RURAL LIVING AND TOWNSHIP ZONE BOUNDARIES REVIEW AND MASTER PLAN.



THE DISTRICT COUNCIL OF GRANT

PREPARED BY MASTERPLAN

MARCH 2020

MASTERPLAN
TOWN + COUNTRY PLANNERS

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I. EXECUTIVE SUMMARY

The small township communities and rural living land uses have been an important part of the fabric and character of the District Council of Grant area for many years, particularly in those areas located in close proximity to the City of Mount Gambier and in those areas located near the coast and the Glenelg River.

The District Council of Grant engaged MasterPlan SA Pty Ltd to undertake investigations and consultation to prepare a Rural Living and Township Zone Boundaries Review and Master Plan for the area in 2018. The Review and Master Plan is planned to be a significant strategic reference and planning document for Council and the community and will provide a vision for the zoning of rural living and township land, and sustainable development activity into the future.

The Review and Master Plan will enable Council to proceed with any required future zoning and planning policy work; prioritise projects; source funding; and work with land owners, developers and the community to ensure that appropriate land is available in the Council area for future rural living and township growth and development.

The Review and Master Plan project commenced with the preparation of an issues paper which analysed the project area, the strategic overview, the available information about the growth of the townships and rural living areas, the background about the previous reviews and a demographic analysis.

A consultation program and ground truthing process took place in October 2018 where members of the consultant team collected information and heard the issues direct from the community including the general public, key stakeholders and the local Council.

The findings of the consultation process and the investigations conducted by the consultant team, were presented in a draft report for the consideration of the Council's Planning and Development Committee at its meetings held on 19 June 2019 and 30 September 2019. The final report has now been completed for the adoption by Council and the implementation of the recommendations as Council deems appropriate.

In terms of the rural living areas, it was determined that there is approximately 1,276 hectares of rural living zoned land available in the area, including 1,037 hectares within close proximity on the fringe of Mount Gambier. There is an estimated supply of approximately 420 vacant rural living allotments in zoned areas within the fringes of Mount Gambier and a supply of approximately 100 vacant rural living allotments along the coast.

A number of enquiries were received from the general public about additional rural living opportunities east of Mount Gambier, primarily from Dohle Road out to the Attiwill Road/Racecourse area. Given the lack of uptake of the existing zoned areas, the number of varied uses and the prevailing mixed character of this area, it has been recommended that an in-depth master planning and additional consultation exercise take place to address the issues surrounding this area.

A number of submissions were also received from the general public about additional rural living opportunities south of Mount Gambier, centred around the Kilsby Road/Bay Road area. There are a number of rural residential allotments in the area. However, it is recommended that these existing developments be acknowledged within the policy and that appropriate redevelopment of existing dwellings be permitted, but that further intensification and development in these areas is not encouraged in the future.

There were also submissions received regarding land located within the remainder of the Primary Production zoned areas, where there are a number of existing rural residential type properties scattered throughout the area. The report recommends that the existing rural living within these areas be acknowledged in any future policy review, but not to encourage any further development of this nature in order to protect the character of the Primary Production areas.

Further investigation is also recommended within the existing Tollner Road Rural Living zoned area to review existing planning policy and define suitable areas for lower density residential development within the existing zone boundaries in close proximity to the City of Mount Gambier.

No boundary changes are proposed for Tarpeena, but it has been recommended that policies be reviewed, and a master planning and urban design framework exercise be undertaken to help guide future development within the township.

The only township that is considered to warrant a boundary review is Yahl and it has been recommended that the boundary of the Yahl township be extended to the west towards Brim Brim Road, subject to further community consultation

The current supply of appropriate residential development sites in the coastal settlement of Cape Douglas is considered sufficient for the anticipated growth of the area. However, the existing allotments and dwellings located at the western end of the settlement should be rezoned from Coastal Conservation to Coastal Settlement, as an extension of the existing Coastal Settlement Zone. The Coastal Open Space Zone should similarly be extended along the southern side of these properties.

Two extensions to the existing Rural Living Zone are proposed: one on the northern side of Eight Mile Creek Road between Racecourse Bay and Brown Bay and the other an area on the eastern side of the Worrolong Rural Living area.

There are also some minor alterations to existing zoned boundaries to correct anomalies within the Townships and Rural Living Zones, specifically at Carpenter Rocks Road, Pelican Point, Sassanowsky Road and Sherwin Road.

II. RECOMMENDATIONS

Policy Review

Attiwill Road/ Racecourse Area

Given the lack of uptake for the existing areas, the number of varied uses and the prevailing character of the surrounding area it is strongly recommended that an in-depth master planning exercise be undertaken to establish an appropriate policy position moving forward.

Within the scope of this study there are three options which present themselves for the wider locality:

- Option 1: No changes to existing zone boundaries and existing policy;
- Option 2: Create additional Rural Living Zones over areas that represent clear rural living character while appropriately zoning the key uses such as the timber mill and racecourse; or
- Option 3: No zone changes but amend the policy within the Primary Production Zone acknowledging the existing patterns of rural living development and key land use development while encouraging no further such development to protect the character of the area.

It is recommended that a decision on the future of this area be deferred until Council has undertaken a targeted consultation program and structure planning process for the area.

Kilsby Road/ Bay Road Area

It is recommended that the natural and open character of this area be retained through the prevention of further development of the escarpment of the Volcanic Crater Lakes Area with no change to the existing boundary of the Rural Living Zone.

Regarding the existing clusters of rural living type development located within the Primary Production Zone, it is recommended that these existing developments be acknowledged within the policy and that appropriate redevelopment of existing dwellings be permitted, but that further intensification and development is not encouraged in the future. The updated policy should reflect a position that historical aberrations should not create a precedent for future policy decisions.

Tollner Road Area

It is considered that there is ample opportunity for further development within the zone to cater for the anticipated demand for rural residential development and therefore there is no justification to amend the external boundaries.

However, it is recommended that further policy investigation and community consultation be undertaken to define an area for lower density residential development from 1,300 to 3,000 square metre allotments within the zone. Amending policy to permit more intense, 'large lot residential' type development would acknowledge the proximity of the area to the City of Mount Gambier, with good transport linkages and the opportunity for economic extensions of existing service infrastructure. More intense development should occur with a requirement for typical residential standards of infrastructure including reticulated wastewater disposal and appropriate management of stormwater.

Tarpeena

There are considerable areas of vacant land within the Township Zone in Tarpeena. Given the expansive areas of vacant Township zoned land it is recommended that no change be made to the township boundary. However, there is scope to amend the planning policy within the area, to guide the future development of the distinct areas and to establish a defined character for the different parts of the township. Currently there is no specific desired character statement relating to the Tarpeena Township.

Although beyond the scope of this report, it is recommended that Council undertake further study into Tarpeena, specifically a master planning and urban design framework exercise. This exercise would help guide future urban fabric improvements and provide a framework for the preferred areas for additional residential development in the event that demand materialises in the future.

Zone Boundary Rationalisation

Carpenter Rocks

Given the current supply of appropriately zoned land, there is no current requirement to increase the Settlement Zone of Carpenter Rocks at this time.

There are some inconstancies between the Settlement Zone boundary and allotment boundaries located in the southern and north-western portion of the township. It is recommended that the zone boundary in these locations are realigned consistent with the cadastral boundaries which are different to the original bases used when the land was previously rezoned.

Sassanowsky Road/ Compton

The Princess Highway Rural Living Zone which came into effect in 2014 is essentially undeveloped and can accommodate approximately 30 additional allotments. There is a triangle portion of land located south of the Sassanowsky Road Rural Living Zone that contains the school and hall and has been developed in a rural living fashion. It is recommended that the Sassanowsky Road Rural Living Zone be extended south to accommodate this existing developed area.

Rezoning

Racecourse Bay/Eight Mile Creek

Given the current stock of vacant Settlement zoned land, no changes to the Settlement Zone boundary is recommended, however the balance of the western allotment has been identified as a location for future expansion of the Settlement Zone.

The Rural Living Zone east of Racecourse Bay contains approximately 25 vacant allotments suitable for rural living development. Given the remaining stock of vacant allotments in the Rural Living Zone, no expansion to the Rural Living Zone is recommended in this area.

There is one large, low-lying parcel of land located on the eastern extent of the map, which is owned by the Crown, together with two privately owned parcels of land. Given the low-lying nature and likelihood of inundation, it is recommended to rezone this land from Rural Living to Coastal Conservation.

A submission was received to extend the zone on the northern side of Eight Mile Creek Road. Plans have been prepared to replicate the northern portion of the Rural Living Zone westward over Eight Mile Creek. Given the topography of the locality and availability of existing vacant allotments, it is recommended that the northern portion of the Rural Living Zone only be extended up to Eight Mile Creek.

There is also one large, parcel of land located at the western fringe of Brown Bay, between Eight Mile Creek and the land which has previously been divided. Given this land has not been developed it is recommended to rezone this land from Rural Living to Coastal Conservation in order to reinforce the separation between the two settlements.

Worrolong Rural Living Zone

A draft concept plan for an extension of the zone in an easterly direction was included with the submissions and it is recommended that the Rural Living Zone be extended accordingly, and the concept plan amended and adopted within the Development Plan (or other appropriate future planning document).. No further changes to policy or changes to boundaries are considered to be warranted.

Yahl

It is recommended that Council extend the Township Zone boundary west to Brim Brim Road. There is an existing dog kennel and cattery located northwards on Brim Brim Road and a suitable buffer zone to this facility will assist to determine the future northern boundary of the zone.

Other Considerations

Cafpirco Road Rural Living Zone

On the southern side of the eastern portion of Cafpirco Road is located an existing landfill facility, forestry operations and a timber treatment plant. Submissions were received for potential expansion of the zone near these operations.

Should Council have a desire to expand the existing Rural Living zone, it is recommended that the land adjacent south of the zone and east of Burnda Road would be the most appropriate area for expansion. Whilst the potential for southwards expansion of the zone has merit, the existing location of a landfill facility adjacent to the zone would limit the ability for a logical expansion to occur at the present time.

The requirement for substantial buffers around both operating and closed landfill sites would create considerable challenges to both the technical justification for any expansion of rural living zoning and future development. The complexity of such technical justification militates strongly against pursuing any expansion of the rural living zoning at the present time. This particularly applies to the submission relating to land at the end of Alie Drive.

Illman Road Rural Living Zone

Given the availability of subdivided allotments within part of the zone, along with the balance of the land, it is recommended that no change to the zoning boundaries be undertaken in this location.

Mil Lel Rural Living Zone

It is not recommended that this boundary be altered given the current stock of vacant allotments within the zone and the need for the preservation of adjoining productive land.

Sherwin Road Rural Living Zone

Given the slow uptake and significant potential for further land division within the zone boundaries, no change to the existing extent of the zone is recommended, apart from a minor alteration to include the triangular allotment which has resulted from a road realignment.

Suttontown Rural Living Zone

The zone appears fully developed and given its proximity to the boundary of Mount Gambier it is not recommended to expand this zone at this time.

Wynham Road Rural Living Zone

It is recommended that no change to the boundary is undertaken in this location. The area across the road and the wider locality contains existing dwellings on rural living type allotments located within the Primary Production Zone. It is recommended that these existing dwellings are acknowledged and

protected in the zone policy however no future such divisions and development of this nature should be encouraged in the adjacent areas.

Townships

Allendale East

The current supply of Township Zone and Rural Living Zone land is sufficient to meet demand into the foreseeable future and therefore no zone boundary changes are recommended for Allendale East.

The Rural Living Zone has a precinct overlay with a requirement for minimum two-hectare allotments and a frontage width that is less than 50 percent of the average depth of an allotment. This can be restrictive for future rural living development and is likely to be one of the reasons why this area is largely undeveloped. There is an opportunity to review the minimum allotment sizes and policy for this area to encourage future take-up of land within the Rural Living Zone. The planning policy for this precinct could simply require that land division at Allendale East should not create any allotment with an area of less than two hectares and remove the depth to frontage ratio requirement.

Blackfellows Caves

There is a sufficient amount of Settlement zoned land to accommodate anticipated future growth of the township and no boundary changes are recommended.

Cape Douglas

The current supply of appropriate residential development sites is considered sufficient for the anticipated growth of the area. The existing allotments and dwellings located at the western end of Cape Douglas, should be rezoned from Coastal Conservation to Coastal Settlement, as an extension of the existing Coastal Settlement Zone. The Coastal Open Space Zone should similarly be extended along the southern coastal side of these properties.

Donovans

The southern portion of the Settlement Zone at Donovans has a significant portion of undeveloped land. It is estimated that approximately 90 allotments of future land supply exist within this area. Given this supply, it is not recommended that any changes are made to the existing zone boundaries.

Kongorong

Given the extensive supply of zoned land within Kongorong, no changes to the Township Zone boundary is recommended.

Nene Valley

There is limited opportunity to expand the township boundary given the surrounding native vegetation and the fire risk posed by the single vehicle access point to the township. Therefore, no boundary changes are recommended in this location, apart from the removal of an allotment covered in remnant native vegetation at the town entrance from the Settlement Zone.

Pelican Point

The Settlement Zone contains large areas of undeveloped land which can accommodate approximately 200 additional residential allotments. Given this existing supply of suitably zoned land, no boundary changes are recommended.

Port MacDonnell Rural Living Zone

Given the current supply and relatively slow uptake rate, no changes to the boundary of this zone is recommended apart from a proposed boundary realignment on Lower Nelson Road to correct a current anomaly.

The land at the northern end of Springs Road and Smiths Road could be subject to further investigation if there is demand for additional rural living land in the Port MacDonnell area in the future.

Primary Production Zone

It is recommended to amend the policy and desired character within the Primary Production Zone to acknowledge existing rural living land use development while encouraging no further such development to protect the productivity and character of the area and avoid fragmentation of viable primary production land.

1.0 INTRODUCTION

In 2018 the District Council of Grant ('Council') engaged MasterPlan SA Pty Ltd ('MasterPlan') to undertake investigations and consultation and to subsequently prepare a Rural Living and Township Zone Boundaries Review and Master Plan for all the Council area.

The Review and Master Plan is planned to provide a significant strategic reference and planning document for Council and the community and will provide a vision for the zoning of rural living and township land, and sustainable development activity into the future. Council's intent in undertaking the review it to consider submissions from the community and then receive independent advice and recommendations on what changes to zone boundaries are worthy of further investigation or consideration.

The Review and Master Plan will enable Council to proceed with any required future rezoning and planning policy work; prioritise projects; source funding; and to work with land owners, developers and the community to ensure that appropriate land is available in the Council area for future rural living and township growth and development.

For many years, the small township communities and rural living land uses have been an important part of the fabric of the area comprising the District Council of Grant, particularly where they are concentrated in those areas in close proximity to the City of Mount Gambier and those areas along the coast.

In 2005, after an extensive community consultation process, a review of Country and Rural Living land uses took place which resulted in a number of new zones, amendments and expansion of others. These were authorised in the Rural Living and Country Living Plan Amendment Report ('PAR') 2006 and included new areas at Illman Road, Sassanowsky Road and Sherwin Road.

In 2007, the Country Township Expansion PAR reviewed Coastal areas like Pelican Point and Blackfellows Caves and introduced the Rural/Country Living Area at Port MacDonnell. In 2008, there was a review of the Yahl township as part of the Yahl Township Expansion PAR.

The Country/Rural Living and Township Expansion Development Plan Amendment ('DPA') 2014 was the last review to be approved. It made a number of changes including Tollner Road, Attiwill Road, Brown Bay and Racecourse Bay. It also included expansion plans for the townships of Donovans, Carpenter Rocks and Kongorong.

This latest review commenced in mid-2018 with the preparation of an Issues Paper including a summary of all the relevant background information.

An initial community consultation program to consult with the community, key stakeholders and Council was undertaken by the consultant team in October 2018. It included Community Drop-In Sessions, meetings with stakeholders, the Council and individual landowners. Members of the community were also invited to make written submissions on changes to zoning that they considered warranted.

