area generally in accordance with the Town Centre Concept Plan, [Fig TCe/1](#).



-  Retail Core
-  Retail / Office / Commercial
-  Office / Commercial
-  General Commercial / Tourist Accommodation
-  Tourist Accommodation
-  Community
-  Boundary of Area Affected by Concept Plan



0metres 100 200

COOBER PEDY (DC) TOWN CENTRE CONCEPT PLAN Fig TCe/1

- 2 Appropriate forms of development within the Town Centre Zone include, but are not limited to:

Amusement Machine Centre
 Bank
 Cinema
 Community Centre
 Consulting Room
 Educational Establishment
 Hotel
 Indoor Recreation Centre
 Interpretive Centre
 Motel
 Office
 Petrol Filling Station
 Retail Showroom
 Restaurant
 Shop

- 3 Development should be located and designed in a manner that will maintain the amenity and function of the Zone as indicated in the objectives for the Zone.
- 4 The development of any building or buildings, or additions or alterations to an existing building, should:
- (a) be no more than two-storeys in height where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area; or
 - (b) not exceed a maximum wall height of 8 metres as measured from the original surface level of the site to the eaves of the building.
- 5 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Car Parking, Access and Movement

- 6 Development should provide for pedestrian, bicycle and vehicular access and also have regard to providing improved access for people with mobility impairments.
- 7 Development should promote where relevant the shared use of off-street car parking areas and service access arrangements.
- 8 Car parking areas should be located and designed to:
- (a) promote safe and convenient traffic circulation;
 - (b) integrate existing access points;
 - (c) exploit shared use between existing and proposed developments;
 - (d) meet the foreseeable demands of customers, tourists, other visitors and employees;
 - (e) incorporate structures for shade; and
 - (f) minimise impacts upon adjacent and nearby properties.
- 9 Adequate provision should be made for the off-street parking of all buses likely to come to the site of development associated with facilities for visitors, including motels, hotels and petrol filling stations.

- 10** Development within the town centre should provide car parking at the following rates:
- (a) General Retail Shop (including a supermarket and department store) - five cars per 100 square metres gross leasable area;
 - (b) Specialty Retail Shop - 4.5 cars per 100 square metres gross leasable area;
 - (c) Restaurant and Cafe (both licensed and unlicensed) - one car per 5 seats able to be accommodated;
 - (d) Office (including banks) - four cars per 100 square metres total floor area; and
 - (e) Consulting Rooms - four cars per room capable of being used as a consulting room.
- 11** Whilst development should provide sufficient car parking having regard to the above standards 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 dependant 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 share car parking areas between uses based upon compatible hours of peak operation; and
 - (d) suitable arrangements for any parking short-fall to be met elsewhere or by other means, being entered into.

Urban Design, Streetscape and Built-form

- 12** The built-form of development should be compatible with and reinforce the traditional linear shopping character of the Zone, including where appropriate, features that complement and conserve existing buildings that are of historic or streetscape significance.
- 13** Buildings should display:
- (a) articulated surfaces to visible walls;
 - (b) a traditional pattern of wall areas and window spaces; and
 - (c) use of materials and colour finishes which blend with or complement, and enhance those used on the predominant historic buildings and those buildings that enhance the amenity of the town centre.
- 14** Development should incorporate verandahs, parapet wall treatments and traditional window display frontages consistent with a traditional linear shopping centre, providing public walkways and sheltered public and private spaces.

Advertisements/Signs

- 15** Outdoor advertisements should be designed and located to be in keeping with the building to which they relate, the character of the area, and the streetscape of a traditional linear shopping centre.
- 16** Advertisements should:
- (a) be simple in form and provide for instant recognition;
 - (b) not dominate or unreasonably obscure other advertisements;
 - (c) not result in visual clutter;

- (d) utilise structural supports or affixing mechanisms concealed from public view or effectively integrated into the design of the advertisement frame; and
- (e) have dimensions and locations which ensure their appropriate and unobtrusive integration with the overall facade of the building.

17 Advertisements should be designed and erected as follows:

- (a) under canopy signs should comprise the predominant form of signage in the Zone and should be rectangular in shape;
- (b) flat wall signs located above canopy level should be of a size and shape relative to the building facade so as not to dominate the facade or appear disproportionate with respect to sign/wall area ratios;
- (c) fascia signs should not obscure the visual alignment of verandahs; and
- (d) projecting signs above canopy level should be in a form which conserves and reinforces the character of the building and the streetscape.

18 Advertisements should not be erected upon:

- (a) public footways, verandah posts or public utility poles located on public footways; or
- (b) a vehicle adapted and exhibited primarily as an advertisement.

Land Division

- 19** Land division, including the provision of public roads or right of way access to allotments, should have regard to the principles for access, movement, built-form, urban design and streetscape.

Complying Development

- 20** Those kinds of development listed in [Table CoP/2](#), subject to compliance with the conditions contained within [Table CoP/2](#), are **complying** in the Town Centre Zone.

Non-complying Development

- 21** The following kinds of development including:

- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
- (b) change in use of land to the following uses, are **non-complying** in the Town Centre Zone.

Amusement Park
 Bus Depot
 Builder's Yard
 Detached Dwelling
 Fuel Depot
 General Industry
 Group Dwelling
 Hospital
 Junk Yard
 Light Industry
 Motor Repair Station
 Multiple Dwelling
 Prescribed Mining Operations
 Road Transport Terminal
 Refuse Destructor
 Residential Flat Buildings

Row Dwelling
 Special Industry
 Semi-detached Dwelling
 Stadium
 Stock Slaughter Works
 Store
 Timber Yard
 Transmitting Station
 Waste Disposal Depot
 Waste Transfer Station

Public Notification

- 22** The following kinds of development proposed in the Town Centre Zone are assigned as **Category 1** for the purposes of the public notification:
- (a) development that is listed in [Table CoP/2](#);
 - (b) any development that would be complying if it were to meet the conditions prescribed by [Table CoP/2](#) where the failure to meet these conditions is, in the opinion of the relevant authority, of a minor nature only; and/or
 - (c) any development that would be non-complying which comprises:
 - (i) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or
 - (ii) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purposes for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or
 - (iii) the division of land where the number of existing allotments resulting from the division is equal to or less than the number of existing allotments.
- 23** All kinds of development proposed in the Town Centre Zone are assigned as **Category 2** for the purposes of the public notification, except:
- (a) development assigned as Category 1 in accordance with Principle of Development Control 22;
 - (b) development designated as non-complying in accordance with Principle of Development Control 21.

MIXED USE ZONE

Introduction

The objectives and principles of development control that follow apply in the Mixed Use Zone shown on [Maps CoP/5, 6 and 8](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** Accommodation of a range of uses that are complementary to the function of the Town Centre Zone including service trade premises, public health, light industry, residential development and short term accommodation, integrated where appropriate and coordinated with adjoining sites.
- Objective 2:** A zone where development enhances visual qualities, generates relatively low traffic levels, minimises interference with primary traffic routes and provides an appropriate transition to uses in the adjoining zones.
- Objective 3:** A zone where existing building stock is generally retained, converted or extended for a variety of uses that are generally of a scale and intensity that do not jeopardise or compromise the quality and amenity of adjacent residential areas.
- Objective 4:** Activities that have the potential for or are unable to properly manage off-site environmental impacts should not be located within the Zone.
- Objective 5:** Outdoor advertising displays that are designed to provide clearly visible property and business identification without dominating the appearance of the site upon which it is located or the streetscape.
- Objective 6:** Outdoor advertising displays that are designed to have a coordinated appearance with all other advertisements associated with a building or buildings or a site.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken within the Mixed Use Zone should not replicate the preferred uses of the Town Centre Zone.
- 2 Appropriate forms of development within the Mixed Use Zone include, but are not limited to:
 - Detached Dwelling
 - Group Dwelling
 - Hospital
 - Light Industry
 - Motor Repair Station
 - Semi-detached Dwelling
 - Service Trade Premises
- 3 Development should provide for a transition to existing uses in residential zones and accordingly should be of a scale and intensity that does not create impacts that are detrimental to residential areas.
- 4 Individual development or use components should not exceed the following floor areas:
 - (a) Light Industry - 500 square metres
 - (b) Motor Repair Station - 300 square metres
 - (c) Service Trade Premises - 300 square metres

- 5 The development of any building or buildings, or additions or alterations to an existing building, should:
 - (a) be no more than two-storeys in height where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area; or
 - (b) not exceed a maximum wall height of 8 metres as measured from the original surface level of the site to the eaves of the building.
- 6 Building set-backs to roads should be similar to those of adjoining development.
- 7 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Car Parking, Access and Movement

- 8 Off-street car parking and service areas should be primarily located at grade and be screened from general view with screens or other design features and structures.
- 9 Development should not contribute to additional congestion of primary traffic routes.
- 10 Development on amalgamated sites is desirable. Accordingly, development should incorporate design features such as shared access points, driveways, parking areas and pedestrian connections common to adjoining sites.
- 11 The dimensions of car parking spaces and associated manoeuvring areas should recognise the likelihood for heavier vehicles and be sufficient to enable safe, convenient and efficient parking and circulation.
- 12 The surface treatment of car parking areas should be designed to minimise soil erosion, dust generation and uncontrolled drainage.

Environmental Impacts

- 13 Activities that have the potential for or are unable to properly manage off-site environmental impacts should not be located within the Zone.
- 14 Land uses should not result in land, water or air pollution and should manage wastes/emissions in an environmentally responsible manner.
- 15 Chemicals and materials should be stored and handled on site in a manner which adequately guards against hazard from spills and exposure to the elements.
- 16 Buffer features should be provided to residential zone boundaries, including building set-backs of at least five metres for a building of one-storey and/or two metre screen fences and/or screened or obscured building openings.
- 17 Development within the Zone should not affect the level of amenity in adjoining areas by virtue of hours of operation and noise emitted.

Advertisements/Signs

- 18 Advertisements attached to or displayed upon a building above a verandah or, if no verandah exists, above 3.7 metres in height, should be parallel to the wall or fascia to which it is attached and coordinated in colour and style with any other advertisements on the same building.
- 19 Freestanding advertisements should not exceed six metres in height or contain a display area in excess of 1.5 square metres per side.

- 20 Advertisements should not be erected upon:
- (a) public footways, verandah posts or public utility poles located on public footways; or
 - (b) a vehicle adapted and exhibited primarily as an advertisement.

Existing Detached Dwellings, Semi-detached Dwellings and Group Dwellings

- 21 Development undertaken should ensure that existing dwellings maintain and where possible enhance the streetscape and amenity of the locality.
- 22 Any site accommodating a detached dwelling should be at least 500 square metres in area, any site accommodating a semi-detached dwelling should be at least 420 square metres in area and any site accommodating a row dwelling, group dwelling or residential flat building should be at least 370 square metres in area.
- 23 All sites should have a minimum frontage of five metres.
- 24 Development should be set-back a minimum of six metres from the primary road frontage and three metres from a secondary road frontage, where the primary frontage is deemed to be length of the allotment with the lesser dimension and the secondary frontage is deemed to be the greater length of the allotment.
- 25 Garages and carports should be set-back not less than six metres from the road frontage, and should not extend closer to the road frontage than any associated dwelling.
- 26 To ensure a reasonable separation between dwellings and to minimise the potential for overshadowing of adjacent dwellings, the following boundary set-backs apply:
- (a) single-storey development, or single-storey components of a development, should be located no less than one metre from side and rear boundaries; and
 - (b) two-storey development, or two-storey components of a development, should be located no less than three metres from side and rear boundaries.
- 27 Up to 15 metres of side walls of single-storey dwellings may be located on one side boundary of a site, provided that:
- (a) the gradient of the site is less than 1-in-10 in any direction; and
 - (b) the set-back to the other side boundary is a minimum of one metre.
- 28 Open-sided carports, verandahs and pergolas may be located on one side boundary of a site, provided that the structure does not exceed 3 metres in height on the boundary.
- 29 Two-storey development should incorporate architectural features which reduce the bulk of the development and add visual interest, such as:
- (a) variations in height, roof form, colours and materials; and
 - (b) the provision of balconies and porticos.

Complying Development

- 30 The following kind of development is **complying** in the Mixed Use Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)
 Light Industry
 Service Trade Premises
 Store

Non-complying Development

31 The following kinds of development including:

- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
- (b) change in use of land to the following uses, are **non-complying** in the Mixed Use Zone.

Advertisement attached to or displayed upon a building which exceeds the height or width of the building to which it is attached; or has an advertisement area that exceeds six square metres.
 Advertisement freestanding with an advertisement area on each face that exceeds six square metres or an overall height that exceeds six metres.

Advertisements on side or rear walls which abut or are visible from residential zones, at a distance of less than 100 metres

Consulting Room
 Fuel Depot
 General Industry
 Intensive Animal Keeping
 Junk Yard
 Major Public Service Depot
 Office with a gross leasable area greater than 150 square metres
 Prescribed Mining Operations
 Refuse Destructor
 Road Transport Terminal
 Shop
 Special Industry
 Stock Slaughter Works
 Timber Yard
 Waste Transfer Depot

Public Notification

32 The following kinds of development proposed in the Mixed Use Zone are assigned as **Category 1** for the purposes of the public notification:

- (a) development that is listed in [Table CoP/1](#);
- (b) any development that would be complying if it were to meet the conditions prescribed by [Table CoP/1](#) where the failure to meet these conditions is, in the opinion of the relevant authority, of a minor nature only; and/or
- (c) any development that would be non-complying which comprises:
 - (i) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or
 - (ii) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purposes for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or
 - (iii) the division of land where the number of existing allotments resulting from the division is equal to or less than the number of existing allotments.

- 33** All kinds of development proposed in the Mixed Use Zone are assigned as **Category 2** for the purposes of the public notification, except:
- (a) development assigned as Category 1 in accordance with Principle of Development Control 30;
 - (b) development designated as non-complying in accordance with Principle of Development Control 31.

RESIDENTIAL ZONE

Introduction

The objectives and principles of development control that follow apply to the Residential Zone shown on [Maps CoP/5, 6, 8 and 9](#). They are additional to those expressed for the whole council area.

The Residential Zone encourages residential development including medium-density housing forms within the Zone and facilitates the continuing development of existing institutional, community based and short term accommodation land uses.

The Zone recognises current land uses including caravan parks, motels, residential clubs and the hospital and accommodates the potential for expansion and/or redevelopment. There is however, the possibility of the eventual closure of such land uses accordingly, it is important that the Zone accommodates these current land uses and also recognises the potential use for residential purposes and other forms of tourist accommodation.

In considering the redevelopment of all or part of any of these sites, a comprehensive planning approach should be adopted to ensure well designed and integrated residential development is achieved. Any development on these sites must also give due consideration to the retention of heritage items.

It is not intended that hotel type development occurs within the Zone. Given the residential nature of the surrounding locality it is also not intended to allow the development of facilities that incorporate entertainment venues or other non-accommodation uses that may generate excessive levels of noise and traffic.

