

Goolwa Wharf Subzone

Desired Outcome	
DO1 A diverse range of tourism, heritage, community, cultural, educational and river-related employment activities that complement, strengthen and reinforce the area's significance to First Nation's people and its importance as an historic railway and river port.	
Performance Outcome	Deemed-to-Satisfy Criteria/Designated Performance Feature
Land Use and Intensity	
PO 1.1 A vibrant mix of non-residential, community, cultural, entertainment, passive recreation and tourism development together with innovative river-related science and employment activities that celebrate the significance of the area for First Nation's people and its colonial importance as an historic river port and railway facility.	DTS/DPF 1.1 Development comprises one or more of the following: a. Community facility b. Function venue c. Office d. Outbuilding e. Recreation Area f. Restaurant g. Shop h. Tourism development i. Tourist accommodation
PO 1.2 Development occurs in clusters of related activities such as: a. entertainment, tourism and tourist accommodation b. river-related innovative science and employment activities c. community and cultural institutions d. restaurants and small-scale shops.	DTS/DPF 1.2 None are applicable
PO 1.3 Offices ancillary to the management and operational aspects of tourism development or community facilities.	DTS/DPF 1.3 None are applicable
Built Form and Character	
PO 2.1 Development reflects and strengthens the area's strong historical associations with colonial river trade and railways, and incorporates adaptive re-use of historic buildings that promotes their conservation and complements their prevailing historic values.	DTS/DPF 2.1 None are applicable
PO 2.2 Development is sympathetic to existing historic buildings through the use of complementary building designs, shapes, materials and colours that are evocative of the area's history and physical relationship to the Lower Murray River.	DTS/DPF 2.2 None are applicable
PO 2.3 Development includes hard and soft landscaping using locally indigenous species integrated with the retention of the Norfolk Island pine trees.	DTS/DPF 2.3 None are applicable

Movement, Parking and Access	
PO 3.1 Access points, parking facilities and open areas are developed in a way that is harmonious with the environmental and heritage values of the area.	DTS/DPF 3.1 None are applicable
PO 3.2 Development facilitates active and vibrant pedestrian and cycling connections between Cadell Street and key focal points including the historic river port, railway station and the natural environment of the Lower Murray River.	DTS/DPF 3.2 None are applicable
Land Division	
PO 4.1 Land division, including boundary realignments, supports: a. a range of tourist accommodation, tourist development, passive recreation, entertainment and community activities and river-related employment opportunities. b. the establishment of pedestrian and bicycle access between attractions within and adjacent to the zone.	DTS/DPF 4.1 None are applicable
Advertisements	
PO 5.1 Advertisements complement the scale of buildings and are not visually dominant within the locality.	DTS/DPF 5.1 None are applicable
PO 5.2 Large freestanding signs, animated or internally illuminated signs, and signs mounted above rooflines are not envisaged.	DTS/DPF 5.2 None are applicable