The findings of the consultation process and the investigations conducted by the consultant team, have been presented in a draft report for the consideration of the Council and this draft report was considered by Council's Planning and Development Committee at its meetings held on 19 June 2019 and 30 September 2019.

Following some further changes made after the last meeting, the report has been finalised for the adoption by Council and the subsequent implementation of recommendations as Council deems appropriate.

The transition from the current Development Plan to the Planning and Design Code under the *Planning Development and Infrastructure Act 2016* is due to occur for rural Councils in July 2020, following a recent delay to the process announced by the Minister for Planning. Given that new Development Plan Amendments are being actively discouraged, other than where they will have significant economic benefit, it is considered that Council should pursue future zone changes through the Planning and Design Code Transition process or, more likely, through subsequent amendments to the Planning and Design Code following its implementation.

2.0 RURAL LIVING CONTEXT

The District Council of Grant has a significant number of areas of rural residential development. The majority of these are located within Rural Living Zones, however there are some areas, particularly to the south and east of the City of Mount Gambier where pockets of more intense development have evolved over time in the Primary Production Zone, and which take on the character and appearance of rural residential areas, notwithstanding that they are not zoned as such.

Rural residential development occurs with mixed degrees of success around South Australia. In many locations rural residential areas are popular and sought-after places to live, commanding high property prices and being developed with high quality dwellings, large outbuildings and significant landscaping, occurring together with small-scale primary production uses. In other locations, however, rural residential areas have been less successful, with land use conflict, undesirable and incompatible land uses, unauthorised development, land degradation, and removal of valuable primary production land from economic use.

Over the last 10-15 years there have been significant limitations on the creation of additional rural residential zones by the State Government, with few additional Rural Living allotments created across South Australia.

Rural Living Areas within the District Council of Grant span the full extent of functionality of rural residential areas, with some areas such as Worrolong and Mitchell Siding being excellent examples of high quality, mature rural residential areas with typically large, high-quality dwellings, few vacant allotments and substantial mature vegetation characterising the areas. Other areas are less mature in their development cycle with a greater number of vacant allotments and, in some cases, large allotments which have not yet been re-subdivided into allotments closer to the minimum allotment size for sale as rural residential allotments to facilitate the construction of future dwellings.

Council frequently receives submissions from members of the community who wish to see land in which they have an interest rezoned, most commonly to allow for more intense development. Whilst Council is bound to consider the desires of its community in future development and rezoning decisions, this needs to occur in the context of the legislative and policy framework which exists and good planning practice. Community submission are only one consideration for Council in determining its planning policy position.

It is neither appropriate nor desirable for Council to allow the ongoing fragmentation of land outside of townships. When making strategic decisions as to whether or not to rezone land Council must have regard to a broad array of factors including the level of demand for additional development, the existing supply of available land, the protection of primary production land and environmental values, and the ability for more intense development to be economically provided with infrastructure.

Typically, additional zoning of land should occur as compact extensions to existing townships, settlements and rural residential areas. Whilst the development of new areas of more intense development is not unprecedented, it would typically occur on the basis of a specific identified demand, such as a large new employment generator in a region.

The focus of investigations in this study has been those areas which are already zoned, and the areas immediately surrounding them. While consideration has been given to other locations where submissions have been made, the quantitative review of the current availability of both residential and rural residential land within the Council area does not reveal a pressing demand for the creation of new areas for more intense development where they are not contiguous with existing areas which are either zoned or where more intensity has already spontaneously occurred over time.

3.0 COUNCIL PROJECT AREA

The project involves a number of townships and rural living settlements across the Council area as set out in **Table 1 – Project Review Locations**.

Spatially the locations under review are shown on **Figure 3.1 – Study Area Plan** and **Figure 3.2 – Study Area Plan Enlargement – Mount Gambier & Surrounds**.

The report has been structured under the following headings:

- Mount Gambier Fringe Areas (Rural Living Zones and small communities):
    - Bay Road
    - Cafpirco Road
    - Illman Road
    - Mil Lel
    - Mitchell Siding
    - Sassanowsky Road
    - Sherwin Road
    - Suttontown
    - Worrolong
    - Wynham Road
    - Princes Highway
    - Tollner Road
    - Attiwill Road
- Townships and Coastal Settlements (including Rural Living near the coast):
    - Inland Communities:
        - Suttontown
        - Compton
        - Moorak
        - OB Flat
    - Townships and Coastal Settlements:
        - Port MacDonnell
        - Tarpeena
        - Allendale East
        - Yahl
        - Brown Bay / Eight Mile Creek
        - Racecourse Bay
        - Cape Douglas

- Kongorong
- Nene Valley
- Blackfellows Caves
- Pelican Point
- Carpenter Rocks

○ River Communities:

- Donovans
- Reed Bed
- Dry Creek

○ Other Rural Living Zones:

- Allendale East
- Coastal
- Riddoch Highway, Port MacDonnell

Table 1: Project Review Locations

LOCATION	DEVELOPMENT PLAN/ZONING	COMMENTS
Mount Gambier Fringe Areas		
Rural Living Zones		
Bay Road	Precinct 2 (0.5 hectares)	Established in 2000 and amended in 2006.
Cafpirco Road	Precinct 3 (2 hectares)	Rural Living Zone. No change since 2000.
Illman Road	Precinct 5 (1-3 hectares)	Created in 2006 PAR.
Mil Lel	Precinct 6 (1.5 hectares)	Rural Living Zone since 2000.
Mitchell Siding	Precinct 7 (no additional allotments)	Rural Living Zone since 2000.
Sassanowsky Road	Precinct 8 (1-3 hectares)	Created in 2006 PAR.
Sherwin Road	Precinct 9 (1-3 hectares)	Created in 2006 PAR.
Suttontown	Precinct 10 (4 hectares)	Amended in 2014 DPA.
Worrolong	Precinct 11 (2 hectares)	Rural Living since 2000.
Wynham Road	Precinct 12 (1 hectare)	Rezoned to Rural Living in 2000. (11 allotments on corner of Telford Road all developed)
Princes Highway	Precinct 13 (1 hectare)	Adjoins Mitchell Siding Zone. Established as part of August 2014 DPA.
Tollner Road	Rural Living Zone and Country Living Policy Area 10	Created in August 2014 DPA, existing Country Living Zone changed to a Policy Area.
Attiwill Road	Rural Living Zone, Primary Production Zone	Established opposite Racecourse in August 2014 DPA.

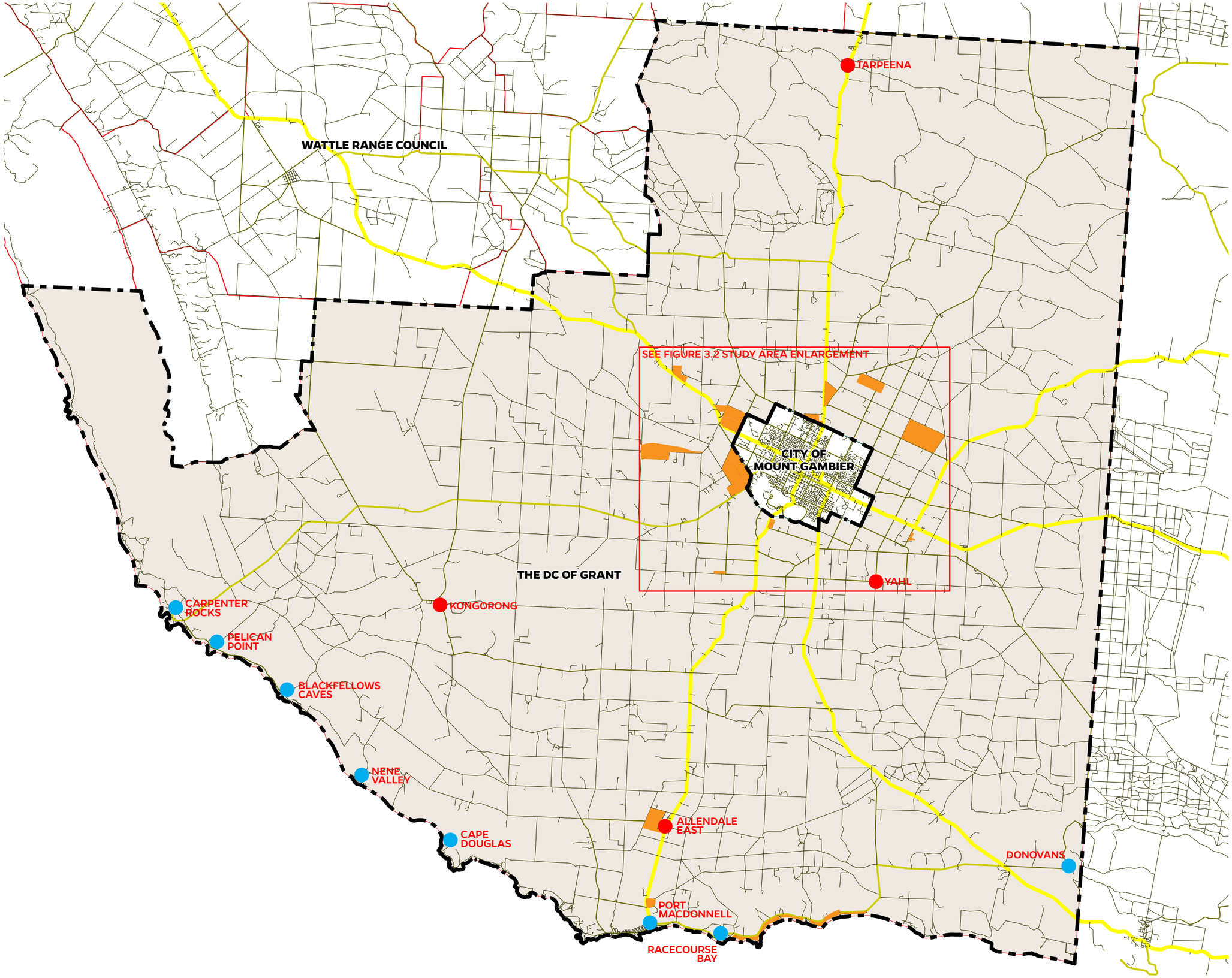
LOCATION	DEVELOPMENT PLAN/ZONING	COMMENTS
Inland Communities		
Suttontown	Primary Production Zone	Area north of Pinehall Avenue is Precinct 10 in the Rural Living Zone. School on Pinehall Avenue now located within the City.
Mil Lel	Rural Living Zone	Hall and School are located within Sherwin Road Precinct 9.
Compton	Primary Production Zone	Hall and School are next to Sassanowsky Road Rural Living.
Moorak	Primary Production Zone	Hall and School located on corner of Moorak Hall Road and Yells Road.
OB Flat	Primary Production	Old Hall and School located on OB Flat Road.
Townships and Coastal Settlements		
Port MacDonnell	Town Centre, Residential and Industry Zones	Not part of this study. Recently reviewed as part of 2017 Port MacDonnell and Environs DPA.
Tarpeena	Township Zone, Industry Zone and Open Space Zone	Originally a Country Township Zone. New zones introduced with BDP & General DPA in 2014 including the Open Space Zone.
Allendale East	Township Zone Rural Living Zone (Adjacent)	Originally a Country Township Zone and Rural Living Zone in 2000. Country Township Zone changed to Township Zone in the BDP & General DPA 2014.
Yahl	Township Zone	Amended as part of Yahl Township Expansion PAR in 2008. Country Township Zone changed to Township Zone in 2014 BDP DPA.
Kongorong	Township Zone	Amended (expanded) as part of Country/Rural Living & Township Expansion DPA – 2014. Country Township Zone changed to Township Zone in BDP & General DPA 2014.
Brown Bay/Eight Mile Creek	Rural Living Zone	The majority of this area has been zoned as Rural Living since 2000.
Cape Douglas	Coastal Settlement Also Coastal Open Space Zone & Coastal Conservation Zone	Western shacks still located within the Coastal Conservation Zone, which was a Holiday Settlement Zone but changed to a Coastal Settlement Zone in the BDP & General DPA 2014.
Nene Valley	Settlement Zone Also Coastal Open Space Zone & Coastal Conservation Zone	Was a Country Township Zone. Changed to a Settlement Zone as a result of BDP & General DPA. No change to boundaries.

LOCATION	DEVELOPMENT PLAN/ZONING	COMMENTS
Blackfellows Caves	Settlement Zone Also, Coastal Open Space Zone & Coastal Conservation Zone	Originally a Country Township Zone. Expanded as part of 2007 PAR.
Pelican Point	Settlement Zone Coastal Open Space Zone	Number of shacks remain within Coastal Open Space Zone.
Carpenter Rocks	Settlement Zone Also, Coastal Open Space Zone & Coastal Conservation Zone	Originally a Country Township Zone. Expanded as part of Country and Rural Living DPA 2014. Changed to a Settlement Zone with BDP.
River Communities		
Donovans	Township Zone	Originally a Country Township Zone. Southern expansion approval as part of the Country and Rural Living DPA 2014. Changed to a Township Zone as a result of the BDP & General DPA in 2014.
Reed Bed	Primary Production Zone	Previously a Primary Industry Zone. Changed to a Primary Production Zone as a result of the BDP & General DPA in 2014.
Dry Creek	Primary Production Zone	Previously a Primary Industry Zone. Changed to a Primary Production Zone as a result of the BDP & General DPA in 2014.
Other Rural Living Zones		
Allendale East	Precinct 1 in Rural Living Zone (2 hectares)	Been Rural Living since at least 2000. Precincts introduced as part of Country/ Rural Living DPA in 2014 and the BDP & General DPA 2014.
Coastal (from Racecourse Bay to Brown Bay)	Precinct 4 (1.5 hectares)	Rural Living Zone since 2000 with amendments adjacent to Racecourse Bay and north of Eight Mile Creek Road in 2014.
Riddoch Highway Port MacDonnell	Rural Living Zone - Country Living Policy Area 10	Established on corner of Riddoch Hwy and Lower Nelson Road in 2007 PAR.