OBJECTIVES

- Objective 1:** A zone accommodating institutional, community based and short term accommodation land uses.
- Objective 2:** A zone accommodating detached and semi-detached dwellings, row dwellings, group dwellings, residential flat buildings and aged persons accommodation.
- Objective 3:** Land division that provides for:
- (a) a variety of allotment sizes suitable for different types and sizes of dwellings;
 - (b) street environments which are pleasant and safe for both pedestrian and vehicle movement; and
 - (c) residential streets and allotments which are arranged so that dwellings can be readily orientated to take most advantage of shade from attached and detached structures and existing vegetation.
- Objective 4:** A high quality and varied residential environment incorporating:
- (a) safe and pleasant streets;
 - (b) layout of residential sites to take advantage of environmental conditions and topography;
 - (c) retention and enhancement of heritage items; and
 - (d) varied building form to create interest and diversity in the street environment.
- Objective 5:** The creation of a transition in the scale and intensity of development along any interface with the Residential (Underground) Zone, Industrial Zone, Town Centre Zone, Conservation Zone or the Residential B (Umoona) Zone.

- Objective 6:** The accommodation of non-residential development that provides a range of community services and facilities for residents that is compatible in scale to the existing or intended residential development and does not have an adverse affect on the amenity of the locality.
- Objective 7:** Large scale hotel type uses should not be located within the Zone. It is also not intended that development of facilities that incorporate entertainment venues or other non-accommodation uses be undertaken within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken in the Residential Zone should be for the purposes of institutional, community based and short term accommodation land uses, nursing homes, rest homes and retirement villages.
- 2 Residential development including detached and semi-detached dwellings, row dwellings, group dwellings, residential flat buildings and aged persons accommodation is appropriate within this zone.
- 3 Development of sites which abut land in the Residential (Underground) Zone, Industrial Zone, Town Centre Zone, Conservation Zone or the Residential B (Umoona) Zone, should have regard to and be complimentary with the scale and intensity of development within that adjoining zone.
- 4 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Land Division

- 5 A variety of allotment sizes should be provided to meet the diverse housing needs of people including allotments suitable for medium-density housing.
- 6 Land for residential use should be divided into allotments which are large enough to accommodate a dwelling (or dwellings), associated domestic out-buildings, vehicle access and parking, and outdoor open space.
- 7 Each residential allotment should have a frontage with a public road of not less than five metres to allow for vehicle access. This distance should be greater where the side boundaries of the allotment are not at right angles to the public road.
- 8 Residential allotments should be orientated so that dwellings can be sited on them:
 - (a) to take maximum advantage of winter sun in internal living areas and summer shade in outdoor living areas; and
 - (b) in such a way as to minimise cut and fill associated with site preparation and associated earthworks (ie generally allotments should have their longer axis perpendicular to site contours).
- 9 Road junctions should be at 90°, or as close to a right angle as possible to provide maximum visibility at intersections.
- 10 In local residential streets the public road reserve and the road pavement should be designed:
 - (a) to provide for safe pedestrian and cyclist movement;
 - (b) to allow access by vehicles for building work, furniture removal, emergency services and refuse removal;
 - (c) with a pavement width of between 3.5 and 7.5 metres depending on the number of dwellings likely to be served; and

- (d) to encourage low traffic speeds and cautious driver behaviour so that road pavements can be safely used by pedestrians, cyclists and vehicles.

Site Area

- 11 Any site accommodating a detached dwelling should be at least 300 square metres in area, any site accommodating a semi-detached dwelling should be at least 250 square metres in area and any site accommodating a row dwelling, group dwelling or residential flat building should be at least 200 square metres in area, except where:
 - (a) the standards prescribed in principles of development control numbered 13, 14 and 16 to 20 inclusive of the Residential Zone can be met and it can be demonstrated that a dwelling with a minimum ground floor area of 100 square metres exclusive of garaging can be accommodated on the proposed allotment or allotments; which ever may be the case; and
 - (b) the site is of sufficient dimensions that the development of a dwelling will not unreasonably compromise the privacy or solar access of adjoining dwelling sites.
- 12 On development sites exceeding 1800 square metres in area and with a minimum boundary length of 35 metres, the minimum development site area per group dwelling or residential flat building may be reduced to 175 square metres.
- 13 In the case of hammer-head allotments, the site area of any dwelling should meet the relevant standard expressed in principles of development control numbered 11 or 12 exclusive of the area contained within the hammer-head "handle".

Site Dimensions

- 14 All sites, including hammer-head allotments should have a minimum frontage of five metres.
- 15 Hammer-head allotments should provide:
 - (a) access to the public road with a minimum width of five metres for the whole of the length of the hammer-head handle if serving one or two dwellings;
 - (b) access to the public road with a minimum width of six metres for the whole of the length of the hammer-head handle if serving more than two dwellings; and
 - (c) areas of landscaping or paving along the length of the hammer-head handle.

Height

- 16 Development should not exceed two storeys in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area, and the vertical wall height at any point, excluding gables, should not exceed 8 metres above natural ground level.

Set-backs

- 17 Development should be set-back a minimum of six metres from the primary road frontage and three metres from a secondary road frontage, where the primary frontage is deemed to be length of the allotment with the lesser dimension and the secondary frontage is deemed to be the greater length of the allotment.
- 18 Garages and carports should be set-back not less than six metres from the road frontage, and should not extend closer to the road frontage than any associated dwelling.
- 19 To ensure a reasonable separation between dwellings and to minimise the potential for overshadowing of adjacent dwellings, the following boundary set-backs apply:

- (a) single-storey development, or single-storey components of a development, should be located no less than one metre from side (unless located on the boundary) and rear boundaries; and
 - (b) two-storey development, or two-storey components of a development, should be located no less than three metres from side and rear boundaries.
- 20** Up to 15 metres of side walls of single-storey dwellings may be located on one side boundary of a site, provided that:
- (a) the gradient of the site is less than 1-in-10 in any direction; and
 - (b) the set-back to the other side boundary is a minimum of one metre.
- 21** Open-sided carports, verandahs and pergolas may be located on one side boundary of a site, provided that the structure does not exceed 3 metres in height on the boundary.

Design and Appearance

- 22** Large two-storey development should incorporate architectural features which reduce the bulk of the development and add visual interest, such as:
- (a) variations in height, roof form, colours and materials;
 - (b) the provision of balconies and porticos; and
 - (c) facade articulation.

Landscaping

- 23** Development should retain native vegetation. Locally indigenous trees, shrubs and groundcover species should be planted when landscaping and screening.

Heritage

- 24** Development in close proximity to items of heritage value should not adversely affect such items, should have regard to their visual context and seek to retain vistas to these items.
- 25** Development should not be located on sites of environmental, cultural or heritage importance.

Existing Institutional, Community Based and Short Term Accommodation Land Uses

- 26** Development undertaken should ensure that the existing institutional, community based and short term accommodation land uses remains complementary to adjoining land uses.
- 27** Institutional and short term accommodation facilities should not incorporate entertainment venues or other uses which may generate excessive volumes of traffic or noise.
- 28** Short term accommodation including caravans, cabins and other forms of self contained family holiday accommodation are appropriate in the Zone.
- 29** Small scale retail development in the form of kiosks, shops and food outlets that are ancillary and subordinate to and in association with existing short term accommodation and institutional land uses is appropriate.
- 30** Development should not exceed two-storeys in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area, and the vertical wall height at any point, excluding gables, should not exceed eight metres above natural ground level.
- 31** Where public roads are created or exist, development should be set-back at least six metres from the primary road frontage and two metres from a secondary road frontage.

- 32** Development should not cause a nuisance or disturbance to occupants of residential buildings in the locality by:
- (a) the generation of excessive noise;
 - (b) the generation of excessive traffic movement;
 - (c) the creation of excessive glare from external lighting or building materials; or by
 - (d) a loss of privacy or solar access from siting of buildings and facilities.
- 33** Development should make suitable provision for the safe and efficient disposal of all wastes, including effluent, sullage, stormwater and hard rubbish.
- 34** Development should provide sufficient off-street parking to accommodate demand generated by customers, visitors, employees and service vehicles.
- 35** Car parking areas should be located and designed in such a way as to ensure safe and convenient traffic circulation and minimal conflict between pedestrians and vehicles.

Complying Development

- 36** The following kind of development is **complying** in the Residential Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)
 Detached Dwelling
 Group Dwelling
 Outbuilding
 Residential Flat Building
 Row Dwelling
 Semi-detached Dwelling

Non-complying Development

- 37** The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building or buildings for any the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Residential Zone.

Advertisement – except those listed in [Table CoP/1](#)
 Abattoir
 Builders Yard
 Cemetery
 Consulting Room
 Fire Station
 Fuel Depot
 General Industry
 Hotel
 Hospital
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Minor or Major Public Service Depot

Office with a gross leasable area greater than 50 square metres
Prescribed Mining Operations
Refuse Destructor
Road Transport Terminal
Shop
Special Industry
Stock Slaughter Works
Store
Timber Yard
Waste Transfer Depot

Public Notification

38 The following kinds of development proposed in the Residential Zone are assigned as **Category 1** for the purposes of public notification:

- (a) development that is not non-complying by virtue of Principle of Development Control 37;
- (b) development that is listed in [Table CoP/1](#); and/or
- (c) any kind of development that would be complying if it were to meet the conditions listed in Principle of Development Control 36 where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature only.

RESIDENTIAL B (UMOONA) ZONE

Introduction

The objectives and principles of development control that follow apply to the Residential B (Umoona) Zone shown on [Map CoP/ 6](#). They are additional to those expressed for the whole council area.

The Residential B (Umoona) Zone recognises the particular residential arrangements for the Aboriginal community. The Zone encourages residential development including low to medium-density housing forms and facilitates the continuing development of complimentary institutional, recreational and community based land uses.

Development envisaged by the Zone is energy efficient, compatible with adjoining sites and land uses, uses the attributes of land to their fullest and is safe. Any development should also give due consideration to the retention of items of heritage and cultural significance.

OBJECTIVES

Objective 1: A zone accommodating detached and semi-detached dwellings.

Objective 2: Land division that provides for:

- (a) a variety of allotment sizes suitable for different types and sizes of dwellings;
- (b) street environments which are pleasant and safe for both pedestrian and vehicle movement; and
- (c) residential streets and allotments which are arranged so that dwellings can be readily orientated to take most advantage of shade from attached and detached structures and existing vegetation.

Objective 3: A high quality and varied residential environment incorporating:

- (a) safe and pleasant streets;
- (b) layout of residential sites to take advantage of environmental conditions and topography;
- (c) retention and enhancement of heritage items; and
- (d) varied building form to create interest and diversity in the street environment.

Objective 4: Non-residential development which provides a range of institutional, recreational and community services and facilities for the community, is compatible in scale to the existing or intended residential development, and does not have an adverse affect on the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Residential development including detached and semi-detached dwellings within this zone.
- 2 Development undertaken in the Residential B (Umoona) Zone should be for the purposes of institutional, recreational and community based land uses complementary with the scale and intensity of development within the Zone and adjoining zones.
- 3 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Land Division

- 4 A variety of allotment sizes should be provided to meet the diverse housing needs of people including allotments suitable for low to medium-density housing.
- 5 Land for residential use should be divided into allotments which are large enough to accommodate a dwelling (or dwellings), associated domestic out-buildings, vehicle access and parking, and outdoor open space.
- 6 Each residential allotment should have a frontage to a road of not less than six metres to allow for vehicle access. This distance should be greater where the side boundaries of the allotment are not at right angles to the public road.
- 7 Residential allotments should be orientated so that dwellings can be sited on them:
 - (a) to take maximum advantage of winter sun in internal living areas and summer shade in outdoor living areas; and
 - (b) in such a way as to minimise cut and fill associated with site preparation and associated earthworks (ie generally allotments should have their longer axis perpendicular to site contours).
- 8 Road junctions should be at 90°, or as close to a right angle as possible to provide maximum visibility at intersections.
- 9 In local residential streets the road reserve and the road pavement should be designed:
 - (a) to provide for safe pedestrian and cyclist movement;
 - (b) to allow access by vehicles for building work, furniture removal, emergency services and refuse removal;
 - (c) with a pavement width of between 3.5 and 7.5 metres depending on the number of dwellings likely to be served; and
 - (d) to encourage low traffic speeds and cautious driver behaviour so that road pavements can be safely used by pedestrians, cyclists and vehicles.

Site Area

- 10 Any site accommodating a detached dwelling should be at least 500 square metres in area and any site accommodating a semi-detached dwelling should be at least 420 square metres in area, except where:
 - (a) it can be demonstrated that a dwelling with a minimum ground floor area of 100 square metres exclusive of garaging can be accommodated on the proposed allotment or allotments; which ever may be the case; and
 - (b) the site is of sufficient dimensions that the development of a dwelling will not unreasonably compromise the privacy or solar access of adjoining dwelling sites.

Site Dimensions

- 11 All sites should have a minimum frontage of six metres.

Height

- 12 Dwellings should not exceed one storey in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area, and the vertical wall height at any point, excluding gables, should not exceed 4 metres above natural ground level.

Set-backs

- 13 Development should be set-back a minimum of six metres from the primary road frontage and three metres from a secondary road frontage, where the primary frontage is deemed to be length of the allotment with the lesser dimension and the secondary frontage is deemed to be the greater length of the allotment.
- 14 Garages and carports should be set-back not less than six metres from the road frontage, should be contained under the main roof and should not extend closer to the road frontage than any associated dwelling.
- 15 To ensure a reasonable separation between dwellings and to minimise the potential for overshadowing of adjacent dwellings, single-storey development, or single-storey components of a development, should be located no less than one metre from side (unless located on the boundary) and rear boundaries.
- 16 Locating side walls of dwellings on side boundaries of a site should be avoided.

Landscaping

- 17 Development should retain native vegetation. Locally indigenous trees, shrubs and groundcover species should be planted whenever possible for landscaping and screening.

Heritage

- 18 Development in close proximity to items of heritage value should not adversely affect such items, should have regard to their visual context and seek to retain vistas to these items.
- 19 Development should not be located on sites of environmental, cultural or heritage importance.

Institutional, Recreational Community Based Land Uses

- 20 Development undertaken should ensure that institutional, recreational and community based land uses are complimentary to adjoining land uses.
- 21 Non-residential land uses should not incorporate entertainment venues or other uses which may generate excessive volumes of traffic or noise.
- 22 Small scale institutional, recreational and community based land uses should be ancillary to the residential nature of the Zone and primarily provide facilities that service the needs of the Aboriginal community.
- 23 Development should not exceed two-storeys in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area, and the vertical wall height at any point, excluding gables, should not exceed eight metres above natural ground level.
- 24 Where public roads are created or exist, development should be set-back at least six metres from the primary road frontage and two metres from a secondary road frontage.
- 25 Development should not cause a nuisance or disturbance to occupants of residential buildings in the locality by:
 - (a) the generation of excessive noise;
 - (b) the generation of excessive traffic movement;
 - (c) the creation of excessive glare from external lighting or building materials; or
 - (d) a loss of privacy or solar access from siting of buildings and facilities.
- 26 Development should make suitable provision for the safe and efficient disposal of all wastes, including effluent, sillage, stormwater and hard rubbish.

- 27 Development should provide sufficient off-street parking to accommodate demand generated by customers, visitors, employees and service vehicles.
- 28 Car parking areas should be located and designed in such a way as to ensure safe and convenient traffic circulation and minimal conflict between pedestrians and vehicles.