Figure 3.1

Study Area

DISTRICT COUNCIL OF GRANT



- Council Boundary
- Inland Township
- Coastal / River Township
- Rural Living Zone

1:200,000 @ A3

0 4Km

MASTERPLAN
TOWN + COUNTRY PLANNERS

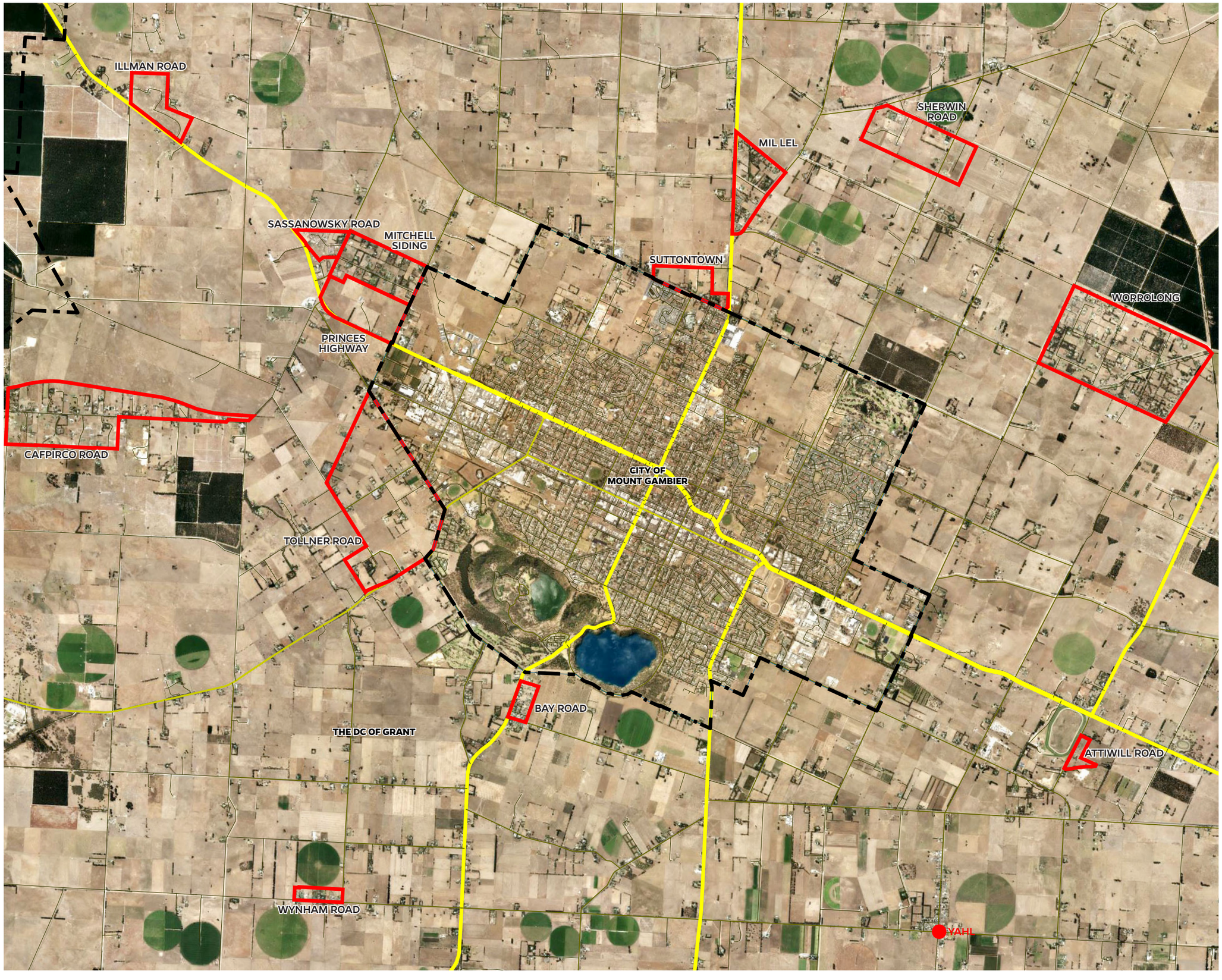


Figure 3.2

Study Area
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

Council Boundary
Rural Living Zone

1:50,000 @ A3
0 2Km

MASTERPLAN
TOWN + COUNTRY PLANNERS

4.0 STRATEGIC OVERVIEW

4.1 SA Strategic Plan 2011 and Planning Strategy

The South Australian Strategic Plan has no reference to Rural Living but contains the following broad Goal relating to townships.

Goal: We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.

The following Strategic Plan target is relevant in regard to regional populations:

Target 46: Regional Population Levels. Increase the regional populations outside greater Adelaide by 20,000 to 320,000 or more by 2020.

The relevant Regional Planning Strategy relating to the subject area is the Limestone Coast Region Plan – August 2011.

The following key strategies are relevant to the proposed study:

Policies

6.1 Prevent loss of productive agricultural land and potential conflict with incompatible uses by:

- focusing housing (including rural living allotments) and industrial development in and adjacent to towns and industrial estates, unless directly related to primary industry;
- preventing fragmentation of agricultural land;
- managing interfaces with residential areas and other sensitive activities through the use of buffers;
- limiting and carefully locating rural living zones; and
- managing and directing township expansion.

11.2 The expansion of towns should:

- ensure new areas are continuous with and form compact extensions of existing built-up areas, and prevent linear development along the coast and arterial roads;
- not encroach upon areas of importance to economic development;
- not encroach on environmentally sensitive areas;
- support the cost-effective provision of infrastructure and services such as health and education, avoiding unnecessary expansion or duplication of existing regional infrastructure and services;
- promote strong linkages between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space; and
- promote development on vacant land, surplus government land and infill sites, and renew existing developed areas (where it does not compromise town character or heritage) in preference to broadacre or greenfield sites.

11.3 Development in areas remote from infrastructure should be self-sufficient in energy, water supplies and wastewater management.

11.6 Provide a range of aged care accommodation (locating supported aged care accommodation in towns with health services).

11.7 Provide opportunities for lifestyle/retirement village type accommodation.

11.8 Manage waste in accordance with the Zero Waste SA hierarchy of waste management practices (from the most preferred to least preferred: avoid, reduce, re-use, recycle, recover, treat, dispose) by ensuring that settlements and developments have appropriate space, facilities, access and construction methods.

11.9 Restrict ad hoc construction of isolated rural dwellings and subdivision of rural lands through the planned expansion of towns, increasing density within town boundaries, appropriate intensification of existing rural living zones, and strategic designation of new rural living zones outside areas of primary production significance.

11.10 Prevent the expansion and/or intensification of existing, or creation of new, rural living zones in areas or primary production significance.

11.11 Manage the interface between primary production activities and urban areas and towns through appropriate separation buffers, screening vegetation and appropriate alignment of allotment boundaries.

4.2 Council Strategic Plan 2016-2020

The following extracts from Council's current Strategic Plan are relevant to the project:

> *"The District Council of Grant is a diverse collection of townships and communities and we value the different approaches, opinions, and expectations from our communities including…." (all of the communities in project area).*

Under the goal of "*Economic Development Opportunities Pursued to meet future needs and demands*", the following strategies are considered relevant:

- *"Undertake Country Rural Living review including township zones and boundaries.*
- *Undertake annual reviews of planning strategy to assist in future direction and demands for land use.*
- *Promote and facilitate residential/rural living opportunities with the private sector.*
- *Implement the Port MacDonnell and River and Coastal Master Plan.*
- *Implement the Tarpeena Community Plan".*

4.3 Greater Mount Gambier Master Plan

The Greater Mount Gambier Master Plan prepared in 2008 included a vision and guiding principles for places to live including Low Density Residential, Country Living and Rural Living areas in close proximity to the boundary of the City of Mount Gambier.

In Greater Mount Gambier the following definitions have applied:

- low density residential – ranging in size from 1,300 square metres to 2,500 square metres;
- country living – allotment sizes with a minimum of 5,000 square metres (unless connected to a common sewerage system). If connected, the minimum allowed is reduced to 3,000 square metres; and
- rural living – having a minimum allotment size ranging in size between 5,000 square metres to 4.0 hectares.

Of relevance to this study the Greater Mount Gambier Master Plan included:

- recognition of existing Rural Living Zones in close proximity to the city including Sassanowsky Road, Mitchell Siding, Suttontown, Mil Lel and Sherwin Road;
- promotion of a new Rural Living Zone on Princes Highway. (now included as Precinct 13.);
- promotion of Tollner Road area as Country Living. (now a Rural Living Zone with Country Living Policy Area.); and
- promotion of Low-Density Residential Zones (now within the City of Mount Gambier).

4.4 New Planning Development and Infrastructure Act 2016 and Development Act 1993

The *Planning, Development and Infrastructure Act 2016* has a new Schedule 7 relating to Rural Living areas. In this context a Rural Living area is an area zoned as a rural living zone under the *Development Act 1993* that is in place within an Environment and Food Production area defined by the plan.

This does not affect the District Council of Grant because the environment and food production area only relates to areas surrounding metropolitan Adelaide. It may however be relevant in the future if the Government decides to expand the environment and food production areas.

In Section 14 – Principles of Good Planning, reference is made to the following:

> *"(b) urban renewal principles as follows:*
>
> *(i) preference should be given to accommodating expected future growth of cities and towns through the logical consolidation and redevelopment of existing urban areas;*

(ii) the encroachment of urban areas on areas of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances."

There are no specific requirements relating to Rural Living in the current *Development Act 1993*.

5.0 CONSULTATION SUMMARY

The consultation sessions undertaken were largely unstructured and informal, as they were designed to collect information from the public, rather than to convey it. Therefore, attendees were requested to voice their proposals, thoughts and concerns to the consultants regarding any Rural Living, Township or Settlement Zone (within the Council area). The aim of these sessions was for the consultants to meet each attendee in isolation, establishing a personal one-on-one rapport in regard to their particular issues. This process also ensured a more controlled and measured approach for consultants to ascertain and record information from attendees.

The initial consultation was conducted over a three-day period commencing on 17 October 2018, and included the following sessions:

- Wednesday, 17 October 2018 – 4.00 pm to 6.00 pm – Council Chambers of District Council of Grant, Mount Gambier:
  - Community Drop-In Session.
- Thursday, 18 October 2018 – 5.30 pm to 7.30 pm – Council Chambers of District Council of Grant, Mount Gambier:
  - Elected Members Workshop.
- Friday, 19 October 2018 – 8.30 am to 10.30 am – Port MacDonnell Community Complex:
  - Community Drop-In Session.

During the period, the consultant team embarked on an extensive program of site visits and ground-truthing, to research and gain insight into the current nature of the Rural Living, Township and Settlement Zones. Throughout this process, the consultant team was often accompanied by members of the Council Staff who provided valuable insight into the range of issues. This research prepared the team for the community sessions and other one-on-one consultations. Revisits to various sites also occurred as a result of further information provided at the meetings; and a workshop was also held with Council staff and elected members.

Publicity for the 'Community Drop-In Sessions' included an advert published on Friday 12 October 2018 in the Border Watch, the newspaper that serves Mount Gambier and the surrounding region. Overall, the community sessions were attended by approximately 30 people who made submissions. Emails and telephone calls were also received during the consultation period from interested local persons who could not attend the sessions.

The most common submission from these sessions were proposals to expand existing, or establish new, Rural Living Zones. Similarly, there were also several submissions to expand Township and Settlement Zones, particularly Yahl, as well as Racecourse Bay. The balance of submissions pertained to concern over interface issues between rural residential and industry land uses.

In summation, the team conducting the consultation sessions, were the primary agents involved in the formulation and creation of this document, providing consistency to the overall process.

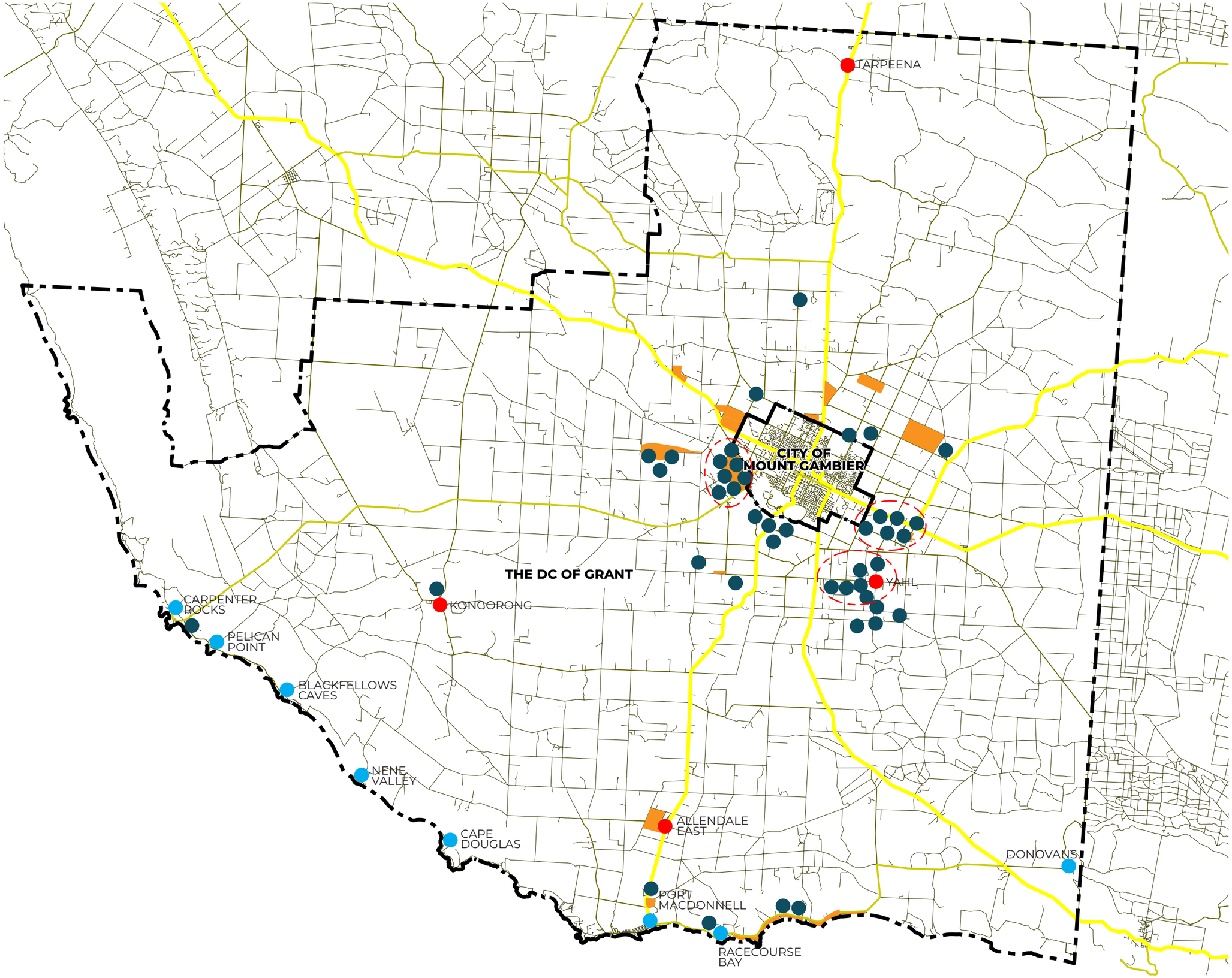
A detailed summary of all the Submissions received is provided in **Appendix A**.

Spatially the general locations of the submissions received are shown on **Figure 5.1 – Submissions Plan**.

Figure 5.1

Submissions Plan

DISTRICT COUNCIL OF GRANT



- Council Boundary
- Inland Township
- Coastal/ River Township
- Rural Living Zone
- Submission Location
- Areas for Future Investigation

1:200,000 @ A3

0 4Km

MASTERPLAN
TOWN + COUNTRY PLANNERS

RURAL LIVING & TOWNSHIP ZONE BOUNDARIES REVIEW & MASTER PLAN

6.0 LAND SUPPLY ANALYSIS

An analysis of land supply within the existing Rural Living Zones has been undertaken based on field observations, analysis of the Location SA Map Viewer, and the development of an estimation of additional allotment yield on vacant land based on allotment size criteria for each precinct.

The review undertaken has determined that:

- there are approximately **1,276 hectares** of rural living zoned land within the District Council of Grant, including **1,037 hectares** of rural living zoned land within the fringe of the City of Mount Gambier;
- a number of existing zoned areas are either fully developed or close to being fully developed for rural living purposes, including Bay Road, Mil Lel, Mitchel Siding, Sassanowsky Road, Suttontown, Worrolong and Wynham Road;
- there is a supply of approximately **420 vacant rural living allotments** in zoned areas within the fringe of the City of Mount Gambier;
- the majority of these are located within the Tollner Road area but there is also significant supply within the Illman Road, Sherwin Road and Princes Highway zoned areas; and
- there is a supply of approximately **100 rural living allotments** in zoned areas within the areas located near the Coast.

A summary of the results of the review is provided in **Table 2 – Rural Living Zone Allotment Supply**.

The supply analysis has only looked at rural living zoned land located within the Council area. It has not taken into account the numerous existing small allotments scattered throughout the Primary Production Zone that are used primarily as rural residential type allotments.

There are also a number of rural living zoned areas located within the boundaries of the City of Mount Gambier, some of which were originally part of the District Council. These areas are likely to add to the significant supply of existing rural living zoned land within the Greater Mount Gambier region.

Table 2- Rural Living Zone Allotment Supply

Rural Living Zones Allotment Supply		
Location	**Allotment Size Range**	**Estimated Supply*** **
Mount Gambier Fringe Area		
Attiwill Road, Mount Gambier	No Precinct (1 hectare)	4 Existing Dwellings. Scope for 6 rural living allotments. **Supply 6**
Bay Road	Precinct 2 (0.5 hectares)	20 existing residential sized allotments south of Florence Street and 20 rural living allotments north. **Supply 0**
Cafpirco Road	Precinct 3 (1- 2 hectares)	78 existing allotments. Approximately 70 existing dwellings. **Supply 10**

Rural Living Zones Allotment Supply		
Location	**Allotment Size Range**	**Estimated Supply*** **
Illman Road	Precinct 5 (1-3 hectares)	30 existing allotments 9 existing dwellings **Supply 21**
Mil Lel	Precinct 6 (1.5 hectares)	30 existing allotments **Supply approximately 3**
Mitchell Siding	Precinct 7 (no additional allotments)	32 existing allotments **Supply 0**
Sassanowsky Road	Precinct 8 (1-3 hectares)	15 existing allotments, scope for 4 more **Supply 4**
Sherwin Road	Precinct 9 (1-3 hectares)	34 existing allotments, scope for 16 more (50 in total) 16 existing dwellings **Supply approximately 34**
Suttontown	Precinct 10 (4 hectares)	9 existing allotments **Supply 0**
Worrolong	Precinct 11 (2 hectares)	97 existing allotments **Supply approximately 6**
Wynham Road	Precinct 12 (1 hectare)	11 existing allotments **Supply 0**
Princes Highway	Precinct 13 (1 hectare)	2 existing dwellings. **Scope for approximately 30.**
Tollner Road	Rural Living Zone and Country Living Policy Area 10 5000m2 for rural living 3000m2 to 5000m2 in Country Living Policy Area 10 1300 - 2500 for low density residential.	Approximately 75 existing dwellings **Scope for approximately 300 rural living allotments** **Additional scope for approximately100 low density residential****
Near the Coast		
Allendale East	Precinct 1 in Rural Living Zone (2 hectares)	19 existing allotments, scope for 21 more (40 in total) 11 existing dwellings **Supply approximately 30**
Coastal (from Racecourse Bay to Brown Bay)	Precinct 4 (1.5 hectares)	100 existing allotments including 14 on north side of Eight Mile Creek Road Approximately 40 existing dwellings **Supply approximately 60**
Riddoch Highway Port MacDonnell	Rural Living Zone (Country Living Policy Area)	13 existing allotments 3 developed **Supply approximately 10**

****based on field observations, Location SA Map Viewer and estimation of additional allotments at minimum allotment sizes for precincts.**

7.0 ANALYSIS

7.1 Mount Gambier Fringe Areas

A number of rural residential areas surround Mount Gambier and have been considered separately for the purposes of this report.

The fringe areas are shown on **Figure 7.1.1 – Mount Gambier Fringe Area Plan**.

Each specific area within the Mount Gambier Fringe Area is described in detail in the following sub-sections.

Attiwill Road Rural Living Zone

The Attiwill Road Rural Living area is located adjacent east of the Mount Gambier Glenburnie Racecourse and currently accommodates four dwellings with a significant portion of vacant land.

The extent of the area is shown on the **Figure 7.1.2 – Attiwill Road Enlargement Plan**.

Existing land use categories and allotment sizes are shown on **Figure 7.1.3 – Attiwill Road Enlargement Plan – Land Use and Allotment Size**.

The immediate locality and wider locality present as a unique character in that there are clear clusters of rural living development and key land uses within the Primary Production Zone including a timber mill, an aged car facility and the racecourse. The western end of the area, adjacent the boundary with the City of Mount Gambier presents the character of a developed rural residential area, notwithstanding that this is located in the Primary Production Zone.

The Attiwill Road Rural Living Zone was established as part of a DPA in 2014 as a result of previous submissions and investigations. A verbal submission was received regarding Attiwill Road during this process from the adjoining landowner seeking rezoning to Rural Living. There was also a verbal submission received in regard to the corner of Dohle Road and Princes Highway seeking rezoning to Rural Living, similar to the area near the racecourse.

The racecourse is located opposite the Attiwill Road Rural Living Zone and is situated in the Glenburnie Racecourse Policy Area which allows for limited lifestyle (rural living) dwellings but is largely undeveloped for this purpose. The existing zoned area is undeveloped and has scope for approximately six rural living allotments.

Given the lack of uptake for the existing zoned areas, the number of varied uses and the prevailing character of the surrounding area it is strongly recommended that an in-depth master planning exercise including specific consultation with the community be undertaken to establish a strategy moving forward. Spatially the general location of the area that could be investigated is shown on **Figure 5.1 – Submissions Plan**.

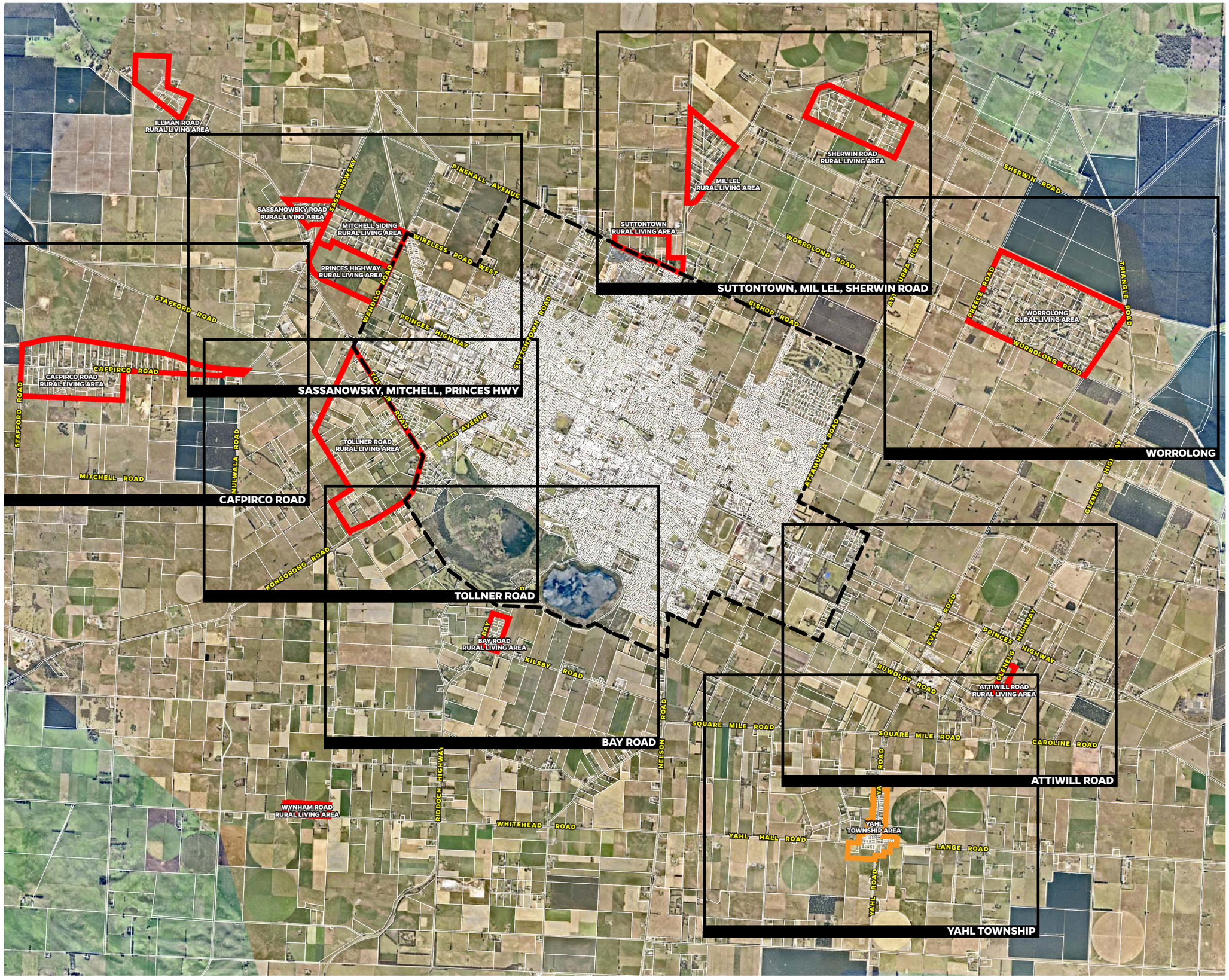


Figure 7.1.1

Mount Gambier Fringe
ENLARGEMENT INDEX

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone
- Township Zone
- Enlargement Extents

MASTERPLAN
TOWN + COUNTRY PLANNERS

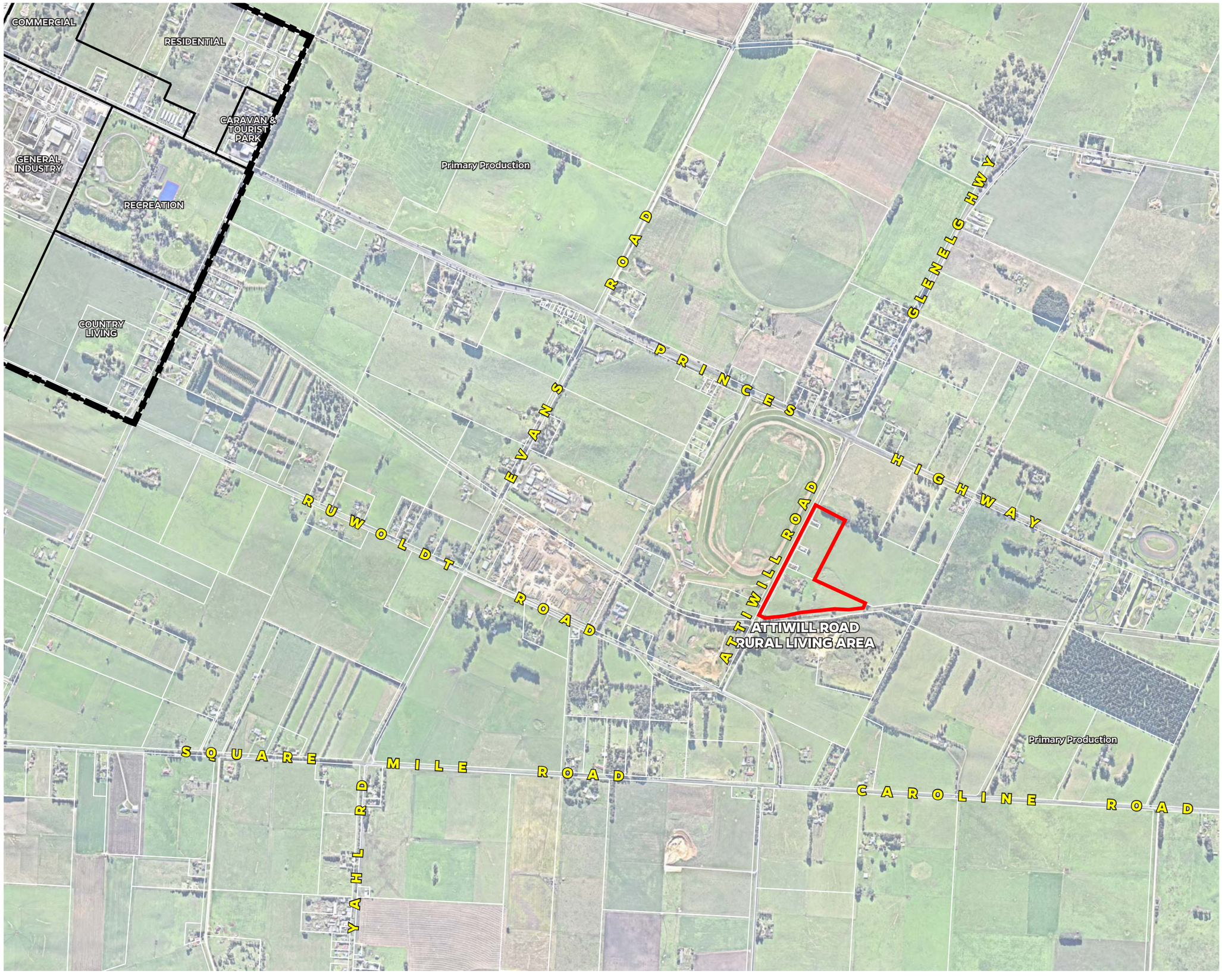


Figure 7.1.2

Attiwill Road
ENLARGEMENT

LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

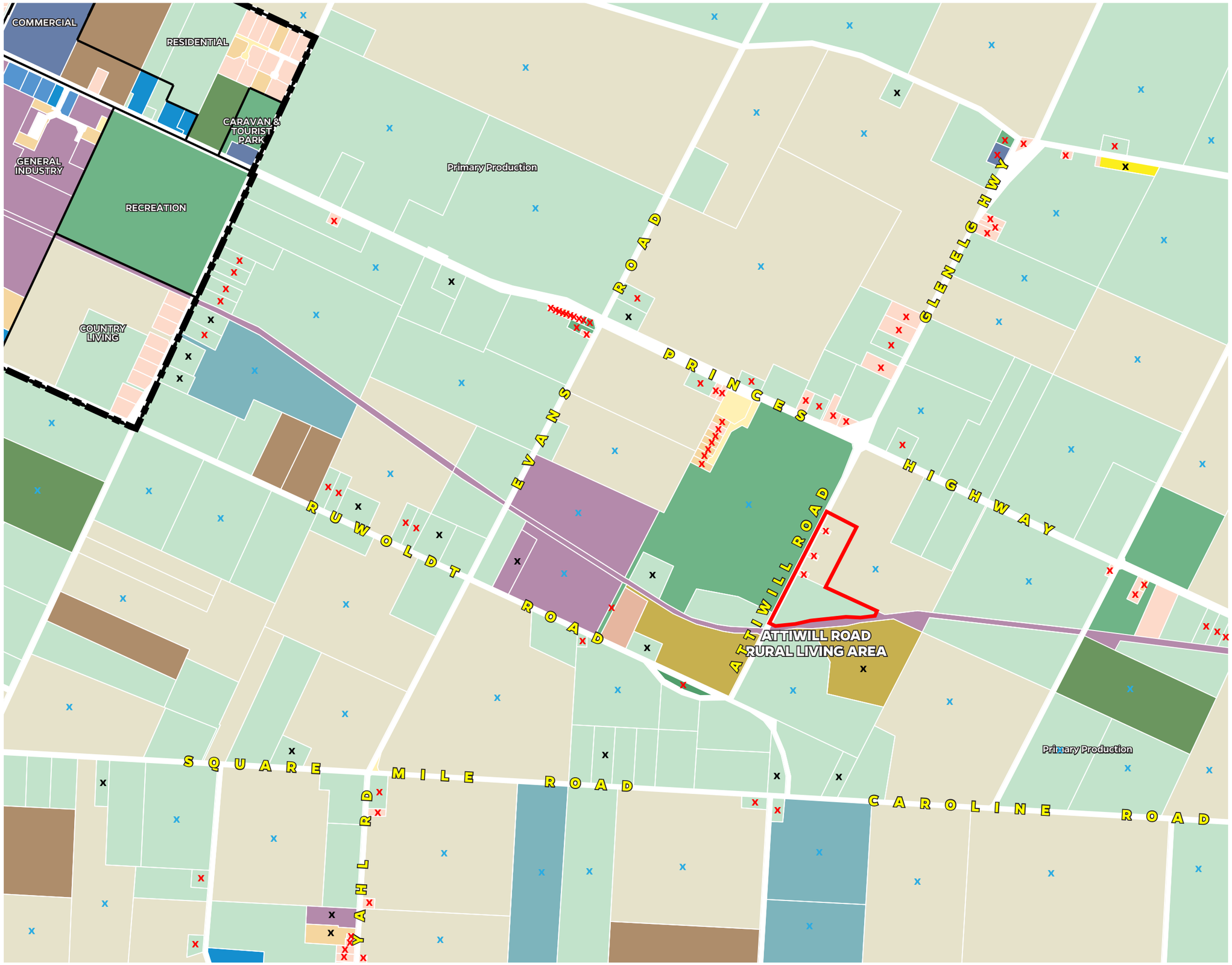


Figure 7.1.3

Attiwill Road
ENLARGEMENT

LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- Allotment < 1Ha
- Allotment > 1Ha and < 2Ha
- Allotment > 10Ha

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Within the scope of this proposed study there are three options which present themselves for the wider locality:

- Option 1: No material changes to existing zone boundaries and existing policy;
- Option 2: Create additional Rural Living Zones over areas that represent clear rural living character while appropriately zoning the key uses such as the timber mill and racecourse; or
- Option 3: No zone changes but amend the policy within the Primary Production Zone acknowledging the existing patterns of rural living development and key land use development while encouraging no further such development to protect the character of the area.