Complying Development

- 29 The following kind of development is **complying** in the Residential B (Umoona) Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement – only those listed in [Table CoP/1](#)
 Detached Dwelling
 Outbuilding
 Semi-detached Dwelling

Non-complying Development

- 30 The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building of buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Residential B (Umoona) Zone,

Advertisement – except those listed in [Table CoP/1](#)
 Abattoir
 Builders Yard
 Fire Station
 Fuel Depot
 General Industry
 Hotel
 Intensive Animal Keeping
 Junk Yard
 Light Industry
 Minor or Major Public Service Depot
 Prescribed Mining Operations
 Refuse Destructor
 Road Transport Terminal
 Special Industry
 Stock Slaughter Works
 Timber Yard
 Waste Transfer Depot

Public Notification

- 31 The following kinds of development proposed in the Residential B (Umoona) Zone are assigned as **Category 1** for the purposes of public notification:
- (a) development that is not non-complying by virtue of Principle of Development Control 30;
 - (b) any development is listed in [Table CoP/1](#); and/or
 - (c) any development that would be complying if it were to meet the conditions listed in Principle of Development Control 29 where the failure to meet these conditions is, in the opinion of the relevant authority, of a minor nature only.

RESIDENTIAL (ABOVE GROUND) ZONE

Introduction

The objectives and principles of development control that follow apply to the Residential (Above Ground) Zone shown on [Map CoP/5](#). They are additional to those expressed for the whole council area.

The Residential (Above Ground) Zone encourages residential development, including medium-density housing forms. The Zone recognises that above ground dwellings will become more of a long term necessity as suitable land for underground dwellings becomes less available.

Development envisaged by the Zone is energy efficient, compatible with adjoining sites and land uses, uses the attributes of land to their fullest and is safe. Any development should also give due consideration to the retention of heritage items.

OBJECTIVES

Objective 1: A zone accommodating detached and semi-detached dwellings, row dwellings and group dwellings.

Objective 2: Land division that provides for:

- (a) a variety of allotment sizes suitable for different types and sizes of dwellings;
- (b) environments which are pleasant and safe for both pedestrian and vehicle movement; and
- (c) residential streets and allotments which are arranged so that dwellings can be readily orientated to take most advantage of shade from attached and detached structures and existing vegetation.

Objective 3: A high quality and varied residential environment incorporating:

- (a) safe and pleasant streets;
- (b) retention and enhancement of heritage items; and
- (c) varied building form to create interest and diversity in the street environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Residential development including detached and semi-detached dwellings, row dwellings and group dwellings is appropriate within this zone.
- 2 Development of sites which abut Seventeen Mile Road and Northwest Ridge Road, should have regard to and be complimentary with the scale and intensity of development within adjoining zones.
- 3 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Land Division

- 4 A variety of allotment sizes should be provided to meet the diverse housing needs of people including allotments suitable for low to medium-density housing.
- 5 Land for residential use should be divided into allotments which are large enough to accommodate a dwelling (or dwellings), associated domestic out-buildings, vehicle access and parking, and outdoor open space.

- 6** Each residential allotment should have a frontage with a public road of not less than six metres to allow for vehicle access.
- 7** Residential development should be orientated:
- (a) to take maximum advantage of winter sun in internal living areas and summer shade in outdoor living areas; and
 - (b) in such a way as to minimise cut and fill associated with site preparation and associated earthworks (ie generally allotments should have their longer axis perpendicular to site contours).
- 8** Road junctions should be at 90°, or as close to a right angle as possible to provide maximum visibility at intersections.
- 9** In local residential streets the public road reserve and the road pavement should be designed:
- (a) to provide for safe pedestrian and cyclist movement;
 - (b) to allow access by vehicles for building work, furniture removal, emergency services and refuse removal;
 - (c) with a pavement width of between 3.5 and 7.5 metres depending on the number of dwellings likely to be served; and
 - (d) to encourage low traffic speeds and cautious driver behaviour so that road pavements can be safely used by pedestrians, cyclists and vehicles.

Site Area

- 10** Any site accommodating a detached dwelling should be at least 500 square metres in area, any site accommodating a semi-detached dwelling should be at least 420 square metres in area and any site accommodating a row dwelling or group dwelling should be at least 370 square metres in area, except where:
- (a) the standards prescribed in principles of development control numbered 11 and 12 to 15 of the Residential (Above Ground) Zone can be met and it can be demonstrated that a dwelling with a minimum ground floor area of 100 square metres exclusive of garaging can be accommodated on the proposed allotment or allotments; which ever may be the case; and
 - (b) the site is of sufficient dimensions that the development of a dwelling will not unreasonably compromise the privacy or solar access of adjoining dwelling sites.
- 11** In the case of hammer-head allotments, the site area of any dwelling should meet the relevant standard expressed in principles of development control numbered 10 exclusive of the area contained within the hammer-head handle.

Site Dimensions

- 12** All sites, including hammer-head allotments should have a minimum frontage of six metres.
- 13** Hammer-head allotments should provide:
- (a) access to the public road with a minimum width of five metres for the whole of the length of the hammer-head handle if serving one or two dwellings;
 - (b) access to the public road with a minimum width of six metres for the whole of the length of the hammer-head handle if serving more than two dwellings; and
 - (c) areas of landscaping or paving along the length of the hammer-head handle.

Height

- 14 Development should not exceed two storeys in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area, and the vertical wall height at any point, excluding gables, should not exceed 8 metres above natural ground level.

Set-backs

- 15 Development should be set-back a minimum of six metres from the primary road frontage and three metres from a secondary road frontage, where the primary frontage is deemed to be length of the allotment with the lesser dimension and the secondary frontage is deemed to be the greater length of the allotment.
- 16 Garages and carports should be set-back not less than six metres from the road frontage, and should not extend closer to the road frontage than any associated dwelling.
- 17 To ensure a reasonable separation between dwellings and to minimise the potential for overshadowing of adjacent dwellings, the following boundary set-backs apply:
- (a) single-storey development, or single-storey components of a development, should be located no less than one metre from side (unless located on the boundary) and rear boundaries; and
 - (b) two-storey development, or two-storey components of a development, should be located no less than three metres from side and rear boundaries.
- 18 Up to 15 metres of side walls of single-storey dwellings may be located on one side boundary of a site, provided that:
- (a) the gradient of the site is less than 1-in-10 in any direction; and
 - (b) the set-back to the other side boundary is a minimum of one metre.
- 19 Open-sided carports, verandahs and pergolas may be located on one side boundary of a site, provided that the structure does not exceed 3 metres in height on the boundary.

Design and Appearance

- 20 Large two-storey development should incorporate architectural features which reduce the bulk of the development and add visual interest, such as:
- (a) variations in height, roof form, colours and materials;
 - (b) the provision of balconies and porticos; and
 - (c) facade articulation.

Landscaping

- 21 Development should retain native vegetation. Locally indigenous trees, shrubs and groundcover species should be planted whenever possible for landscaping and screening.

Heritage

- 22 Development in close proximity to items of heritage value should not adversely affect such items, should have regard to their visual context and seek to retain vistas to these items.
- 23 Development should not be located on sites of environmental, cultural or heritage importance.

Complying Development

24 The following kind of development is **complying** in the Residential (Above Ground) Zone subject to compliance with conditions comprising, where applicable:

- (a) the conditions prescribed in [Table CoP/1](#); and
- (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)

Detached Dwelling

Group Dwelling

Outbuilding

Row Dwelling

Semi-detached Dwelling

Non-complying Development

25 The following kinds of development including:

- (a) the erection, construction, alteration or addition to a building or buildings for the following uses; and
- (b) change in use of land to the following uses, are **non-complying** in the Residential (Above Ground) Zone.

Advertisement – except those listed in [Table CoP/1](#)

Abattoir

Amusement Machine Centre

Builders Yard

Cemetery

Consulting Room

Fire Station

Fuel Depot

General Industry

Hotel

Hospital

Intensive Animal Keeping

Junk Yard

Light Industry

Minor or Major Public Service Depot

Motel

Motor Repair Station

Multiple Dwelling

Office with a gross leasable area greater than 50 square metres

Prescribed Mining Operations

Refuse Destructor

Road Transport Terminal

Service Trade Premises

Shop

Special Industry

Stock Slaughter Works

Store

Timber Yard

Waste Transfer Depot

Warehouse

Public Notification

26 The following kinds of development in the Residential (Above Ground) Zone are assigned as **Category 1** for the purposes of public notification:

- (a) development that is not non-complying by virtue of Principle of Development Control 25;
- (b) development that is listed in [Table CoP/1](#); and/or
- (c) any development that would be complying if it were to meet the conditions listed in Principle of Development Control 24 where the failure to meet those conditions is, in the opinion of the relevant authority, of a minor nature, except that where any proposed development is greater than 2 storeys in height it shall be assigned as Category 2 development for the purposes of public notification.

RESIDENTIAL (UNDERGROUND) ZONE

Introduction

The objectives and principles of development control that follow apply to the Residential (Underground) Zone shown on [Maps CoP/4, 5, 6, 7, 8 and 9](#). They are additional to those expressed for the whole council area.

Underground dwellings (dugouts) were originally developed by miners after they discovered that the temperatures underground were very pleasant. The ground out of which these underground dwellings were excavated was sandstone. In addition, underground dwellings prefer a natural hill to enable a sheer vertical face to be created as the “entrance” to the dwelling.

Underground dwellings also require a natural hill to allow light penetration and circulation of constant fresh air. The land suitable for underground dwellings is however, diminishing. The Residential (Underground) Zone identifies appropriate locations for underground dwellings.

OBJECTIVES

Objective 1: A zone accommodating underground dwellings.

Objective 2: Land division that provides for:

- (a) a variety of allotment sizes to accommodate a mix of dwelling floor areas; and
- (b) street environments which are pleasant and safe for both pedestrian and vehicle movement.

Objective 3: The location of underground dwellings in geographically suited areas that recognise and compliment:

- (a) topography;
- (b) watercourses and other environmental conditions; and
- (c) biodiversity including native vegetation.

Objective 4: The location and construction of underground dwellings that do not create impacts beyond the site of the development.

Objective 5: The amount of excavation shall be minimised where possible and the disturbance of the natural face of hills shall also be protected from unnecessary excavation to ensure development does not have an adverse affect on the amenity of the locality.

Objective 6: A zone accommodating existing detached dwellings, semi-detached dwellings and group dwellings and new above ground dwellings as a secondary option where the construction of underground dwellings has not proved possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken in the Residential (Underground) Zone should be for underground dwellings.
- 2 Existing dwellings in the form of detached dwellings, semi-detached dwellings and group dwellings are accommodated by the Zone and should be enhanced or improved to create a positive impact on the streetscape and amenity of the locality.
- 3 Underground dwellings should be located in areas that are best suited for sub-terranean development, with appropriate gradient, soil types and adequate distances from watercourses.

- 4 The amount of excavation should be minimised where possible the disturbance of the natural face of hillsides should also be protected from unnecessary excavation.
- 5 Any incomplete excavation should not be left barren and should be returned to the naturally occurring landform. To this end photographs of the site should be taken prior to construction to ensure that the landform can be reinstated.
- 6 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Land Division

- 7 A variety of allotment sizes should be provided to meet the diverse housing needs of people and desires for a mix of floor areas.
- 8 Land for underground dwellings should be divided into allotments which are large enough to accommodate a dwelling (or dwellings), associated domestic out-buildings, vehicle access and parking, and outdoor open space.
- 9 Road junctions should be at 90°, or as close to a right angle as possible to provide maximum visibility at intersections.
- 10 In local residential streets the public road reserve and the road pavement should be designed:
 - (a) to provide for safe pedestrian and cyclist movement;
 - (b) to allow access by vehicles for building work, furniture removal, emergency services and refuse removal;
 - (c) with a pavement width of between 3.5 and 7.5 metres depending on the number of dwellings likely to be served; and
 - (d) to encourage low traffic speeds and cautious driver behaviour so that road pavements can be safely used by pedestrians, cyclists and vehicles.

Outbuildings

- 11 Domestic outbuildings should only be constructed when these structures are:
 - (a) accessory to an existing dwelling;
 - (b) not greater than 40 square metres in floor area;
 - (c) not greater than 2.4 metres high to the top of the walls;
 - (d) sited not less than one metre behind the main face of an existing dwelling on the site; and for a corner allotment, no closer than two metres to the side road boundary;
 - (e) of a size that does not:
 - (i) reduce the requirement for private open space for the dwelling by more than 20 percent, and
 - (ii) does not result in the total floor area of buildings on the site exceeding 40 percent of the area of the site;
 - (f) (excluding an open sided carport) sited no closer than one metre to a property boundary other than a road boundary;
 - (g) able to maintain the number of existing on-site parking spaces; and
 - (h) accessed by a driveway at a gradient of less than 1-in-5.

Location Requirements

- 12 Underground dwellings should only be constructed where a minimum amount of alteration to the natural landform will occur.

Design and Appearance

- 13 Disposal of effluent from underground dwellings should be via an approved effluent disposal system and common effluent drainage.

Surface and Storm Water Treatment

- 14 Surface water should be prevented from entering underground dwellings by providing structures attached to the excavation face of the dwelling that create shelter and are capable of capturing surface water from land above the underground dwelling.
- 15 The structures referred to in principle of development control 14 should be in the form of verandahs and carports or similar and should not have dimensions less than half the depth of the underground dwelling and the width of the underground dwelling frontage.
- 16 Underground dwellings should install rainwater tanks associated with the structures referred to in principle of development control 15 to capture the rainfall of a 1:25 year Annual Rainfall Interval.

Set-backs

- 17 Underground dwellings should be set back at least 2 metres from an allotment boundary. Where this is not achievable there should be 2 metres of ground between the walls of underground dwellings sharing an allotment boundary.

Landscaping

- 18 Development should retain native vegetation. Locally indigenous trees, shrubs and groundcover species should be planted whenever possible for landscaping and screening.

Heritage

- 19 Development in close proximity to items of heritage value should not adversely affect such items, should have regard to their visual context and seek to retain vistas to these items.
- 20 Development should not be located on sites of environmental, cultural or heritage importance.

Disposal of Wastes

- 21 Development should make suitable provision for the safe and efficient disposal of all wastes, including effluent, sullage, stormwater and hard rubbish.

Detached Dwellings, Semi-detached Dwellings and Group Dwellings

- 22 Development undertaken should ensure that dwellings maintain and where possible enhance the streetscape and amenity of the locality.
- 23 Any site accommodating an above ground dwelling should have a minimum area of 500 square metres.
- 24 Development should not unreasonably compromise the privacy of adjoining dwelling sites.
- 25 The use of hammer-head allotments should be avoided within the zone.
- 26 All sites should have a minimum frontage of five metres.
- 27 Development should not exceed one storey in height and the vertical wall height at any point, excluding gables, should not exceed 4 metres above natural ground level.

- 28** Development should be set-back a minimum of six metres from the primary road frontage and three metres from a secondary road frontage, where the primary frontage is deemed to be length of the allotment with the lesser dimension and the secondary frontage is deemed to be the greater length of the allotment.
- 29** Garages and carports should be set-back not less than six metres from the road frontage, and should not extend closer to the road frontage than any associated dwelling.
- 30** Open-sided carports, verandahs and pergolas may be located on one side boundary of a site, provided that the structure does not exceed 3 metres in height on the boundary.
- 31** Development should provide sufficient off-street car parking to accommodate the demand generated by the land use.
- 32** Car parking areas should be located and designed in such a way as to ensure safe and convenient traffic circulation and minimal conflict between pedestrians and vehicles.