Bay Road Rural Living Zone

The Bay Road Rural Living Zone is located on the southern escarpment of the Blue Lake. The extent of the area is shown on **Figure 7.1.4 – Bay Road Enlargement Plan**. Existing land use categories and allotment sizes are shown on **Figure 7.1.5 – Bay Road Enlargement Plan – Land Use and Allotment Size**.

The zone itself has been fully developed with approximately 40 dwellings. The surrounding area presents as open natural character with a mix of existing uses including a caravan park, garden centre, delicatessen, an Italian Club and soccer field, a golf course and clubrooms, a former landfill and some clusters of rural living type dwellings within the Primary Production Zone.

The area is highly visible from the wider locality as it comes into contact with the southern escarpment of the crater lakes. The locality is also within the Blue Lake Groundwater Protection Area. Within the Development Plan there is policy related to the surrounding area restricting development above the 56-metre contour line of the southern slopes of the Blue Lake.

There were two detailed submissions from nearby property owners regarding the property on the corner of Grant Avenue and Bay Road and another regarding property at the corner of Orchard Road and Bay Road/ Riddoch Highway, These areas are similar in character to all of the area adjacent and within the southern escarpment of the Blue Lake.

There are some pockets of more intense development within the Primary Production Zone, predominantly along Kilsby Road and the Riddoch Highway. However, the majority of the area remains largely in the form of allotments of more than 10 hectares in area, which present visually as a largely open, undeveloped area. The escarpment of the crater lakes is the dominant visual character element in the area and mixes the natural environment with more active recreational uses such as the golf course and tourist facilities. The transition to primary production uses is clearly defined, only punctuated by residential development which is both restrained and clustered.

It is considered highly likely that any intensification of residential uses in the area is likely to result in a significant change to the existing character and that such change would likely be detrimental to the clear delineation between the crater lakes escarpment and primary production uses which currently exist.



Figure 7.1.4

Bay Road
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

Council Boundary

Rural Living Zone

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

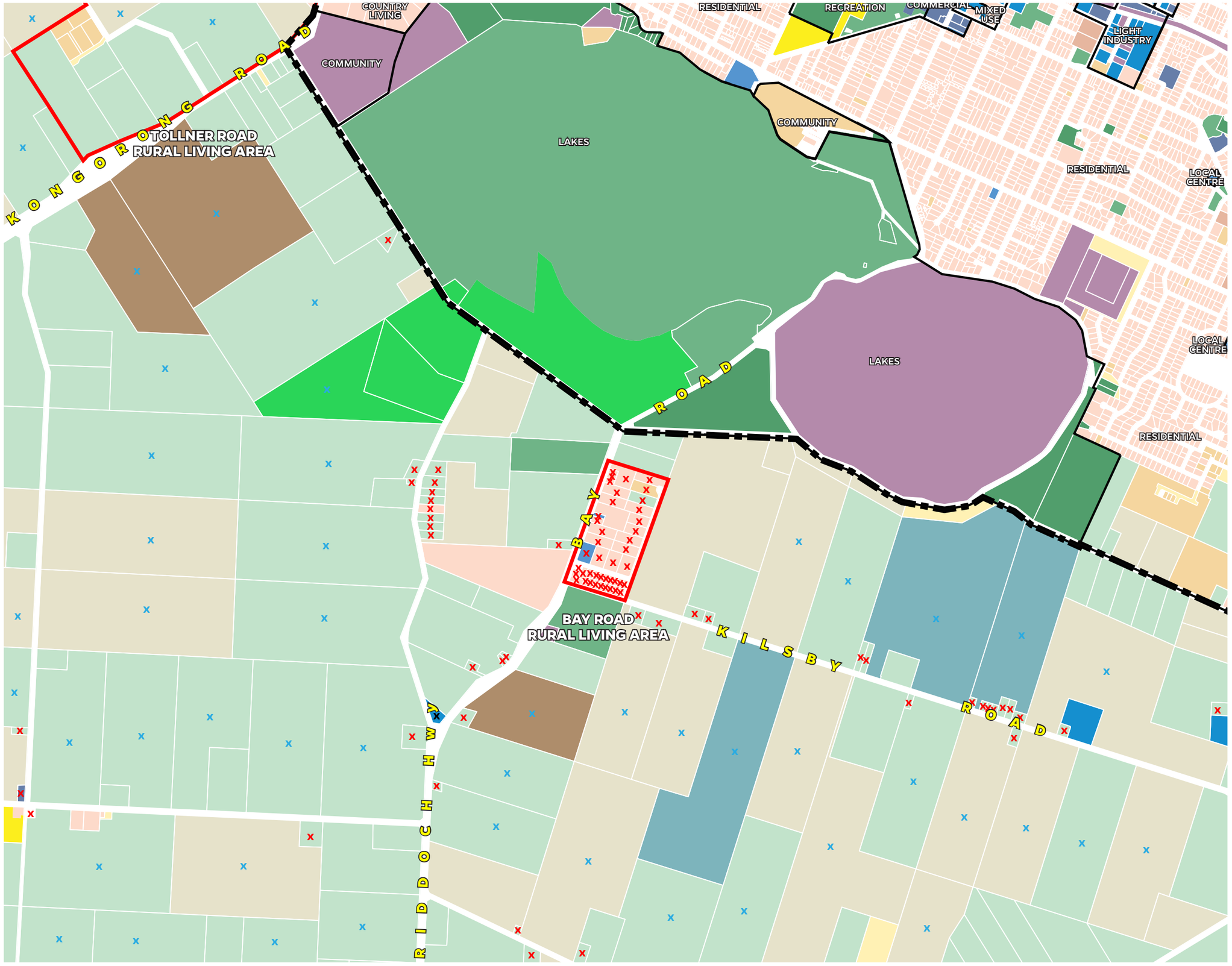


Figure 7.1.5

Bay Road
LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- x Allotment < 1Ha
- x Allotment > 1Ha and < 2Ha
- x Allotment > 10Ha

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

It is recommended that the natural and open character of this area be retained through the prevention of further development of the escarpment, with no changes to the boundary of the Rural Living Zone.

In relation to the existing clusters of rural living type development within the Primary Production Zone, it is recommended that these existing developments be acknowledged within the policy but not encouraged in the future. It is considered that historical aberrations in respect of more intense development within the Primary Production Zone should not create a precedent for future policy decisions.

Cafpirco Road Rural Living Zone

The Cafpirco Road Rural Living Zone is located to the west of Mount Gambier.

The extent of the area is shown on the **Figure 7.1.6 – Cafpirco Road Enlargement Plan**.

Existing land use categories and allotment sizes are shown on **Figure 7.1.7 – Cafpirco Road Enlargement Plan – Land Use and Allotment Size**.

The zone is a well-established rural living area of approximately 80 allotments which contains high natural and residential amenity values. It was expanded to the south of Cafpirco Road in recent reviews with the introduction of three expansion areas (i.e. Alie Drive, Bill James Court and John Farris Court). The zone straddles Cafpirco Road east of Burnda Road and west of Mulwala Road with the old railway corridor forming the northern boundary. On the southern side of the eastern portion of Cafpirco Road is an existing land fill facility, forestry operations and a timber treatment plant.

A submission was received to establish a rural living zone over the northern portion of the forestry operations near the corner of Cafpirco Road and Mulwala Road. The landfill facility limits the opportunity to extend the southern portion of the zone eastward towards Mulwala Road.

A further submission has been received to extend the zone at the end of Alie Drive. While this appears to be a logical extension it is located within the existing landfill buffer and is therefore not considered to represent a viable option.

Should Council have a desire to expand the existing zone, it is recommended that the land adjacent south of the zone and west of the buffer zone would be the most appropriate area for expansion. Any expansion of the existing zone needs to have an appropriate separation distance to the existing landfill facility, otherwise it is highly unlikely to gain necessary support from State Government agencies, particularly the EPA.

Illman Road Rural Living Area

The Illman Road Rural Living Zone was established in the 2006 review process. There have been 12 rural living allotments created within the zone and the creation of a new access point on Princes Highway. The demand for rural living in this area has steadily increased over recent times, with the existing allotments now being developed. The balance of the land is yet to be subdivided and can accommodate approximately 18 additional rural living allotments.

Given the availability of divided allotments within the zone, along with the balance of the land, it is recommended that no change to the zoning boundary be undertaken in this location.

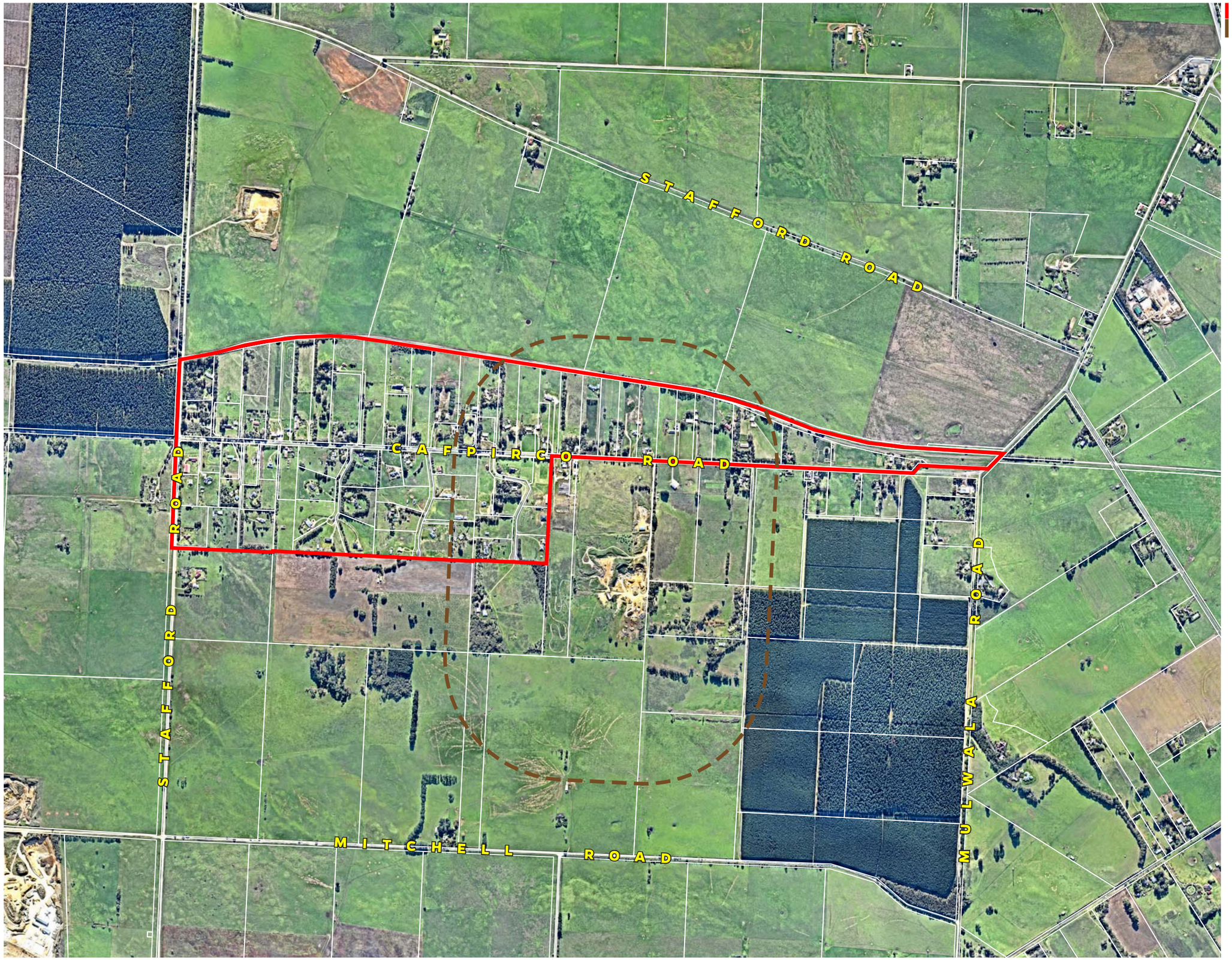


Figure 7.1.6

Cafpirco Road
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

500m Buffer from land fill allotment

Rural Living Zone

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

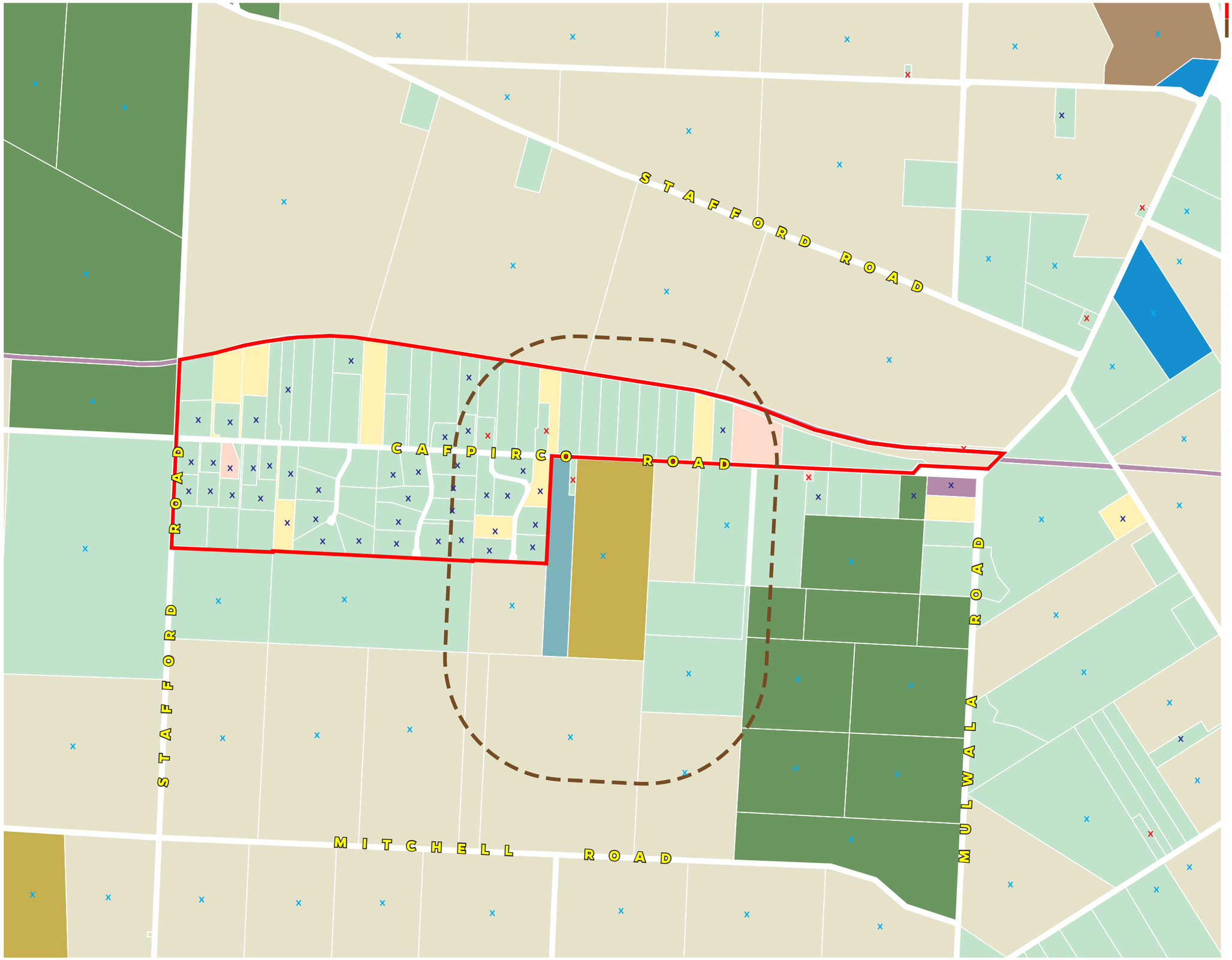


Figure 7.1.7

Cafpirco Road
LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- 500m Buffer from land fill allotment
- Rural Living Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- Allotment < 1Ha
- Allotment > 1Ha and < 2Ha
- Allotment > 10Ha

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Tollner Road Rural Living Zone

The Tollner Road Rural Living Zone is located to the south-west of the City of Mount Gambier.