Complying Development

- 33** The following kind of development is **complying** in the Residential (Underground) Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)
Outbuilding

Non-complying Development

- 34** The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Residential (Underground) Zone.

Advertisement – except those listed in [Table CoP/1](#)
Abattoir
Builders Yard
Cemetery
Consulting Room
Fire Station
Fuel Depot
General Industry
Hotel
Hospital
Intensive Animal Keeping
Junk Yard
Light Industry
Minor or Major Public Service Depot
Office with a gross leasable area greater than 50 square metres
Prescribed Mining Operations
Refuse Destructor
Road Transport Terminal
Shop
Special Industry
Stock Slaughter Works
Store

Timber Yard
Waste Transfer Depot

Public Notification

35 The following kinds of development proposed in the Residential (Underground) Zone are assigned as **Category 1** for the purposes of public notification:

- (a) development that is not non-complying by virtue of Principle of Development Control 34;
- (b) development that is listed in [Table CoP/1](#); and/or
- (c) any development that would be complying if it were to meet the conditions prescribed in Principle of Development Control 33 where the failure to meet these conditions is, in the opinion of the relevant authority, of a minor nature, except where the proposed development is greater than 2 storeys in height it shall be assigned as Category 2 development for the purposes of public notification.

RECREATION (A) ZONE

Introduction

The objectives and principles of development control that follow apply to the Recreation (A) Zone shown on [Map CoP/8](#). They are additional to those expressed for the whole council area.

The Recreation (A) Zone encourages the use and long term maintenance of land for parks, gardens, playgrounds, sports grounds or other recreation functions open to the public. The supply of these activities should however, not require the construction of buildings such as stadiums or permanent elevated seating.

The land contained within the Zone would also be suitable for festivals, fairs and other community recreational activities held over a short term and limited period of time.

OBJECTIVES

- Objective 1:** A zone accommodating public activities.
- Objective 2:** The use of land for public and community uses and ancillary buildings.
- Objective 3:** Activities should be held over short term and limited periods of time.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken in the Zone should comprise public recreation and community facilities and ancillary buildings, including parks, gardens, playgrounds, sports grounds, other recreation functions or passive reserve areas.
- 2 Activities undertaken within the Recreation (A) should not be held over more than four consecutive days.
- 3 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Advertisements/Signs

- 4 Advertising displays should be temporary in nature and should be constructed to reflect their short term use.
- 5 Advertising displays that announce a public event of a religious, educational, cultural, social or recreational character should have an advertisement area not exceeding 3 square metres.
- 6 Advertising displays should not be displayed for a period greater than two months prior to the event and should be removed within one week of the commencement of the event.
- 7 Advertising displays should not move, flash, reflect light so as to be an undue distraction to motorists or be internally illuminated.
- 8 Any form of advertising should be fixed securely and safely so as to not endanger the community.

Car Parking, Access and Movement

- 9 Development should provide for pedestrian, bicycle and vehicular access and also have regard to those with mobility impairments.
- 10 Development should promote where relevant the shared use of off-street car parking areas and service access arrangements.

- 11 Car parking areas should be located and designed to:
- (a) promote safe and convenient traffic circulation;
 - (b) integrate existing access points;
 - (c) exploit shared use between existing and proposed developments; and
 - (d) minimise impacts upon adjacent and nearby properties.

Environmental Impacts

- 12 Activities that have the potential for off-site environmental impacts should not be undertaken within the Zone, except where those impacts can be addressed such that they do not detrimentally impact upon the amenity of the locality.
- 13 Development should provide an adequate supply of amenities and facilities for the public attending the activities undertaken in the Zone.
- 14 Development should where possible attempt to minimise the dust generated as a consequence of the activities undertaken.

Landscaping

- 15 Development should retain native vegetation. Locally indigenous trees, shrubs and groundcover species should be planted whenever possible for landscaping and screening.
- 16 Development should be undertaken so as to not damage existing mature vegetation in the zone.

Complying Development

- 17 The following kind of development is **complying** in the Recreation (A) Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)

Non-complying Development

- 18 The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Recreation (A) Zone.

Advertisement – except those listed in [Table CoP/1](#)

Abattoir
 Amusement Machine Centre
 Builders Yard
 Cemetery
 Consulting Room
 Detached Dwelling
 Fire Station
 Fuel Depot
 General Industry
 Group Dwelling

Hotel
Hospital
Intensive Animal Keeping
Junk Yard
Light Industry
Minor or Major Public Service Depot
Motel
Motor Repair Station
Multiple Dwelling
Office with a gross leasable area greater than 50 square metres
Prescribed Mining Operations
Refuse Destructor
Residential Flat Building
Road Transport Terminal
Row Dwelling
Service Trade Premises
Semi-detached Dwelling
Shop
Special Industry
Stock Slaughter Works
Store
Timber Yard
Waste Transfer Depot
Warehouse

Public Notification

- 19** All kinds of development, other than non-complying development, are assigned as **Category 1 Development** in the Recreation (A) Zone and accordingly will not be subject to any public notification requirements.

RECREATION (B) ZONE

Introduction

The objectives and principles of development control that follow apply to the Recreation (B) Zone shown on [Maps CoP/4 and 5](#). They are additional to those expressed for the whole council area.

The Recreation (B) Zone encourages the use of land for primarily open and outdoor recreation facilities. The facilities located within the Zone are generally open to the public at a fee and offer more structured outdoor opportunities for leisure. The supply of these activities may involve the construction of buildings that are ancillary and subordinate to the overall use of land.

The land contained within the Zone would also be suitable for four-wheel drive training facilities, go-kart racing, dog racing and an archery field.

OBJECTIVES

- Objective 1:** A zone accommodating leisure and recreation facilities with a primarily open and outdoor character including the golf course and club, the racecourse, the shooters club and the motor club.
- Objective 2:** The use of land for leisure and recreational purposes.
- Objective 3:** The establishment of associated clubs and facilities for members and the community that frequently use the development within the Zone.
- Objective 4:** Protection of the various existing natural landforms that give the land special visual qualities and interest to tourists.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken in the Recreation (B) Zone should be activities that are primarily open and outdoor in character.
- 2 Development undertaken in the Zone should add variety and be complimentary to existing recreation facilities within the Zone.
- 3 Appropriate forms of development within the Recreation (B) include, but are not limited to:
 - Archery field
 - Dog racing
 - Go-kart racing
 - Four-wheel drive training facilities
- 4 Activities in the Zone may accommodate clubs and facilities that are ancillary and subordinate to the primary use of land.
- 5 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Advertisements/Signs

- 6 Advertisements attached to or displayed upon a building above a verandah or, if no verandah exists, above 3.7 metres in height, should be parallel to the wall or fascia to which it is attached and coordinated in colour and style with the building.
- 7 Freestanding advertisements should not exceed six metres in height or contain a display area in excess of 1.5 square metres per side.

- 8 Advertisements should not be erected upon:
- (a) a vehicle adapted and exhibited primarily as an advertisement;
 - (b) a building so as to extend above the silhouette of the building; or
 - (c) roof tops or on the skyline.

Car Parking, Access and Movement

- 9 Adequate provision should be made for the off-street parking of all buses likely to come to the site of development.
- 10 Development should provide for pedestrian, bicycle and vehicular access and also have regard to those with mobility impairments.
- 11 Development should promote where relevant the shared use of off-street car parking areas and service access arrangements.
- 12 Car parking areas should be located and designed to:
- (a) promote safe and convenient traffic circulation;
 - (b) integrate existing access points;
 - (c) exploit shared use between existing and proposed developments; and
 - (d) minimise impacts upon adjacent and nearby properties.

Environmental Impacts

- 13 Activities that have the potential for off-site environmental impacts should not be undertaken within the Zone, except where those impacts can be addressed such that they do not detrimentally impact upon the amenity of the locality.
- 14 Development should provide an adequate supply of amenities and facilities for the public attending the activities undertaken in the Zone.
- 15 Development should where possible attempt to minimise the dust generated as a consequence of the activities undertaken.
- 16 Development should protect the various existing natural landforms that give the land special visual qualities and interest to tourists.

Landscaping

- 17 Development should retain mature vegetation in the zone.

Complying Development

- 18 The following kind of development is **complying** in the Recreation (B) Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)

Non-complying Development

19 The following kinds of development including:

- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
- (b) change in use of land to the following uses, are **non-complying** in the Recreation (B) Zone.

Advertisement – except those listed in [Table CoP/1](#)

Abattoir

Amusement Machine Centre

Builders Yard

Cemetery

Consulting Room

Detached Dwelling

Fire Station

Fuel Depot

General Industry

Group Dwelling

Hotel

Hospital

Intensive Animal Keeping

Junk Yard

Light Industry

Minor or Major Public Service Depot

Motel

Motor Repair Station

Multiple Dwelling

Office with a gross leasable area greater than 50 square metres

Prescribed Mining Operations

Refuse Destructor

Residential Flat Building

Road Transport Terminal

Row Dwelling

Service Trade Premises

Semi-detached Dwelling

Shop

Special Industry

Stock Slaughter Works

Store

Timber Yard

Waste Transfer Depot

Warehouse

Public Notification

20 All kinds of development, other than non-complying development, are assigned as **Category 1 Development** in the Recreation (B) Zone and accordingly will not be subject to any public notification requirements.

INDUSTRY ZONE

Introduction

The objectives and principles of development control that follow apply in the Industry Zone shown on [Maps CoP/5, 6 and 8](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** The accommodation primarily of a range of industrial and associated commercial activities.
- Objective 2:** The amenity of land adjoining the site and in adjoining zones protected from adverse affects of development.
- Objective 3:** The use of industrial land so that the impacts on adjacent land are reduced by the reduction and gradation of the overall development scale as development occurs at the Zone boundaries.
- Objective 4:** Development at the interface between industrial activities and sensitive uses that is compatible with the surrounding activities, particularly those in adjoining zones.
- Objective 5:** Unimpeded functioning of watercourses, floodways and stormwater drainage channels.

Industrial development within the council area over time will serve an important employment and functional purpose for the town and the region. Consequently, an adequate supply of suitable and appropriate land to accommodate current and projected industrial activities is required.

The long term development of industrial uses will involve the development of environmentally sustainable forms of development that are compatible with adjoining land uses. Most industrial activities have the potential to create off-site impacts including noise, smoke, fumes, dust, odour, vibration and vapour.

This potential to reduce the amenity of a locality should be identified and managed in accordance with the Development Plan and environmental protection legislation.

The boundaries of the Zone should be considered to be fixed, forming clearly defined areas for investment in industrial development.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken within the Industry Zone should provide for industrial and associated commercial opportunities to serve the town and regional needs of the community.
- 2 Appropriate forms of development within the Industry Zone include, but are not limited to:
 - Builders Yard
 - Fuel Depot
 - General Industry
 - Junk Yard
 - Light Industry
 - Motor Repair Station
 - Road Transport Terminal
 - Store
 - Warehouse
 - Waste transfer Station
- 3 Development should be located and designed in a manner that will maintain the amenity and function of the Zone.

- 4 Development should be designed and located so as not to impair the amenity of land in an adjoining zone or site with regard to the appearance of land or buildings, the movement of vehicles or in any other respect.
- 5 Development adjacent to Seventeen Mile Road and Oodnadatta Road should provide for the improved functioning of the natural drainage channel in that area.
- 6 Development within the Zone should not affect the level of amenity in adjoining areas by virtue of hours of operation and noise emitted. Operations and activities should apply the following principles:
 - (a) where the industrial activity is located within 60 metres from a residential area delivery trucks should only arrive at the premises after 7.00 AM and depart before 10.00 PM on any weekday and Saturday and after 8.00 AM and depart before 10.00 PM on a Sunday or public holiday; and
 - (b) the noise level emanating from the site does not exceed the following levels when measured and adjusted at the nearest residential zone in accordance with the Environment Protection (Noise) Policy or replacement policy:
 - (i) 52dB(A) between 7am and 10pm and the above hours; and
 - (ii) 45 dB(A) between 10pm and 7am.
- 7 Outdoor lighting should be designed and installed so that it does not intrude on adjacent land or roads in the locality.
- 8 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Environmental Impacts

- 9 Activities that have the potential for off-site environmental impacts should be adequately separated from adjoining sensitive land uses. The separation distances should be determined by referring to the recommendations in the Environment Protection Authority's Guidelines for Separation Distances.
- 10 The intensity and nature of development should not result in land, water or air pollution.
- 11 Industrial activities should not result in environmental harm or risk the health of residents, workers and visitors.
- 12 Development should effectively manage wastes/emissions in an environmentally responsible manner.
- 13 Chemicals and materials used in industrial operations and related activities should be stored and handled on site in a manner that adequately guards against hazard from spills and exposure to the elements.

Car Parking, Access and Movement

- 14 Off-street car parking and service areas sought by other principles should be primarily located at grade and be screened from general view with planting and other design features or structures.
- 15 Development is desired on amalgamated sites and with integration features such as shared access points, driveways, parking areas and pedestrian connections common to adjoining sites.
- 16 Where appropriate, development on amalgamated sites or with significant integration features are highly desired to achieve more efficient layouts to minimise access points, the length of driveways, the extent of parking and to maximise pedestrian accessibility.

- 17 The dimensions of car parking spaces and associated manoeuvring areas should recognise the likelihood for heavier vehicles and be sufficient to enable safe, convenient and efficient parking and circulation.
- 18 The surface treatment of car parking areas should be designed to minimise all weather conditions and to prevent soil erosion, dust and drainage problems.
- 19 Car parking should be provided at the following rates:
- (a) one car parking space for each 50 square metres or part thereof for the first 200 square metres of total floor area; and
 - (b) one additional car parking space for each 75 square metres or part thereof where the total floor area is more than 200 square metres and up to 2000 square metres; and
 - (c) one additional car parking space for each 150 square metres of floor area or part thereof exceeding 2000 square metres.

With regard to the car parking ratios, should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.

- 20 All servicing of the site, including garbage collection should be capable of being carried out wholly within the site.

Stormwater Drainage and Waste Management

- 21 Development should, where practicable, incorporate on-site stormwater retention and use, including the collection and storage of water from roofs and car parks.
- 22 Development should not cause damage or nuisance flows on the site or onto adjacent land.
- 23 Buildings should be designed and constructed to minimise the risks to life and damage from flooding.
- 24 The stormwater drainage system of development should seek to maximise the removal of water-borne pollutants prior to their discharge to surface or underground waters and dispose of them via on-site treatment or to the sewer system.
- 25 Waste generated on industrial sites from related operations and activities should be stored and handled on site and disposed of in a manner that prohibits the risk of pollution on the site.

Design, Appearance and Siting

- 26 Building appearance should be complimentary to the character of the locality and should add visual interest and differentiation between structures when viewed from the street. In creating visual interest development should have regard to:
- (a) building mass and proportion;
 - (b) materials, patterns, textures and colours;
 - (c) floor levels heights relative to natural ground level;
 - (d) roof form and pitch;
 - (e) facade articulation and window treatment; and
 - (f) verandahs, eaves and parapets.
- 27 Where industrial sites adjoin adjacent land used non-industrial purposes, setbacks from side and rear boundaries should be progressively increase as building height increases.