The extent of the area is shown on the **Figure 7.1.8 – Tollner Road Enlargement Plan**.

Existing land use categories and allotment sizes are shown on **Figure 7.1.9 – Tollner Road Enlargement Plan – Land Use and Allotment Size**.

The Tollner Road Rural Living Zone currently contains large areas of vacant or underutilised land which provides opportunity for significant development.

- The subject land was originally part of a Deferred Urban Zone which was set aside to accommodate future urban expansion adjacent to the south-west boundary of the City of Mount Gambier. It adjoined a Country Living Zone located on the corner of White Avenue and Tollner Road.
- The Greater Mount Gambier Master Plan prepared in 2008 designated the whole area for future country living.
- The land was rezoned as part of the Country/Rural Living and Township Expansion Development Plan Amendment which was approved and incorporated into the Grant Council Development Plan on 28 August 2014.
- The DPA rezoned the Deferred Urban area to the Rural Living Zone and the area comprising the Country Living Zone was expanded and converted to Country Living Policy Area 10. The existing policy of the former Country Living Zone was used as the basis of the policy for the new Country Living Policy Area. The existing policy relating to allotment sizes, i.e. allotments greater than 3,000 square metres in area, or greater than 5,000 square metres in area, if not connected to a sewer, CWMS or an on-site aerobic treatment system came from the previous Country Living Zone and was applied to the expanded Rural Living Zone.
- An application for 102 low density residential allotments (non- complying) was considered by the Council Assessment Panel in 2018 and approved with the concurrence of SCAP. The proposed land division was considered appropriate because of its proximity to the City and the ability to readily connect into the necessary services and infrastructure.
- The application was subject to a Third-Party Appeal which was upheld by the ERD Court in late 2018 as the application was considered seriously at variance with the density requirements of the Rural Living Zone. In the determination the Court said "If the planning authorities consider the authorized RLZ policies are no longer relevant to the subject land, and the whole of the RLZ in the Tollner Road Area, and seek to apply a different policy regime, then the matter should be addressed in a manner envisaged by the Act. That is, by way of policy investigation, community consultation and rezoning of the land".

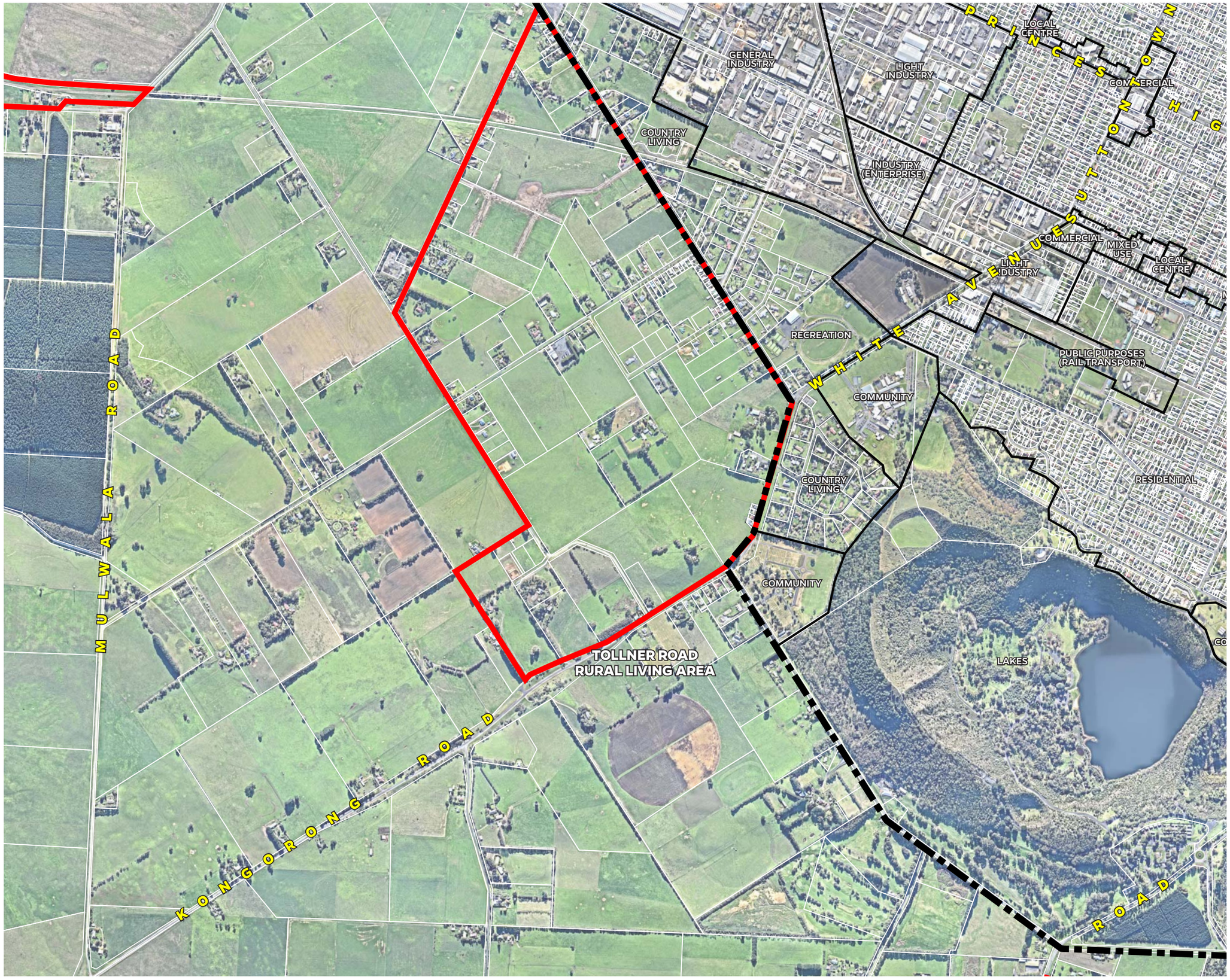


Figure 7.1.8

Tollner Road
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

Council Boundary

Rural Living Zone

1:15,000 @ A3

0 400m

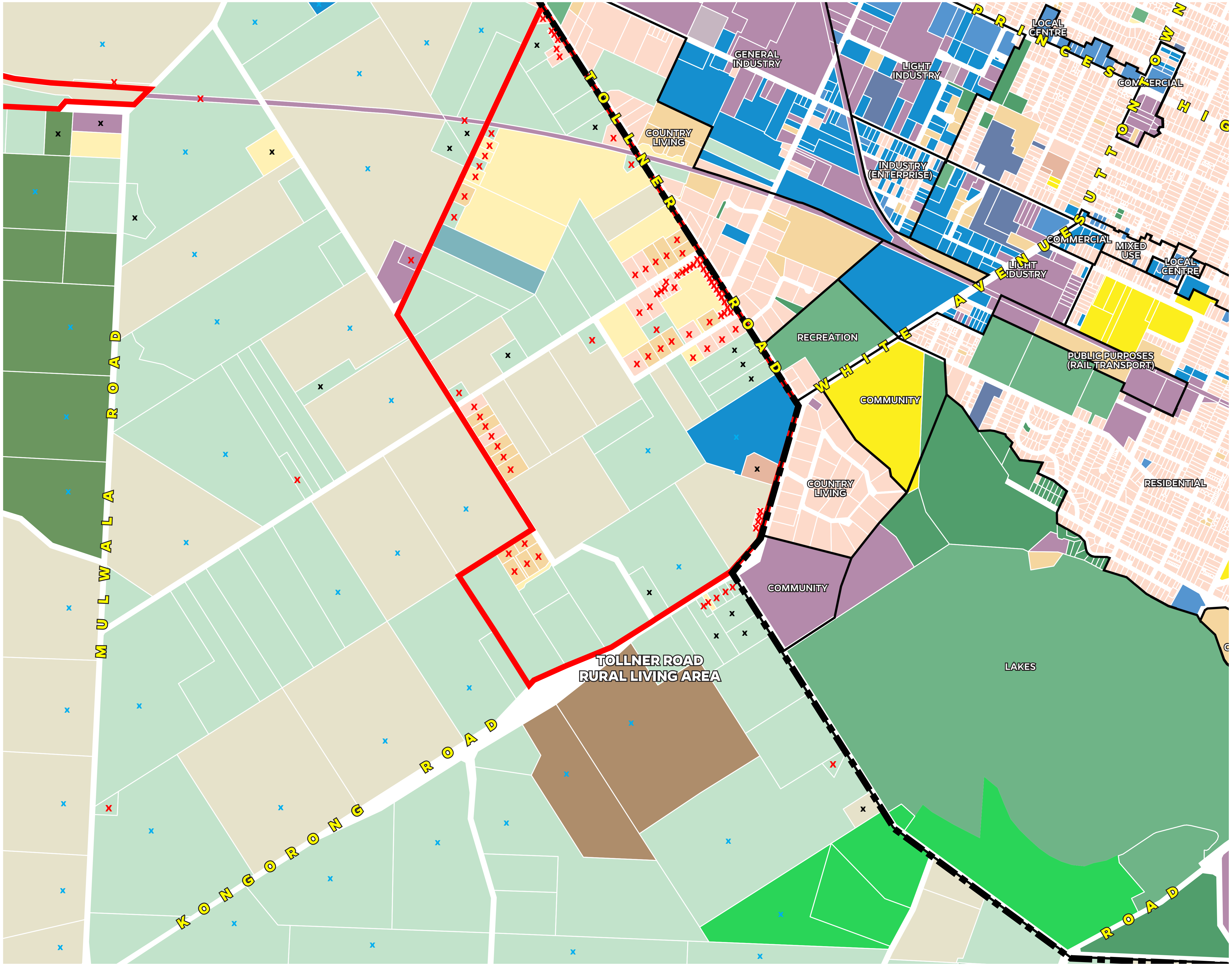
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Figure 7.1.9

Tollner Road

LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT



Council Boundary
Rural Living Zone Boundary
Zone Boundary

Agriculture
Commercial
Commercial (Retail)
Education
Food Industry
Forestry
Horticulture
Livestock
Mining / Quarrying
Public Institution
Recreation / Reserves
Residential
Residential (non private)
Residential (Rural)
Utilities / Industry
Vacant
Vacant (urban)

x Allotment < 1Ha
x Allotment > 1Ha and < 2Ha
x Allotment > 10Ha

1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

An analysis of the land supply for development within the zone indicates that:

- there are approximately 75 existing dwellings within the zone on a range of allotment sizes;
- having regard to the existing rural living land division north of Mount Percy Road there is scope for 130 additional allotments in this area;
- it is estimated that there is scope for approximately 120 allotments south of Mount Percy Road, not including the area that was subject to the Appeal. This could accommodate approximately 60 allotments in the 3,000 to 5,000 square metre range; and
- the estimated total allotment supply in the Tollner Road area is therefore 300.

A number of submissions have been received regarding this area including a previous detailed submission concerning land off Mackay Road, detailed submissions requesting the rezoning of land on the western side of Crafter Road and further input regarding Tollner Road and White Road, including the development of low-density residential development within the zone.

Given the above yield information, it is considered that there is ample opportunity within the zone to cater for the anticipated demand for rural living and therefore there is no justification to amend the external boundaries. However, it is recommended that further policy investigation and community consultation be undertaken to define an area for lower density residential development from 1,300 to 3,000 square metre allotments within the zone. Spatially the general location of the area to be investigated is shown on **Figure 5.1 – Submissions Plan**.

The Residential (Golf Course Policy Area) Zone

Whilst not part of the project brief, the consultant team reviewed this area which was originally established as a Residential Golf Course Zone in 2008 which was then converted to a Residential Golf Course Policy Area when the Better Development Plan policy was introduced in 2014.

The proposal for an integrated residential golf course development has not proceeded. Early in 2018 an application to divide the land was considered by the Council Assessment Panel.

The proposed land division was to create 67 low density allotments over the Stage 1 component of the Residential Golf Course Policy Area. Although it was for residential development, it was for a different form of residential development than what was envisaged and was not in association with or integrated with a golf course development.

While the low-density form of residential development is something that could be accommodated on the subject land and still fit in with the desired character, the fact that it was not proposed to be sewered or was of a sufficient size for on-site disposal, and not integrated with a golf course, the development was not supported.

A further application for six (6) larger allotments with frontages to Crafter Road (i.e. five (5) allotments with an area of 3,750 square metres, and 1 allotment with an area of 4950 square metres , consistent with the adjoining Rural Living Zone that could accommodate on-site wastewater disposal was however, supported. This outcome reinforces our view that there is no further scope for the expansion of the boundary of the Tollner Road Rural Living Zone.

Mil Lel Rural Living Zone

The Mil Lel rural living area is a long-standing well-established development located on the corner of Riddoch Highway and Worrolong Road immediately north of Mount Gambier.

The extent of the area is shown on the **Figure 7.1.10 – Suttontown, Mil Lel, Sherwin Road Enlargement Plan**.

Existing land use categories and allotment sizes are shown on **Figure 7.1.11 – Suttontown, Mil Lel, Sherwin Road Enlargement Plan – Land Use and Allotment Size**.

It contains approximately 30 rural living allotments of which four appear to be undeveloped.

The land to the west, north and east all accommodates primary production land, with the Commercial and Industrial Zone located to the south. It is not recommended that this boundary be altered given the current stock of vacant allotments within the zone and for the preservation of adjoining productive land.

Sherwin Road

The Sherwin Road Rural Living Zone is located to the north of Mount Gambier. The zone currently accommodates approximately 35 allotments, a number of which are yet to be developed. Further, there is a large undeveloped allotment of approximately 20 hectares located within the zone.

Given the reasonably slow uptake and significant potential for further land division within the zone boundaries, no change to the existing extent of the zone is recommended, except for a minor alteration to include the triangular section as a result of the road realignment. (I e intersection of Sherwin Road and Mingbool Road).

The proposed zone amendments are shown on **Figure 7.1.12 – Suttontown, Mil Lel, Sherwin Road Enlargement Plan – Proposed Amendment**.

Suttontown

The Suttontown Rural Living Zone is a small enclave of eight allotments that are located adjacent to the boundary of the City of Mount Gambier. The zone appears fully developed however given its proximity to the boundary of Mount Gambier it is not recommended to expand this zone at this time. There are a number of properties which front onto Pine Hall Avenue to the east which should be acknowledged within the policy, however no similar development is encouraged in the future.

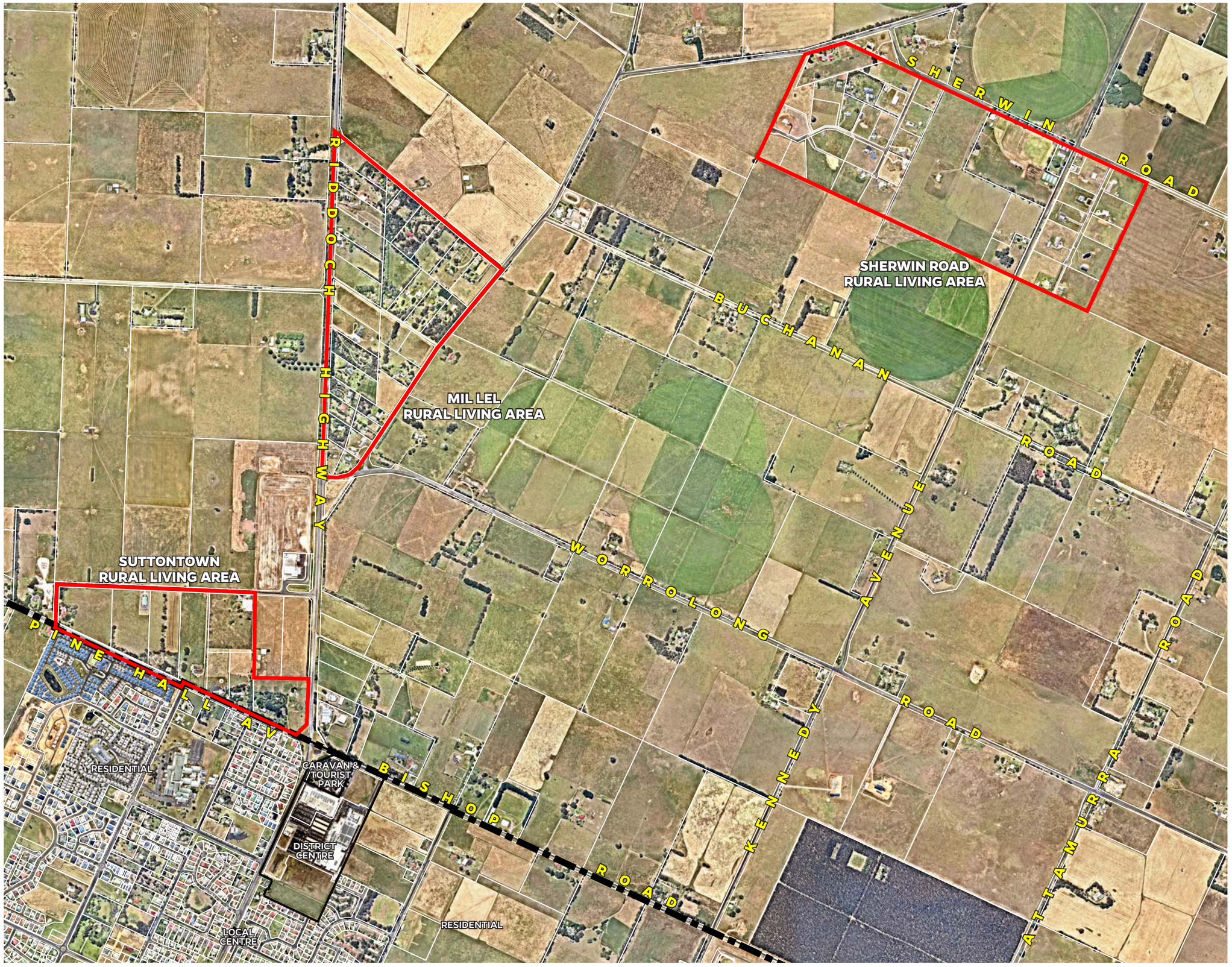


Figure 7.1.10

Sutton Town, Mil Lel & Sherwin Road
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

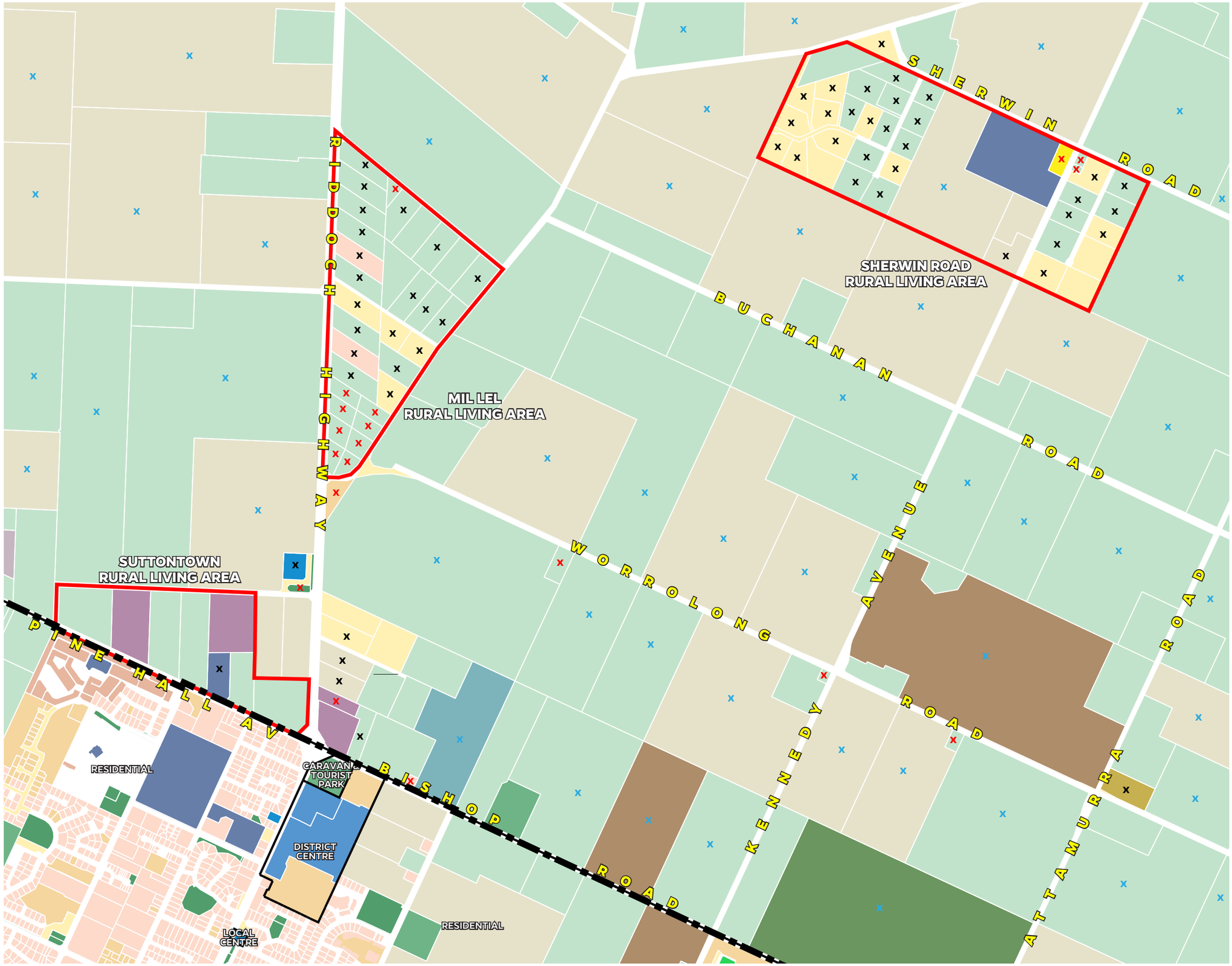


Figure 7.1.11

Suttontown, Mil Lel & Sherwin Road

LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- Allotment < 1Ha
- Allotment > 1Ha and < 2Ha
- Allotment > 10Ha

1:15,000 @ A3

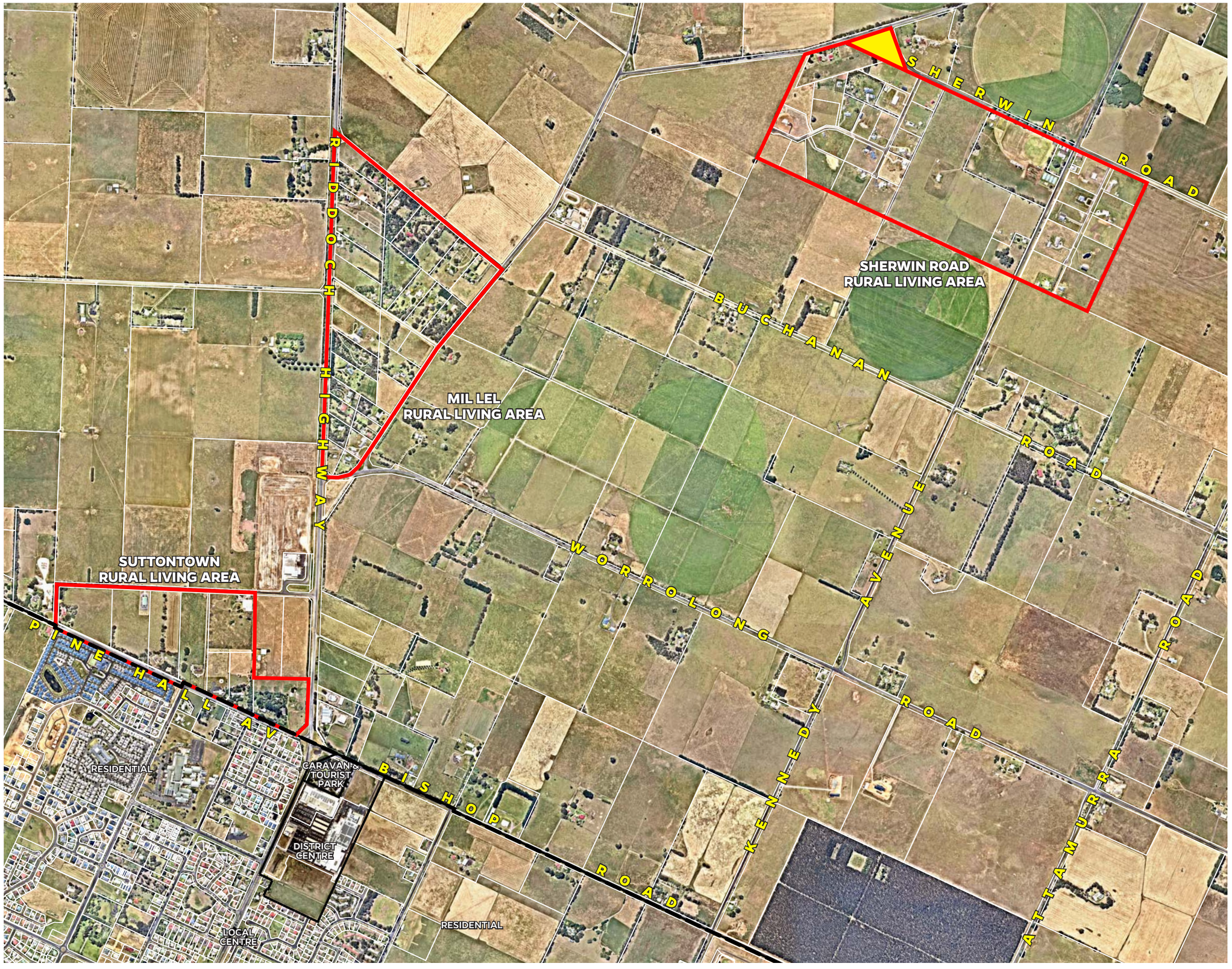
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.1.12

Sherwin Road
PROPOSED AMENDMENT

DISTRICT COUNCIL OF GRANT



- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary
- Proposed expansion to Rural Living Zone Boundary

1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Sassanowsky Road, Mitchell Sliding and Princess Highway Rural Living Zones

The three adjacent rural living areas are located on the north-western extent of Mount Gambier. The extent of the area is shown on the **Figure 7.1.13 – Sassanowsky Road, Mitchell Siding & Princes Highway Enlargement Plan**.

Existing land use categories and allotment sizes are shown on **Figure 7.1.14 – Sassanowsky, Mitchell, Princes Highway Enlargement Plan – Land Use and Allotment Size**.

There are limited vacant allotments available within the older Mitchell Sliding rural living area and the more recent Sassanowsky Road rural living area. However, the Princes Highway Rural Living Zone which came into effect in 2014 is essentially undeveloped and can accommodate approximately 30 additional allotments.

There is a triangle portion of land located south of the Sassanowsky Road Rural Living Zone that contains a school and a hall and has been developed in a rural living fashion. It is recommended that the Sassanowsky Road Rural Living Zone be extended south to accommodate this existing developed area.

The proposed zone amendments are shown on **Figure 7.1.15 – Sassanowsky Road, Mitchell Siding & Princes Highway Enlargement Plan – Proposed Amendment**.

Given the current supply of suitably zoned land within the Princes Highway Rural Living Zone, no other expansion or change to the boundaries are recommended.

Wynham Road Rural Living Zone

The Wynham Road Rural Living Zone on the north west corner of Telford Road and Wynham Road comprises 11 rural living allotments, each of which currently contains a dwelling and associated domestic outbuildings on 1.0-hectare allotments. Although there is no current supply of vacant rural living land within the zone it is not considered appropriate to expand the Rural Living Zone in this location, as conveniently located services are limited in this location and the need to protect the surrounding productive land is material.

It is recommended that no change to the boundary is undertaken in this location. The area across the road to the south and the wider locality contains existing dwellings on rural living type allotments within the Primary Production Zone. It is recommended that these existing dwellings are acknowledged and protected in the zone policy, however no future such divisions and development of this nature are to be encouraged.

Worrolong Rural Living Area

The Worrolong rural living area is a long-standing well-established development located north-east of Mount Gambier. The extent of the area is shown on the **Figure 7.1.16 – Worrolong Enlargement Plan**.

Existing land use categories and allotment sizes are shown on **Figure 7.1.17 – Worrolong Enlargement Plan – Land Use and Allotment Size**.

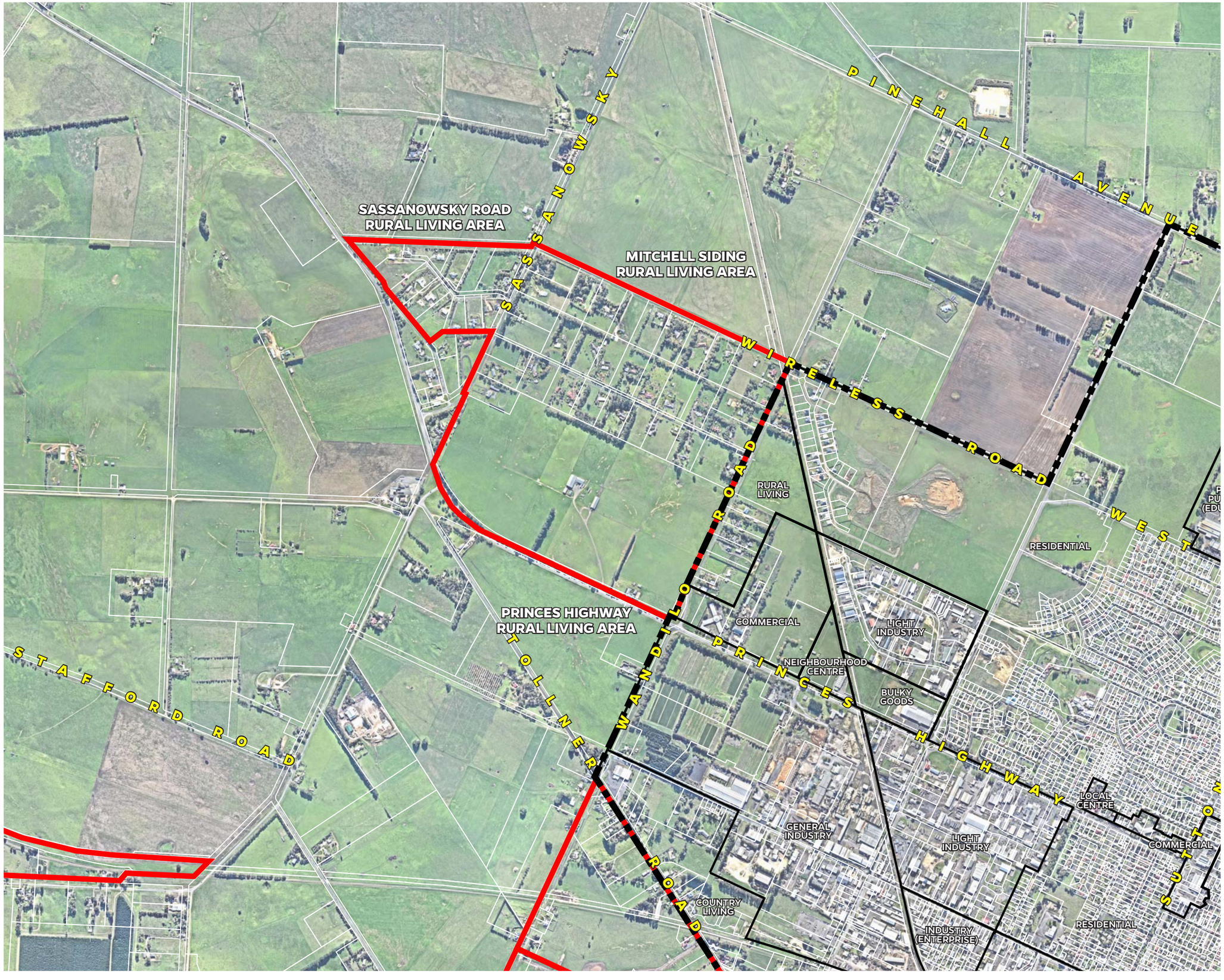


Figure 7.1.13

Sassanowsky Road, Mitchell Siding & Princes Highway
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