- 28 Building should be set-back from the primary frontage of an allotment to compliment the existing streetscape.
- 29 Development should include fencing that complements the form of buildings within the locality as an integral part of the development application.
- 30 Fencing should not detract from the amenity of the locality.

Complying Development

- 31 The following kind of development is **complying** in the Industry Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Light Industry
Store
Warehouse

Non-complying Development

- 32 The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Industry Zone.

Builders Yard
Detached Dwelling
Group Dwelling
Hotel
Hospital
Intensive Animal Keeping
Minor or Major Public Service Depot
Office with a gross leasable area greater than 50 square metres
Prescribed Mining Operations
Residential Flat Building
Row Dwelling
Semi-detached Dwelling

Public Notification

- 33 All kinds of development, other than non-complying development, are assigned as **Category 1 Development** in the Industry Zone and accordingly will not be subject to any public notification requirements.

INDUSTRY (DEFERRED) ZONE

Introduction

The objectives and principles of development control that follow apply in the Industry (Deferred) Zone shown on [Maps CoP/5 and 8](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone to accommodate future demand for land to be used for industry when the existing Industry Zone is substantially developed.
- Objective 2:** The prevention of development likely to be incompatible with long-term industrial uses, or likely to be detrimental to the orderly and efficient conversion of the land to industrial use.

This zone enables future infrastructure requirements to be planned for in advance of need to ensure the orderly and economic industrial development and expansion in the future. In the interim it is desirable that the land contained within the Zone be remediated and prepared for future demand.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 The retention of land in an undeveloped and remediated state in readiness for future demand not capable of being met on land contained within the Industry Zone.
- 2 Appropriate forms of development within the Industry (Deferred) Zone include, but are not limited to:
 - Truck and Heavy Vehicle Parking
 - Store
 - Warehouse
- 3 The conversion to industrial use should only occur once industrial development elsewhere in the council area is substantially completed and appropriately zoned land is not available.
- 4 This zone should accommodate in the interim low-intensity land uses until required for industrial development.
- 5 Any buildings constructed within the Zone should only occur where such development is capable of being used, altered or added to in a fashion that would be compatible with future industrial development.
- 6 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Environmental

- 7 Mature native vegetation should, wherever possible, be preserved with buildings sited to minimise vegetation clearance.

Land Division

- 8 Land should not be divided other than for the re-adjustment of allotment boundaries to improve future desirability of land for future industrial uses and where there is no increase in the number of allotments.
- 9 Within the Zone no additional allotments should be created of less than 2000 square metres in area.

Complying Development

- 10 The following kind of development is **complying** in the Industry (Deferred) Zone subject to compliance with conditions comprising, where applicable:
- (a) the conditions prescribed in [Table CoP/1](#); and
 - (b) the development not being located on a site or abutting a site containing an item of heritage significance listed in [Table CoP/3](#):

Advertisement - only those listed in [Table CoP/1](#)
 Truck and Heavy Vehicle Parking
 Store
 Warehouse

Non-complying Development

- 11 The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Industry (Deferred) Zone.

Advertisement attached to or displayed upon a building which exceeds the height or width of the building to which it is attached; or has an advertisement area that exceeds six square metres
 Advertisement freestanding with an advertisement area on each face that exceeds six square metres or an overall height that exceeds six metres
 Advertisements on side or rear walls which abut or are visible from residential zones, at a distance of less than 100 metres
 Amusement Machine Centre
 Cemetery
 Consulting Room
 Detached Dwelling
 Fuel Depot
 Group Dwelling
 Hotel
 Hospital
 Intensive Animal Keeping
 Junk Yard
 Land Division creating any additional allotments
 Motel
 Motor Repair Station
 Multiple Dwelling
 Office with a gross leasable area greater than 150 square metres
 Prescribed Mining Operations
 Refuse Destructor
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling
 Service Trade Premises
 Shop
 Stock Slaughter Works
 Waste Transfer Depot

Public Notification

- 12 All kinds of development, other than non-complying development, are assigned as **Category 1 Development** in the Industry (Deferred) Zone and accordingly will not be subject to any public notification requirements.

MINING ZONE

Introduction

The objectives and principles of development control that follow apply in the Mining Zone shown on [Maps CoP/3, 4, 7, 8 and 9](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** The accommodation, primarily, of mining, the airport and vacant land.
- Objective 2:** Exclusion of residential and other urban uses of land inconsistent with the activities associated with mining, the operations of an airport, the storage of explosives and retention of a vacant and uninhabited character.
- Objective 3:** The limiting of extensions to public services or utilities to only those associated with the use of the airport.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should support mining activities and the airport.
- 2 Development should not interfere with any existing use of land or development in any other zone of a kind that is intended by any objective or principle of development control for that zone.
- 3 Development should not result in a need or demand for public services or utilities that are not available in the Zone, except in connection with the use of the airport.
- 4 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Complying Development

- 5 No development is **complying** within the Mining Zone.

Non-complying Development

- 6 The following kinds of development including:
 - (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Mining Zone.

Advertisement attached to or displayed upon a building which exceeds the height or width of the building to which it is attached; or has an advertisement area that exceeds three square metres

Advertisement freestanding with an advertisement area on each face that exceeds three square metres or an overall height that exceeds two metres

Advertisements on side or rear walls which abut or are visible from any road at a distance of less than 50 metres

Amusement Machine Centre

Builders Yard

Caravan Park

Cemetery

Consulting Room

Detached Dwelling

Fuel Depot

Group Dwelling

General Industry

Hotel
Hospital
Intensive Animal Keeping
Junk Yard
Light Industry
Motel
Motor Repair Station
Multiple Dwelling
Office with a gross leasable area greater than 150 square metres
Refuse Destructor
Residential Flat Building
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Trade Premises
Shop
Special Industry
Stock Slaughter Works
Store, except a store for explosives
Waste Transfer Depot
Warehouse

Public Notification

- 7 All kinds of development, other than non-complying development, are assigned as **Category 1 Development** in the Mining Zone and accordingly will not be subject to any public notification requirements.

CONSERVATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Conservation Zone shown on [Maps CoP/3, 4, 5, 6, 7 and 9](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone that enhances and preserves the natural character, biodiversity including native vegetation, scenic and heritage features of the region.
- Objective 2:** The conservation of land features of major conservation significance, including areas of biodiversity, natural vegetation and wildlife habitats.
- Objective 3:** The conservation of the amenity and beauty of the region.
- Objective 4:** Development should not unduly disturb landforms, vegetation, wildlife and sites of tourist interest.
- Objective 5:** The protection of the landscape from mining operations, and prospecting and exploring for new resources.
- Objective 6:** The preservation of the natural landscape and the scenic outlook to enhance the journey to tourist destinations including "The Breakaways" and the "Moon Plain".

Coober Pedy is situated on the edge of the Stuart Range and consequently enjoys some significant and stunning natural landscapes and landforms. These unique natural landscapes have also featured in a number of movies and are significant tourist destinations. Consequently, the conservation of the region's unique beauty in an ecologically, culturally and economically sustainable way is vital.

The amount of development within the Zone should be limited, ensure little evidence of human impact and maintain the attractive landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should not impair the natural scenic features of land contained within the Conservation Zone.
- 2 Development should only occur where the environmental quality of the region is not endangered.
- 3 Development should be limited to those that ensure little evidence of human impact and maintain the attractive landscape.
- 4 The construction of roads, telecommunication facilities and other public services/utilities should not unduly disturb the natural character and unique beauty of the region.
- 5 No buildings should be erected in the Zone other than:
 - (a) simple shelters and rainwater storage; and/or
 - (b) buildings that form alterations or additions to an existing building for its existing use on the existing site providing that the alteration of or addition to represents a reasonable expansion, where reasonable expansion is deemed to be:
 - (i) in keeping with the existing use of the land;
 - (ii) of the same or lesser scale as the existing buildings;

- (iii) constructed of materials and colours schemes that blend with the landscape;
- (iv) sited and designed to be unobtrusive; and
- (v) sited so that excavations for access roads, utilities and buildings are minimised.

6 Development should:

- (a) be designed and sited to minimise the impact on the landscape;
- (b) be screened to reduce its visual impact,
- (c) be sited below hilltops or prominent ridgelines;
- (d) not require extensive excavation. Where an area is scarred by excavation the area should be rehabilitated to the prior natural state;
- (e) avoid disturbance, unnecessary loss or damage o biodiversity, particularly threatened species and threatened ecological communities;
- (f) not give rise to pest plant or disease infestation of areas of native vegetation and increased numbers of cats, dogs and pest animals; and
- (g) use locally indigenous species in all landscaping and revegetation programs.

7 Buildings should be designed in such a way and be of such a scale as to be unobtrusive and not detract from the desired natural character of the Zone and, in particular:

- (a) buildings should be of a single-storey;
- (b) the profile of buildings should be low and the roof lines should complement the natural form of the land; and
- (c) 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.

8 The external materials of buildings and structures should have surfaces that are of a low light reflective nature, and compliment the rural character of the Zone.

9 Retaining walls should be designed in such a way that they are a stepped series of low walls constructed of dark, natural-coloured materials and screened by landscaping.

10 Driveways and access tracks should be surfaced with dark materials, and follow the contours of the land to reduce their visual impact and to limit erosion from water run-off.

11 Fences, if required, should be located in such a way as to minimise their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.

12 Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.

13 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Heritage

14 Development should be sited and designed so as to conserve buildings or sites of natural or man-made heritage, especially those listed as State Heritage Places and places on the Local Heritage List, of Aboriginal heritage significance, geological monuments or on the register of the National Estate.

Environmental

- 15 All native vegetation should not be cleared.

Land Division

- 16 Land should not be divided other than for the re-adjustment of allotment boundaries and where there is no increase in the number of allotments.

Complying Development

- 17 No development is **complying** within the Conservation Zone.

Non-complying Development

- 18 The following kinds of development including:
- (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Conservation Zone.

Advertisement attached to or displayed upon a building which exceeds the height or width of the building to which it is attached; or has an advertisement area that exceeds three square metres

Advertisement freestanding with an advertisement area on each face that exceeds three square metres or an overall height that exceeds two metres

Advertisements on side or rear walls which abut or are visible from any road at a distance of less than 50 metres

Amusement Machine Centre

Cemetery

Consulting Room

Detached Dwelling

Fuel Depot

Group Dwelling

General Industry

Hotel

Hospital

Intensive Animal Keeping

Junk Yard

Land Division creating any additional allotments

Light Industry

Mining

Motel

Motor Repair Station

Multiple Dwelling

Office with a gross leasable area greater than 150 square metres

Prescribed Mining Operations

Refuse Destructor

Residential Flat Building

Road Transport Terminal

Row Dwelling

Semi-detached Dwelling

Service Trade Premises

Shop

Special Industry

Stock Slaughter Works

Store

Waste Transfer Depot

Warehouse

Public Notification

- 19 All kinds of development, other than non-complying development, are assigned as **Category 2 Development** in the Conservation Zone and accordingly will be subject to public notification requirements.

SPECIAL USES ZONE

Introduction

The objectives and principles of development control that follow apply in the Special Uses Zone shown on [Map CoP/9](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- Objective 1:** A zone primarily accommodating special activities relating to a public service or utilities or an institutional nature and open character.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken in the Zone should relate to existing uses in the zone.
- 2 Development should preserve an open character.
- 3 The alteration of or addition to a premises existing on 22 September 2005 for the continuation of its existing use on the existing site may occur provided the total floor area of the premises does not increase by more than 15 percent.

Complying Development

- 4 No development is **complying** within the Special Uses Zone.

Non-complying Development

- 5 The following kinds of development including:
 - (a) the erection, construction, alteration or addition to a building or buildings for any of the following uses; and
 - (b) change in use of land to the following uses, are **non-complying** in the Special Uses Zone.

Advertisement
 Amusement Machine Centre
 Cemetery
 Consulting Room
 Detached Dwelling
 Fuel Depot
 Group Dwelling
 General Industry
 Hotel
 Hospital
 Intensive Animal Keeping
 Junk Yard
 Land Division creating any additional allotments
 Light Industry
 Motel
 Motor Repair Station
 Multiple Dwelling
 Office with a gross leasable area greater than 150 square metres
 Prescribed Mining Operations
 Refuse Destructor
 Residential Flat Building
 Road Transport Terminal
 Row Dwelling
 Semi-detached Dwelling

Service Trade Premises
Shop
Special Industry
Stock Slaughter Works
Store
Waste Transfer Depot
Warehouse

Public Notification

- 6 All kinds of development, other than non-complying development, are assigned as **Category 1 Development** in the Special Uses Zone and accordingly will not be subject to any public notification requirements.

TABLE CoP/1**Conditions Applying to Complying Development**

With the exception of development that is:

- (a) listed as development requiring a referral as prescribed in Schedule 8 of the Development Regulations; or
- (b) abutting or involving the alteration, conversion or demolition of an item or site listed in [Table CoP/3](#); or
- (c) non-residential and located on a site adjacent to or abutting an adjoining residential use on land within a residential zone; or
- (d) greater than two-storeys in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area

the following conditions apply to complying development where specified by the Development Plan.

Kind of Development	Conditions
Advertisement (These conditions apply to each advertisement type listed below)	<ul style="list-style-type: none"> 1 To be maintained in good repair and condition at all times. 2 To be designed, manufactured and presented in a high-quality manner.
For Sale, Let or Auction	<ul style="list-style-type: none"> 1 Advertisement to be erected on the property for sale, let or auction. 2 Advertisement to be removed within one week of settlement. 3 Advertisement to have a maximum advertisement area of 2.23 square metres in relation to a residential or rural development/site and four square metres in relation to a commercial or industrial development/site. 4 A maximum of one such advertisement per property frontage to a public street.
Real Estate 'Open for Inspection: Easel Board	<ul style="list-style-type: none"> 1 A maximum of three such Advertisements per subject property (or group of properties in the same location). 2 A maximum advertisement area on each face of 0.33 square metres. 3 To contain only agent's business name, directional information, and information such as "open", "open today" or "auction today". 4 To be located in front of subject property and/or adjacent road junction but not positioned on vehicles, median strips, round-a-bouts, road pavement, nor on footpath so as to cause obstruction or danger to pedestrians. 5 Only to be displayed when subject property is open for inspection.

Kind of Development	Conditions
Car Park Identification Private Parking Area Act Advice Entry/Exit Speed/Limit	1 A maximum of one advertisement of each type at each major entrance to the subject car park. 2 Car park identification advertisement to utilise the nationally recognised parking symbol. 3 Advertisements in each category to have a maximum advertisement area of 0.5 square metres.
Professional Name Plate	1 Advertisement to refer only to name, nature of profession or business and hours of trading. 2 Advertisement to be attached to the building at or near the entrance to the subject professional room(s). 3 Advertisement to have a maximum advertisement area of 0.2 square metres.
Election	1 Advertisement to be erected a maximum of six weeks prior to the election and removed within one week after the election. 2 A maximum of one such advertisement per candidate per site. 3 Advertisement not to be attached to street furniture, electricity poles, bus shelters, telephone booths or the like. 4 Advertisement not to be displayed on fencing surrounding Government and council owned land without consent of the relevant Government Department. 5 Advertisement not to be greater than 600 millimetres by 900 millimetres in size.
Security Service Safe House	1 A maximum of one advertisement of each type per property frontage to a public street. 2 Advertisement to be attached to a building or located within the window of a building. 3 Each such advertisement to have a maximum advertisement area of 0.2 square metres.
Religious, Educational, Cultural, Political and Social, Sporting or Recreational Event	1 Advertisement to be erected a maximum of four weeks prior to the event and removed within one week after conclusion of the event. 2 Advertisement not to be attached to street furniture, electricity poles, bus shelters, telephone booths or the like. 3 Advertisement not to be displayed on fencing surrounding Government and council owned land without consent of the relevant Government Department. 4 Advertisement to be non-reflective and not to move, flash or be illuminated. 5 Advertisement not to exceed 2 metres by 1 metres in size.

Kind of Development	Conditions
Moveable Business Signs	<ol style="list-style-type: none"> 1 Advertisement not to be displayed on any land used wholly for residential purposes. 2 A maximum of one such advertisement for each tenant of business premises. 3 To be displayed only during the hours that the premises is open for business. 4 Advertisement to have a maximum height of one metre and a maximum advertisement area on each face of one square metre. 5 Advertisement not to be positioned on publicly owned land and contained positioned such that it does not interfere with car parking, the movement of pedestrians or landscaping.
Detached Dwelling and additions to the dwelling (including attached carport, verandah and the like) within any residential zone, except for the Residential (Underground) Zone	<ol style="list-style-type: none"> 1 (a) The detached dwelling site having a frontage to a public road of not less than: <ol style="list-style-type: none"> (i) 10 metres (b) Having a site area of 600 square metres (c) No other dwelling existing on the allotment 2 Private open space (exclusive of driveways or parking areas) being provided with a dwelling in accordance with the following: <ol style="list-style-type: none"> (a) able to contain a rectangular area measuring at least eight metres by five metres within an area having a gradient not exceeding 1-in-8, such area to have direct ground floor access from the living spaces of the dwelling; (b) no dimension being less than 2.5 metres; and/or (c) having a total area being not less than 25 percent of the area of the site of the dwelling. 3 Buildings and structures being set-back from road boundaries the following minimum distances: <ol style="list-style-type: none"> (a) from an "Arterial Road" – 10 metres; and/or (b) all other roads, from front and side boundaries as follows: <p style="margin-left: 20px;">Front Road Boundary – 6 metres</p> <p style="margin-left: 20px;">Side Road Boundary - 3 metres</p> 4 Single-storey buildings (excepting open-sided carports and verandahs) being set-back not less than one metre from one side property boundary.

Kind of Development	Conditions						
5	<p>The dwelling;</p> <p>(a) not exceeding one storey in height and a vertical wall height at any point, excluding gables, not exceeding 4 metres above natural ground level;</p> <p>(b) not occupying more than 50 percent of the area of the site</p> <p>(c) not having more than one-third of the portion of the site between the road boundary, and the main face of the dwelling comprising driveway or parking space; and</p> <p>(d) not having garage or carport doors with a total or aggregate width exceeding one third of the width of the site of the dwelling.</p>						
6	<p>Car parking spaces being provided on the site of the dwelling at not less than the following rates:</p> <table border="1" data-bbox="692 882 1385 1016"> <thead> <tr> <th data-bbox="692 882 1129 943">No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)</th> <th data-bbox="1190 882 1385 943">No. of car parking spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="692 949 703 976">1</td> <td data-bbox="1190 949 1201 976">1</td> </tr> <tr> <td data-bbox="692 987 799 1014">2 or more</td> <td data-bbox="1190 987 1201 1014">1</td> </tr> </tbody> </table>	No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)	No. of car parking spaces	1	1	2 or more	1
No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)	No. of car parking spaces						
1	1						
2 or more	1						
7	<p>Driveway access to buildings being at a gradient of less than 1-in-5.</p>						
8	<p>The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3.</p>						
9	<p>The development not requiring or including retaining walls or excavations greater than one metre above or below the natural ground surface, or excavations greater than nine cubic metres.</p>						
10	<p>The site of the development being connected, or able to be connected to an approved treatment and effluent disposal system and common effluent drainage system.</p>						
<p>Group Dwelling (within the Residential Zone and Residential (Above Ground) Zone) Residential Flat Building (within the Residential Zone) and additions to the dwelling (including attached carport, verandah and the like)</p>	<p>1 The site of a group dwelling or residential flat building having a site area per dwelling and site dimensions not less than the following:</p> <p>(a) site area per group dwelling 420 square metres</p> <p>(b) frontage of site containing two or more dwellings 15 metres</p> <p>(c) average width of site containing two or more dwellings 15 metres</p> <p>(d) average depth of site containing two or more dwellings 25 metres</p>						

Kind of Development	Conditions						
2	<p>Private open space (exclusive of driveways or parking areas) being provided with a dwelling in accordance with the following:</p> <ul style="list-style-type: none"> (a) able to contain a rectangular area measuring at least eight metres by five metres within an area having a gradient not exceeding 1-in-8, such area to have direct ground floor access from the living spaces of the dwelling; (b) no dimension being less than 2.5 metres; and/or (c) having a total area being not less than 25 percent of the area of the site of the dwelling. 						
3	<p>Buildings and structures being set-back from road boundaries the following minimum distances:</p> <ul style="list-style-type: none"> (a) from an "Arterial Road" – 10 metres; (b) all other roads, from front and side boundaries as follows: <ul style="list-style-type: none"> Front Road Boundary – 6 metres Side Road Boundary - 3 metres 						
4	<p>Single-storey buildings (excepting open-sided carports and verandahs) being set-back not less than one metre from one side property boundary.</p>						
5	<p>The dwelling;</p> <ul style="list-style-type: none"> (a) not exceeding one storey in height and a vertical wall height at any point, excluding gables, not exceeding 4 metres above natural ground level; (b) not occupying more than 50 percent of the area of the site (c) not having more than one-third of the portion of the site between the road boundary, and the main face of the dwelling comprising driveway or parking space; and (d) not having garage or carport doors with a total or aggregate width exceeding One third of the width of the site of the dwelling. 						
6	<p>(a) Car parking spaces being provided on the site of the dwelling at not less than the following rates:</p> <table data-bbox="692 1816 1385 1955"> <thead> <tr> <th data-bbox="692 1816 1129 1877">No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)</th> <th data-bbox="1187 1816 1385 1877">No. of car parking spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="692 1888 703 1915">1</td> <td data-bbox="1187 1888 1198 1915">1</td> </tr> <tr> <td data-bbox="692 1926 799 1953">2 or more</td> <td data-bbox="1187 1926 1198 1953">2</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) for all dwellings supplying at least two car parking spaces, one space to be covered; and 	No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)	No. of car parking spaces	1	1	2 or more	2
No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)	No. of car parking spaces						
1	1						
2 or more	2						

Kind of Development	Conditions
	(c) for any dwelling without direct street frontage (excluding common space) not less than two individually accessible car parking spaces to be provided, of which one must be covered and the other may be either within the site boundaries of that dwelling or within commonly held space and available for visitor use.
	7 The public road or thoroughfare from which the entrance-way or exit is provided for vehicles to or from the site of the group dwelling or residential flat building having a width of not less than 8 metres.
	8 Driveway access to buildings being at a gradient of less than 1-in-5.
	9 The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3 .
	10 The development not requiring or including retaining walls or excavations greater than one metre above or below the natural ground surface, or excavations greater than nine cubic metres.
	11 The site of the development being connected, or able to be connected to an approved treatment and effluent disposal system or common effluent drainage system.
Light Industry	1 Development adjacent to Seventeen Mile Road and Oodnadatta Road should provide for the improved functioning of the natural drainage channel in the area.
	2 Development within the Zone should not affect the level of amenity in adjoining areas by virtue of hours of operation and noise emitted. Operations and activities should apply the following principles: <ul style="list-style-type: none"> <li data-bbox="679 1397 1414 1576">(a) where the industrial activity is located within 60 metres from a residential area delivery trucks should only arrive at the premises after 7.00 AM and depart before 10.00 PM on any weekday and Saturday and after 8.00 AM and depart before 10.00 PM on a Sunday or public holiday; and <li data-bbox="679 1610 1414 1904">(b) the noise level emanating from the site does not exceed the following levels when measured and adjusted at the nearest residential zone in accordance with the Environment Protection (Noise) Policy or replacement policy: <ul style="list-style-type: none"> <li data-bbox="738 1789 1414 1845">(i) 52dB(A) between 7am and 10pm and the above hours; and <li data-bbox="738 1879 1414 1904">(ii) 45 dB(A) between 10pm and 7am.

Kind of Development	Conditions
	<p>3 Activities that have the potential for off-site environmental impacts should be adequately separated from adjoining sensitive land uses. The separation distances should be determined by referring to the recommendations in the Environment Protection Authority's Guidelines for Separation Distances.</p> <p>4 A car parking area being established on the site in accordance with the following:</p> <p>(a) one car parking space for each 50 square metres or part thereof for the first 200 square metres of total floor area; and</p> <p>(b) one additional car parking space for each 75 square metres or part thereof where the total floor area is more than 200 square metres and up to 2000 square metres; and</p> <p>(c) one additional car parking space for each 150 square metres of floor area or part thereof exceeding 2000 square metres.</p> <p>5 Should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.</p> <p>6 It can be demonstrated that waste generated from related operations and activities can be stored and handled on site and disposed of in a manner that prohibits the risk of pollution.</p> <p>7 The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3.</p>
Outbuilding	<p>1 No other outbuildings being located on the site.</p> <p>2 The domestic outbuilding being:</p> <p>(a) accessory to an existing dwelling;</p> <p>(b) not greater than 60 square metres in floor area;</p> <p>(c) not greater than 2.7 metres high to the top of the walls;</p> <p>(d) sited not less than one metre behind the main face of an existing dwelling on the site; and for a corner allotment, no closer than two metres to the side road boundary;</p> <p>(e) of a size that does not:</p> <p>(i) reduce the requirement for private open space for the dwelling by more than 20 percent, and</p> <p>(ii) does not result in the total floor area of buildings on the site exceeding 50 percent of the area of the site;</p>

Kind of Development	Conditions
<p>(f) (excluding an open sided carport) sited no closer than 600 mm to a property boundary other than a road boundary;</p> <p>(g) able to maintain the number of existing on-site parking spaces; and/or</p> <p>(h) accessed by a driveway at a gradient of less than 1-in-5.</p> <p>Residential Flat Building See "Group Dwelling"</p>	
<p>Row Dwelling See "Semi-detached Dwelling"</p>	
<p>Semi-detached Dwelling (within any residential zone, except for the Residential (Underground) Zone) and Row Dwelling (within any residential zone, except for the Residential (Underground) Zone and Residential (Umoona) Zone) and additions to the dwelling (including attached carport, verandah and the like)</p>	<p>1 (a) The site of a semi-detached dwelling having a site area per dwelling and site dimensions not less than the following:</p> <ul style="list-style-type: none"> (i) site area per group dwelling 420 square metres (ii) frontage of site 7.5 metres (iii) average width of site 7.5 metres (iv) average depth of site containing two or more dwellings 25 metres <p>(b) The site of a row dwelling having a site area per dwelling and site dimensions not less than the following:</p> <ul style="list-style-type: none"> (i) site area per group dwelling 370 square metres (ii) frontage of site 6 metres (iii) average width of site 6 metres (iv) average depth of site containing two or more dwellings 25 metres <p>2 Private open space (exclusive of driveways or parking areas) being provided with a dwelling in accordance with the following:</p> <ul style="list-style-type: none"> (a) able to contain a rectangular area measuring at least eight metres by five metres within an area having a gradient not exceeding 1-in-8, such area to have direct ground floor access from the living spaces of the dwelling; (b) no dimension being less than 2.5 metres; and/or (c) having a total area being not less than 25 percent of the area of the site of the dwelling. <p>3 Buildings and structures being set-back from road boundaries the following minimum distances:</p>

Kind of Development	Conditions						
	<ul style="list-style-type: none"> (a) from an "Arterial Road" – 10 metres; and/or (b) all other roads, from front and side boundaries as follows: <ul style="list-style-type: none"> Front Road Boundary – 6 metres Side Road Boundary – 3 metres 						
4	Single-storey buildings (excepting open-sided carports and verandahs) being set-back not less than one metre from one side property boundary.						
5	<p>The dwelling;</p> <ul style="list-style-type: none"> (a) not exceeding one storey in height and a vertical wall height at any point, excluding gables, not exceeding 4 metres above natural ground level; (b) not occupying more than 50 percent of the area of the site; (c) not having more than one-third of the portion of the site between the road boundary, and the main face of the dwelling comprising driveway or parking space; and (d) not having garage or carport doors with a total or aggregate width exceeding one third of the width of the site of the dwelling. 						
6	<p>(a) Car parking spaces being provided on the site of the dwelling at not less than the following rates:</p> <table border="1" data-bbox="692 1272 1385 1413"> <thead> <tr> <th data-bbox="692 1272 1129 1335">No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)</th> <th data-bbox="1187 1272 1385 1335">No. of car parking spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="692 1339 708 1368">1</td> <td data-bbox="1187 1339 1203 1368">1</td> </tr> <tr> <td data-bbox="692 1373 799 1402">2 or more</td> <td data-bbox="1187 1373 1203 1402">2</td> </tr> </tbody> </table> <p>(b) for all dwellings supplying at least two car parking spaces, one space to be covered.</p>	No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)	No. of car parking spaces	1	1	2 or more	2
No. of bedrooms per dwelling (or Rooms capable of being used as bedrooms)	No. of car parking spaces						
1	1						
2 or more	2						
7	Driveway access to buildings being at a gradient of less than 1-in-5.						
8	The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3 .						
9	The development not requiring or including retaining walls or excavations greater than one metre above or below the natural ground surface, or excavations greater than nine cubic metres.						
10	The site of the development being connected, or able to be connected to an approved treatment and effluent disposal system or common effluent drainage system.						

Kind of Development	Conditions
Service Trade Premises	<p>1 Car parking spaces being established on the site at a rate not less than two car parking space per 50 square metres of total floor area.</p> <p>Should a calculation result in “half car park” the total supply should be rounded up to the nearest whole car park.</p> <p>2 No building being erected having a height exceeding eight metres.</p> <p>3 Provision being made for all loading and unloading of vehicles to take place on the site of the industry.</p> <p>4 The number, design and location of access points to a road or a thoroughfare from the site will ensure the safety of the public and the free flow of traffic in the locality.</p> <p>5 The site being located in the Mixed Use Zone.</p> <p>6 The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3.</p>
Store	<p>1 Car parking spaces being established on the site at a rate of not less than one car parking space per 100 square metres of total floor area or one per three employees, whichever provides the larger number of parking spaces.</p> <p>Should a calculation result in “half car park” the total supply should be rounded up to the nearest whole car park.</p> <p>2 No building being erected having a height exceeding eight metres.</p> <p>3 Provision being made for all loading and unloading of vehicles to take place on the site.</p> <p>4 The total area of the site occupied by buildings not exceeding 50 percent of the site.</p> <p>5 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>6 The site being located in the Industry Zone or Industry Deferred Zone.</p> <p>7 The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3.</p>
Truck and Heavy Vehicle Parking	<p>1 Car parking spaces being established on the site at a rate of not less than one car parking space per 150 square metres of total floor area or one per two employees, whichever provides the larger number of parking spaces.</p> <p>Should a calculation result in “half car park” the total supply should be rounded up to the nearest whole car park.</p>

Kind of Development	Conditions
	2 No building being erected having a height exceeding eight metres.
	3 Provision being made for all loading and unloading of vehicles to take place on the site.
	4 The total area of the site occupied by buildings not exceeding 50 percent of the site.
	5 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site.
	6 The site being located in the Mixed Use Zone or Industry Deferred Zone.
	7 It can be demonstrated that waste generated from related operations and activities can be stored and handled on site and disposed of in a manner that prohibits the risk of pollution.
	8 The development not abutting or involving the alteration, conversion or demolition of an item or site listed in Table CoP/3 .
Warehouse See "Store"	

TABLE CoP/2**Conditions Applying to Complying Development in the Town Centre Zone**

With the exception of development that is:

- (a) listed as development requiring a referral as prescribed in Schedule 8 of the Development Regulations; or
- (b) abutting or involving the alteration, conversion or demolition of an item or site listed in [Table CoP/3](#); or
- (c) to occur on an allotment that is abutting land in the Residential Zone; or
- (d) greater than two-storeys in height, where a storey is deemed to be a floor level above a floor level and a floor level is deemed to be a level of a building with a structure covering that area

the following conditions apply to complying development where specified by the Development Plan.

Kind of Development	Conditions
Consulting Room	<p>1 Provision for car parking at a rate of not less than four car parking spaces for each consulting room.</p> <p>Should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.</p> <p>2 No building being erected having a height exceeding six metres.</p> <p>3 The total area of the site occupied by buildings not exceeding 50 percent of the site.</p>
Motor Sales Premises	<p>1 Car park spaces for staff and customers being established at the rate of one per 100 square metres of total area used as car sales premises.</p> <p>Should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.</p> <p>2 No building being erected having a height exceeding eight metres.</p> <p>3 The total area of the site occupied by buildings not exceeding 50 percent of the site.</p> <p>4 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>5 The number, design and location of access points to a road or a thoroughfare from the site will ensure the safety of the public and the free flow of traffic in the locality.</p> <p>6 A kerb or barrier or both being constructed along the road alignment to prevent vehicles leaving or entering the site except by the vehicular crossing.</p>

Kind of Development	Conditions
Office	<p>1 Provision for car parking at the rate of not less than one car parking space for every 25 square metres of total floor area of the building, excluding voids and the area associated with toilets.</p> <p>Should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.</p> <p>2 No building being erected having a height exceeding six metres.</p> <p>3 One wall of the building(s) being located at least one metre from a boundary.</p>
Retail Showroom	<p>1 Provision for car parking at a rate of not less than four car parking spaces for every 100 square metres of gross leasable area of that shop; and where more than 30 car parking spaces are provided, 1 percent of those car parking spaces should be designed, designated and conveniently located for persons with mobility impairments.</p> <p>Should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.</p> <p>2 The provision of a suitable area for the loading and unloading of service and commercial vehicles.</p> <p>3 No building being erected having a height exceeding eight metres.</p> <p>4 The total area of the site occupied by buildings not exceeding 60 percent of the site.</p>
Shop (inc. Restaurant)	<p>1 A parking area being established on the site of the shop, or on the sites of a series of two or more shops, at the rate not less than seven car parking spaces for every 100 square metres of the total floor area; provided that where in a shop or series of shops there is a cafe or restaurant where food is consumed in or taken away from the cafe or restaurant, and where such cafe or restaurant also incorporates seats or benches, there shall be provided on the site or sites an additional parking area at the rate of not less than one car parking space for every three seats provided or able to be provided.</p> <p>Should a calculation result in "half car park" the total supply should be rounded up to the nearest whole car park.</p> <p>2 The provision of a suitable area for the loading and unloading of service and commercial vehicles.</p> <p>3 The provision of a suitable area for the storage and collection of refuse.</p>

TABLE CoP/3
Sites of Heritage Significance

Item Number	Item	Location
001	Old Cemetery	St Nicholas Street
002	Old Timers Mine	Crowders Gully Road
003	Old Water Tank and Water Reserve	South of Old Water Tank Road
004	Jewellers Shop Opal Field	Jewellers Shop Road
005	Old Police Lockup and Camp Site	Umoona Road, east of Hospital Road
006	Old Hospital	Hospital Road
007	Water Works	Corner Hutchison Street and Catacomb Road
008	Old Dugout Entrance	Post Office Hill Road, west of Hutchison Street
009	First Post Office and Old Dugouts in Post Office Hill	Post Office Hill Road, south of 17 Mile Road
010	The Big Flat	West of Paxton Street
011	Hans Lang's Shed	Paxton Street, west of Hutchison Street
012	First Community Hall and School	Hutchison Street
013	St Peter and St Paul's Underground Church	Hutchison Street
014	John McDougall Stuart Monument	Stuart Highway, north of William Creek Road
015	Hutchison Monument – First Opal Site	Stuart Highway, south of William Creek Road



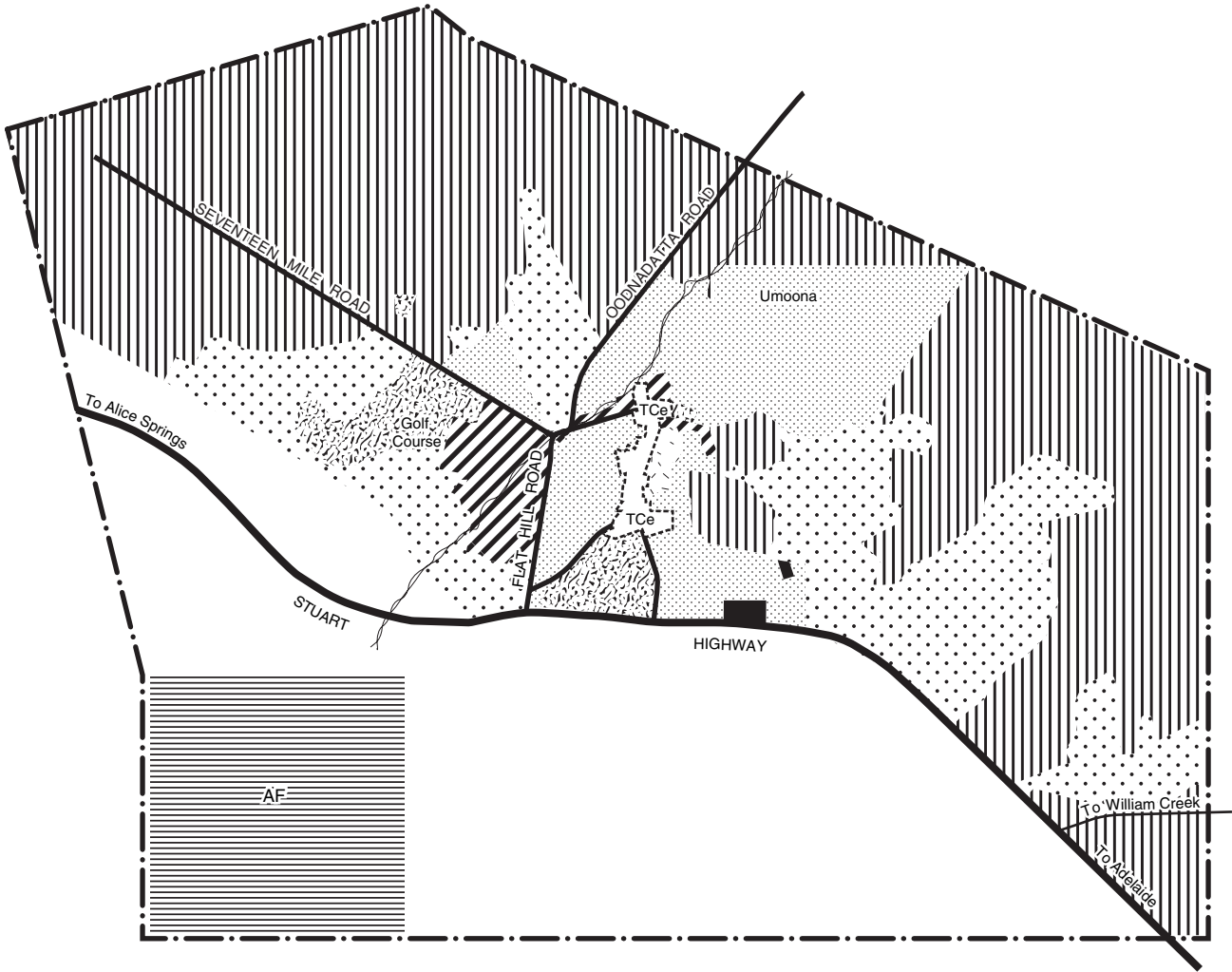
To identify the precise location of the Development Plan boundary refer to Map CoP/2 then select the relevant Zone Map



0 2km

— ■ — Development Plan Boundary

COOBER PEDY (DC) MAP CoP/1

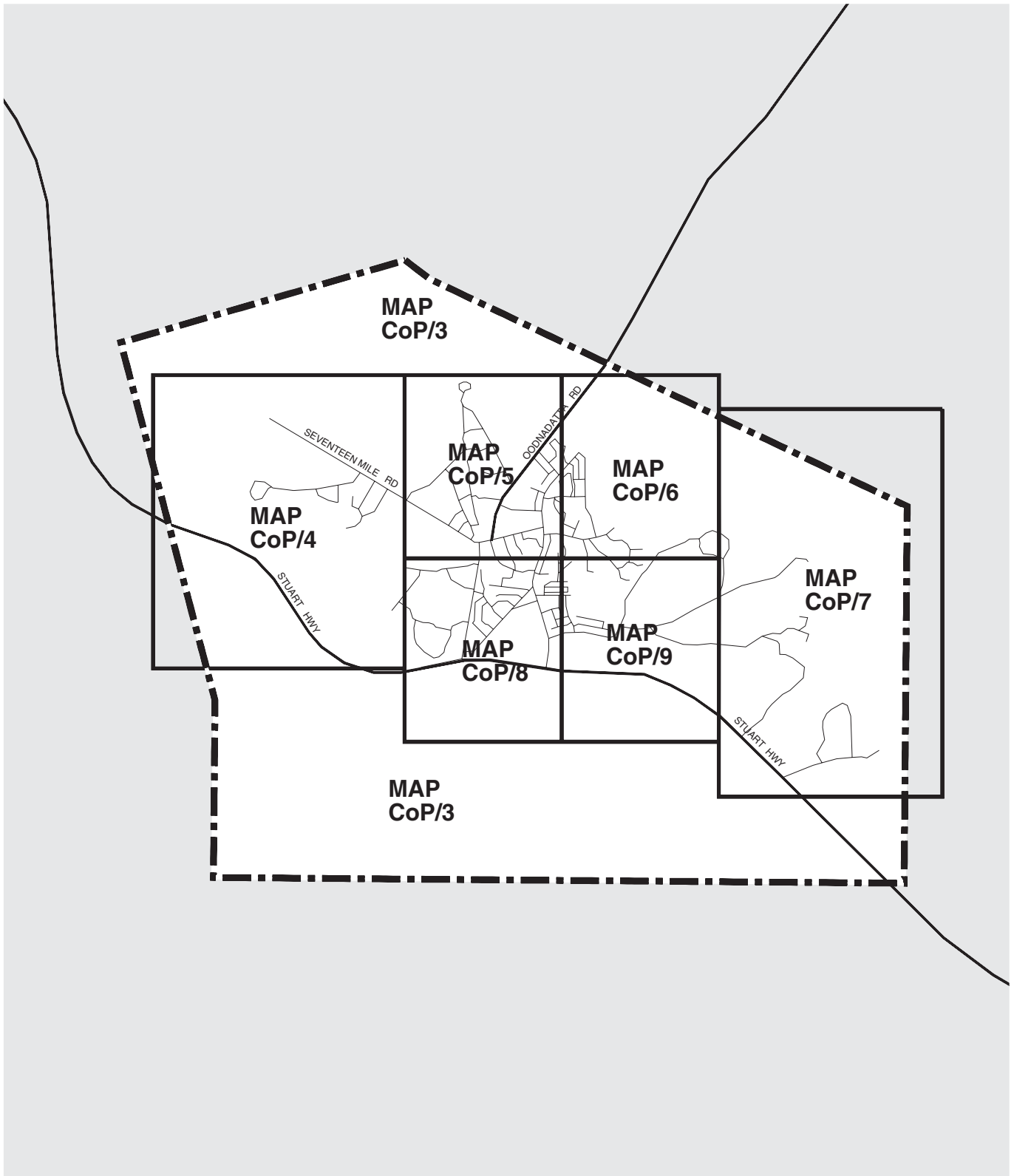


- Town Centre
- Industrial
- Mining
- Residential
- Residential - Underground
- Mixed Use
- Public Purpose - Airfield
- Recreation
- Conservation
- Special Uses
- Creek
- Major Collector Road
- Secondary Arterial Road
- Primary Arterial Road
- Development Plan Boundary



COOBER PEDY (DC) STRUCTURE PLAN MAP CoP/1 (Overlay 1)

Consolidated - 22 September 2005



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps CoP/3 to Cop/9 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.



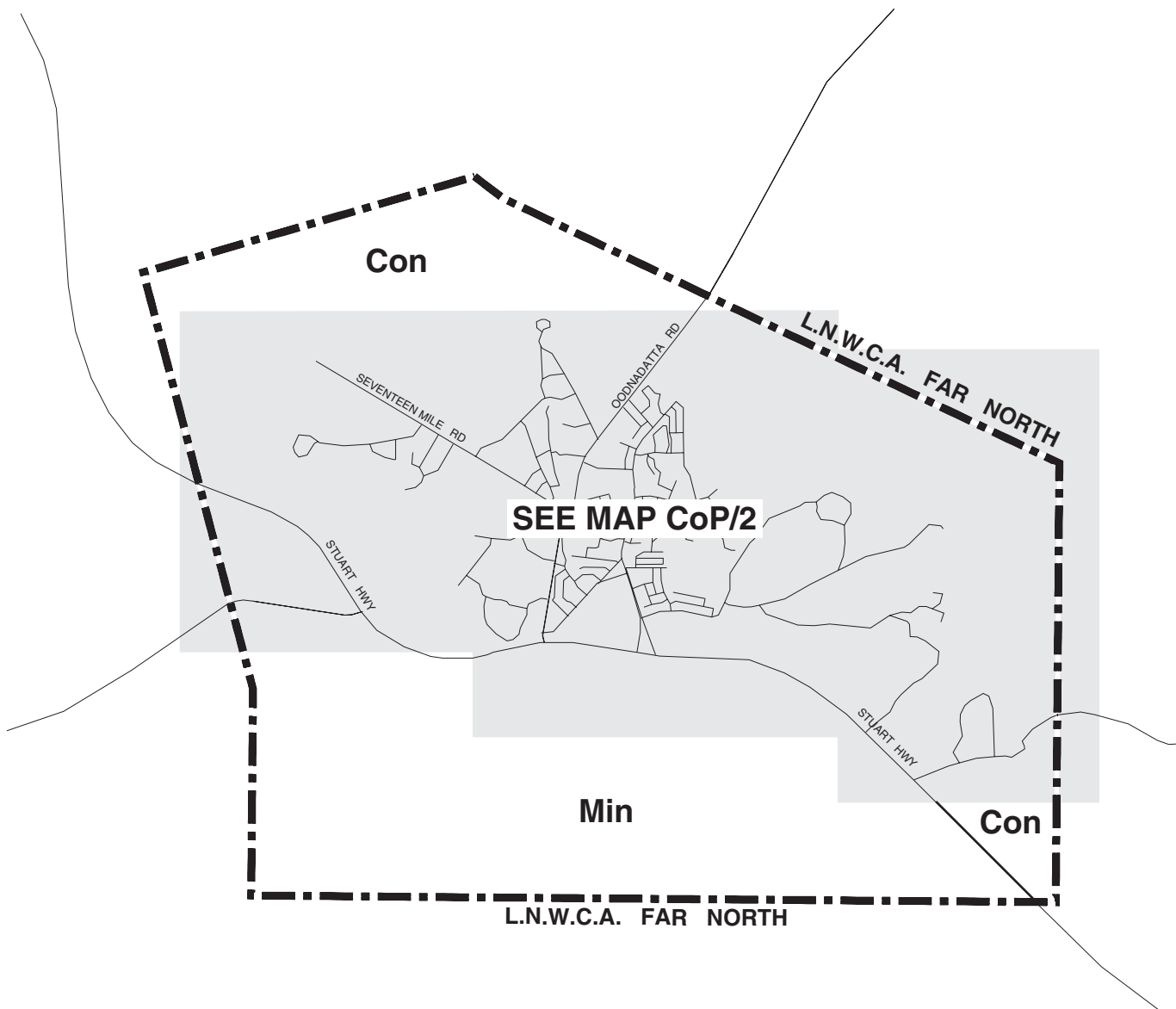
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COOBER PEDY (D.C.) INDEX MAP CoP/2

--- Development Plan Boundary

Consolidated - 22 September 2005

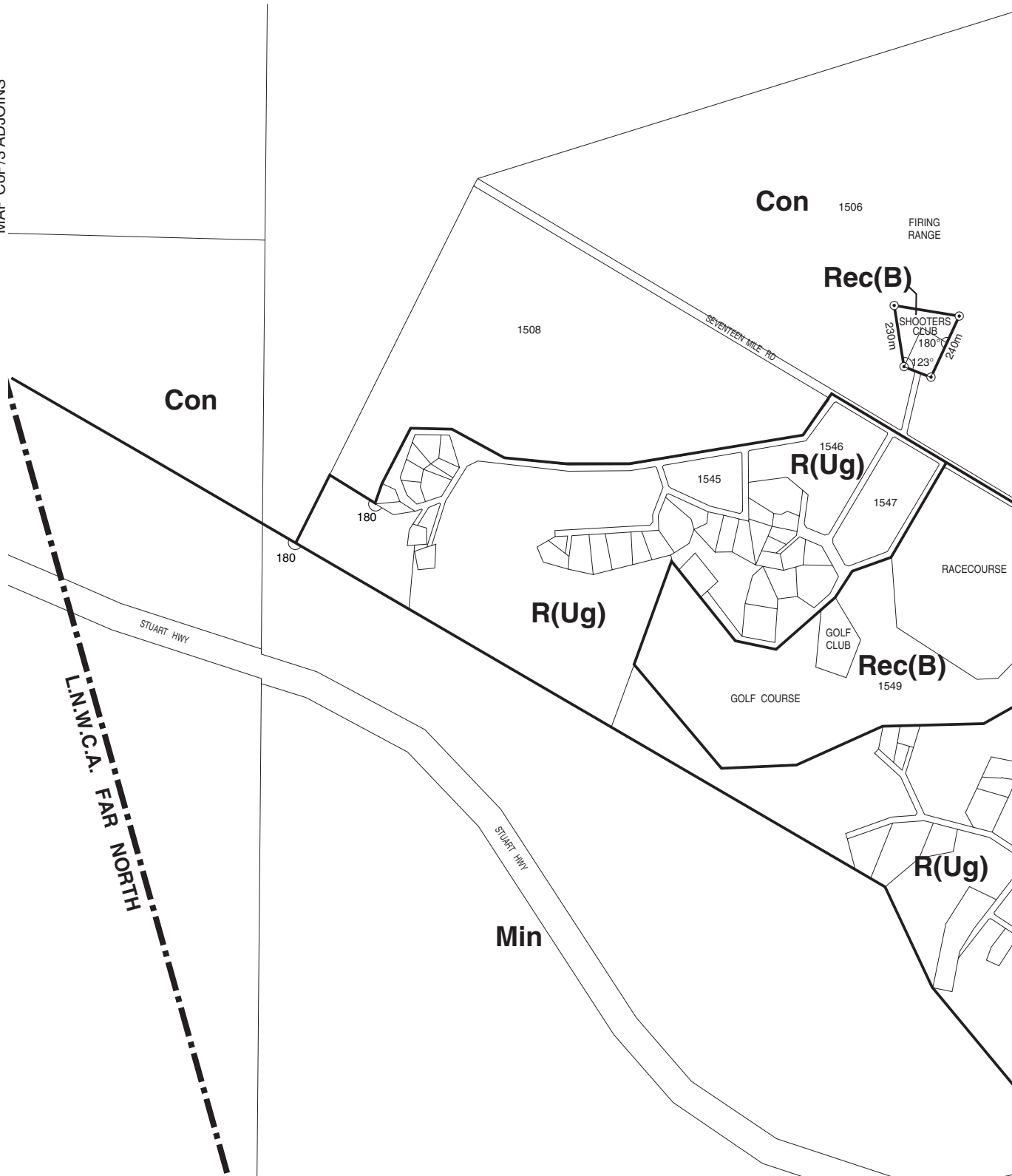


- See Index Map CoP/2 for reference to enlargements in the shaded area
- Con** Conservation
- Min** Mining
- Zone Boundary
- Development Plan Boundary



COOBER PEDY (D.C.) ZONES MAP CoP/3

MAP CoP/3 ADJOINS



MAP CoP/5 ADJOINS

MAP CoP/8 ADJOINS



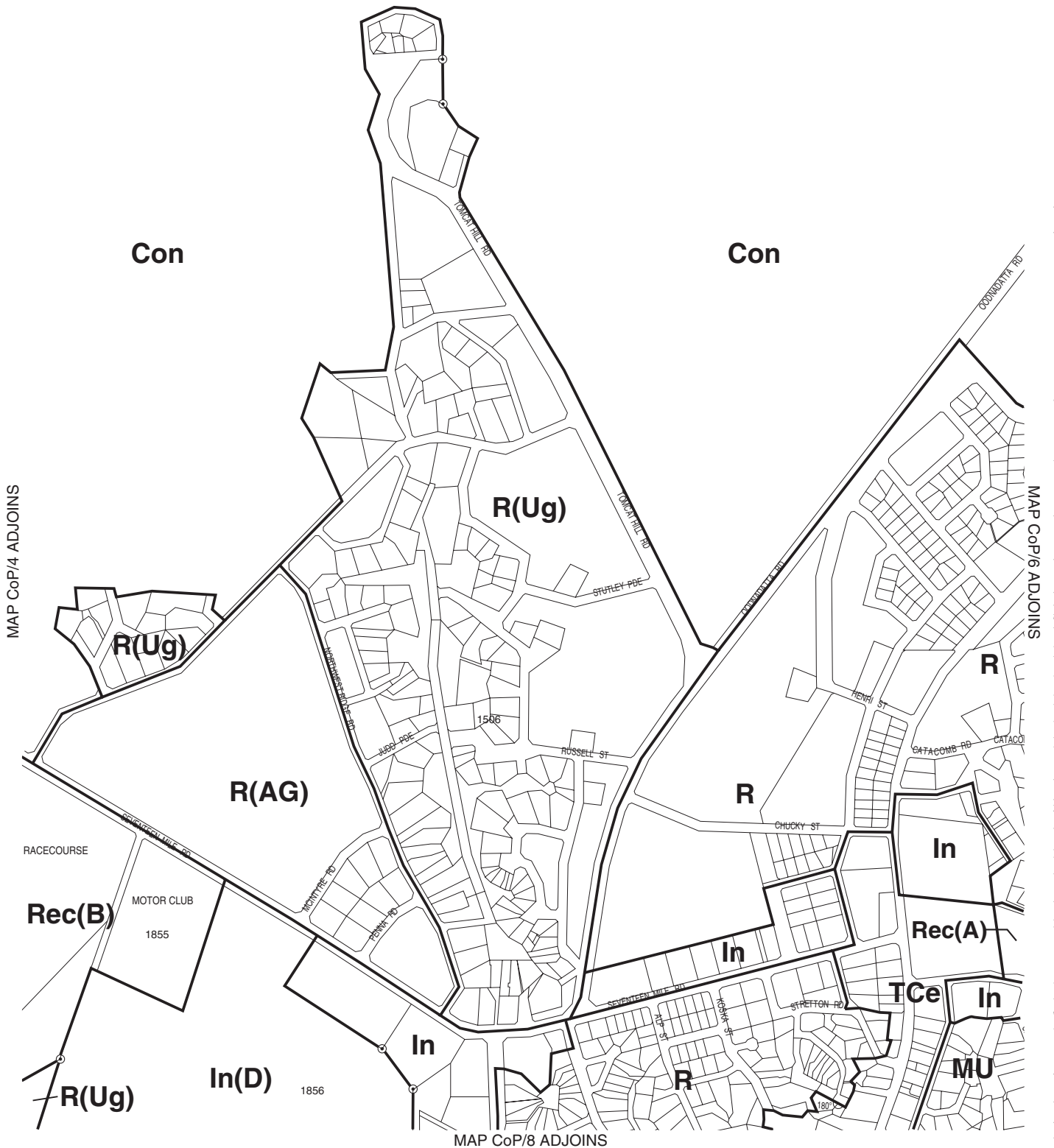
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- R(Ug)** Residential (Underground)
- Con** Conservation
- Min** Mining
- Rec(B)** Recreation (B)

- Zone Boundary
- Development Plan Boundary

**COOBER PEDY (D.C.)
ZONES
MAP CoP/4**



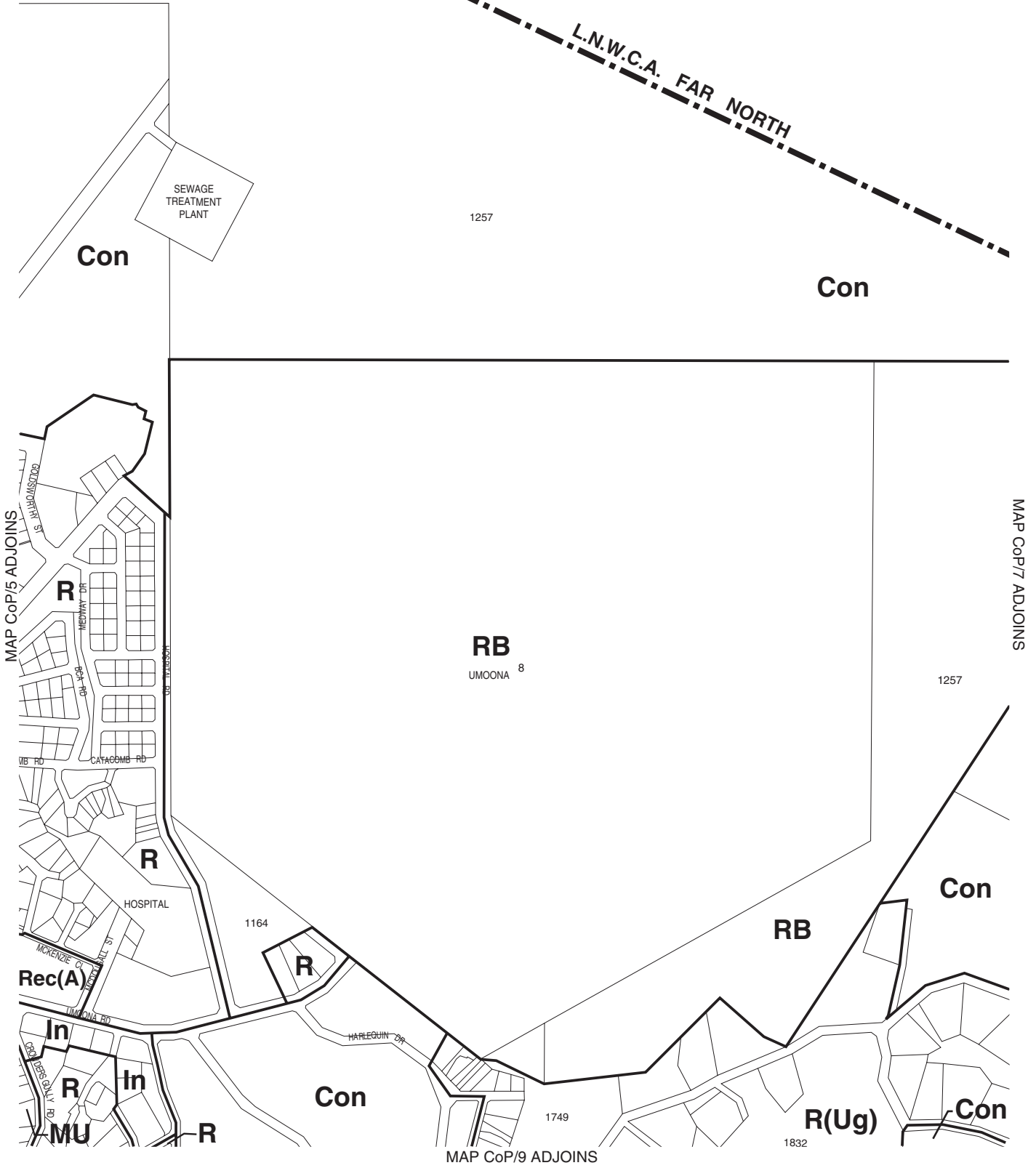
- R Residential
- R(AG) Residential (Aboveground)
- R(Ug) Residential (Underground)
- TCe Town Centre
- MU Mixed Use
- In Industry
- In(D) Industry (Deferred)
- Con Conservation
- Rec(A) Recreation (A)
- Rec(B) Recreation (B)
- Zone Boundary



**COOBER PEDY (D.C.)
ZONES
MAP CoP/5**

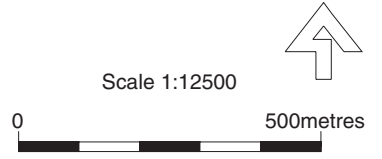
MAP CoP/3 ADJOINS

L.N.W.C.A. FAR NORTH



- R** Residential
- RB** Residential B (Umoona)
- R(Ug)** Residential (Underground)
- Rec(A)** Recreation (A)
- MU** Mixed Use
- In** Industry
- Con** Conservation

- Zone Boundary
- - - Development Plan Boundary



**COOBER PEDY (D.C.)
ZONES
MAP CoP/6**

Consolidated - 22 September 2005



- R** Residential
- R(Ug)** Residential (Underground)
- In** Industry
- Con** Conservation
- Min** Mining
- SU** Special Uses

— Zone Boundary



COOBER PEDY (D.C.) ZONES MAP CoP/9