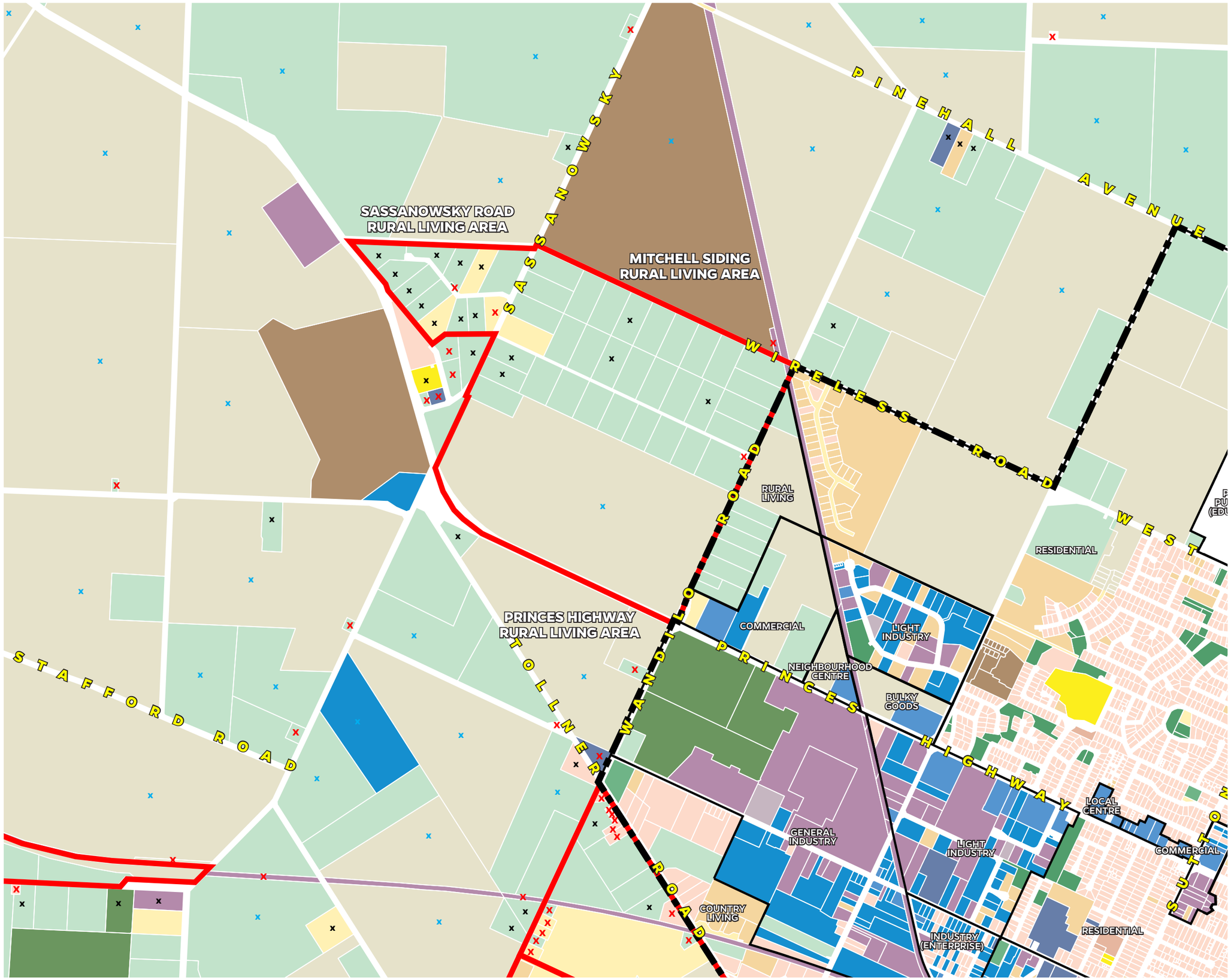


Figure 7.1.14

Sassanowsky Road, Mitchell Siding & Princes Highway

LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- Allotment < 1Ha
- Allotment > 1Ha and < 2Ha
- Allotment > 10Ha

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

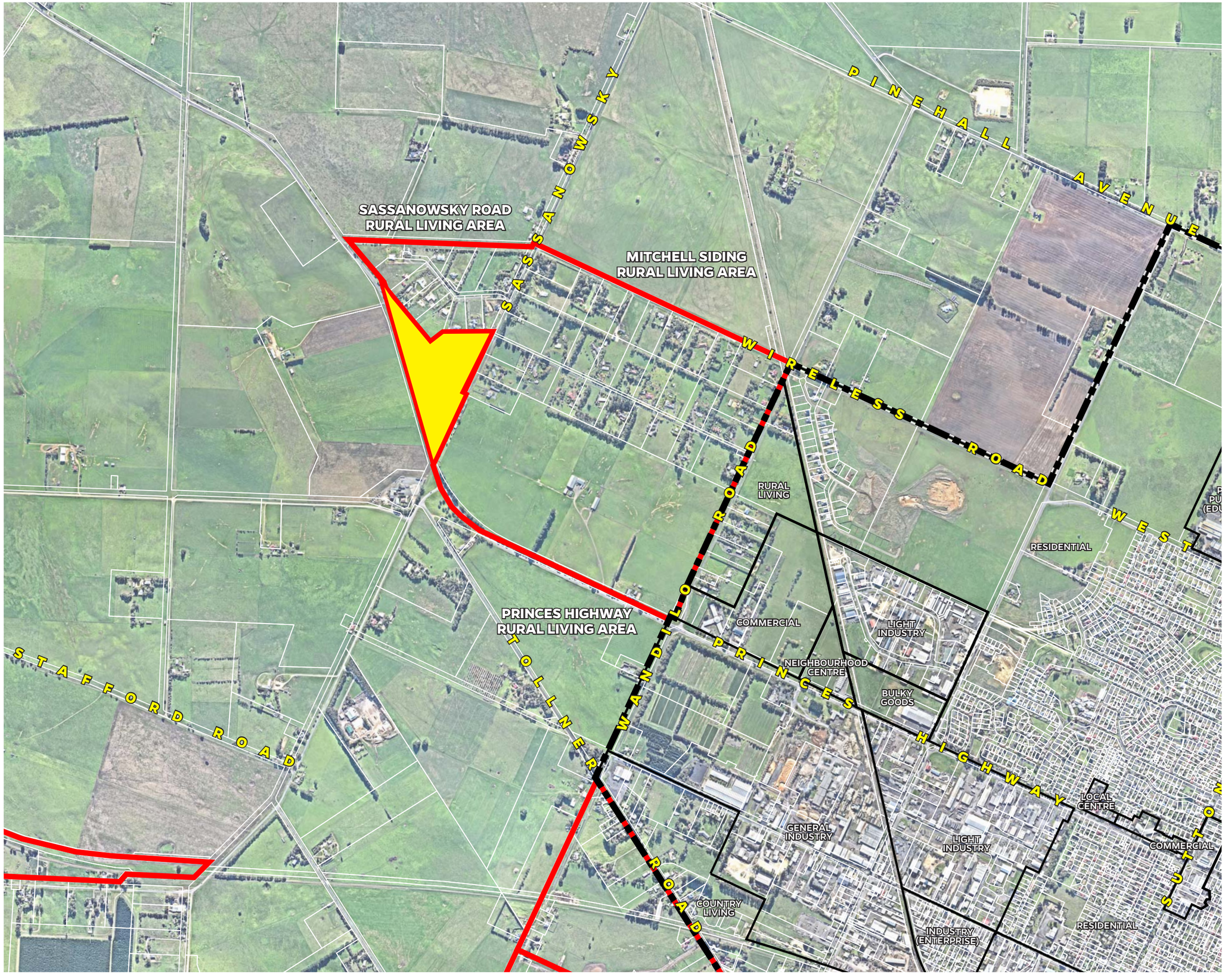


Figure 7.1.15

Sassanowsky Road, Mitchell Siding & Princes Highway

PROPOSED AMENDMENT

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary
- Proposed expansion to Rural Living Zone Boundary

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.1.16

Worrolong
ENLARGEMENT

DISTRICT COUNCIL OF GRANT



- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.1.17

Worrolong
LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- x Allotment < 1Ha
- x Allotment > 1Ha and < 2Ha
- x Allotment > 10Ha

1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

The rural living area is essentially fully developed on predominantly two hectare allotments with limited opportunity for infill development. The area is constrained to the north by forestry land uses and to the west and south by productive land.

A submission was received regarding the triangle portion of land at the eastern boundary bordered by Worrolong Road, O'Neil Road and Triangle Road. Previous submissions in respect of this issue have also been received by Council from the current owners. This land is immediately adjacent to the existing rural living area, maintains separation from existing forestry operations and presents as a logical expansion of the existing Rural Living Zone. It has also been submitted that the particular land is of poor-quality soil unsuitable for viable primary production.

A draft concept plan was included with the submission and it is recommended that the Rural Living Zone be extended accordingly, and the concept plan be amended and adopted within the Development Plan .

The proposed zone amendments are shown on **Figure 7.1.18 – Worrolong Enlargement Plan – Proposed Amendments**.

Yahl Township

The Yahl township is a small community located south-east of Mount Gambier. The extent of the township and context of the surrounding area is shown on the **Figure 7.1.19 – Yahl – Enlargement Plan**. Existing land use categories and allotment sizes are shown on **Figure 7.1.20 – Yahl – Land Uses and Allotment Size**.

The township presents a high amenity residential environment with a local primary school, a hall and recreational facilities. Yahl is a short ten-minute drive from Mount Gambier and is a popular commuter township. The township essentially forms a ribbon of development along the Yahl Road.

Yahl is located within the Township Zone and contains limited stock of vacant residential allotments. There is an area located to the south-west of the Yahl Hall Road and Yahl Road intersection that is largely vacant and within the Township Zone that can accommodate approximately 22 additional dwellings. This part of the township was extended in 2007 but has not been significantly developed. There is also the irregular shaped Allotment 11 Yahl Road which can accommodate approximately 4-5 additional dwellings.

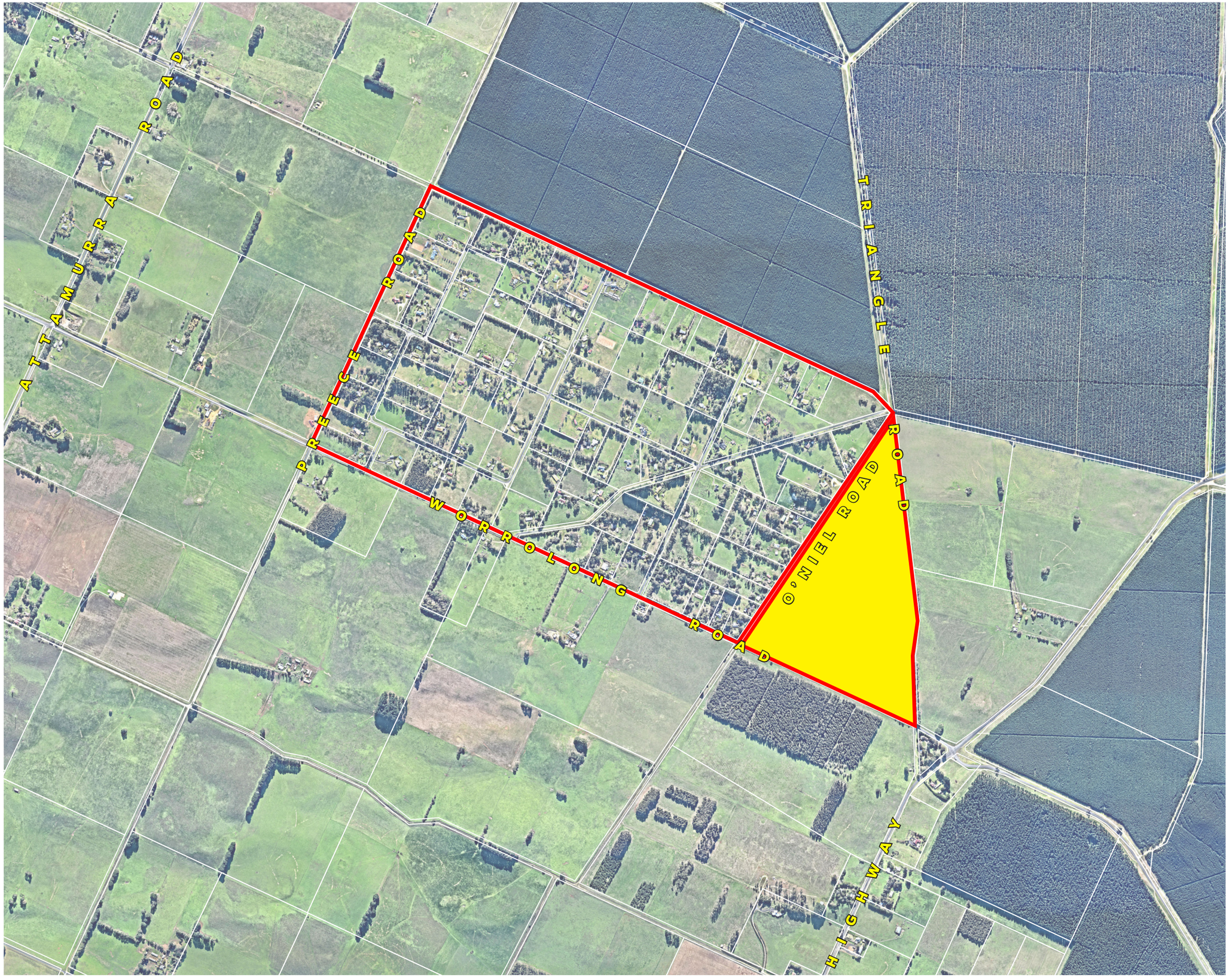
Several submissions have been received for potential expansion of the Township Zone, mostly focused west of Yahl Road and south of Yahl Hall Road. Given the current configuration and pattern of development in Yahl, it is not recommended that further ribbon type development be allowed along either Yahl Hall Road or Yahl Road.

There is opportunity to provide breadth to the existing pattern of development in Yahl. To the east, the township is constrained by low lying land that experiences seasonal inundation. To the south and north there is valuable productive land. The logical expansion of the township is to consolidate built form on land bound between Yahl Road, Yahl Hall Road and Brim Brim Road.

Figure 7.1.18

Worrolong
PROPOSED AMENDMENT

DISTRICT COUNCIL OF GRANT



- Council Boundary
- Rural Living Zone Boundary
- Zone Boundary
- Proposed expansion to Rural Living Zone Boundary

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.1.19

Yahl
ENLARGEMENT

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Township Zone Boundary

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

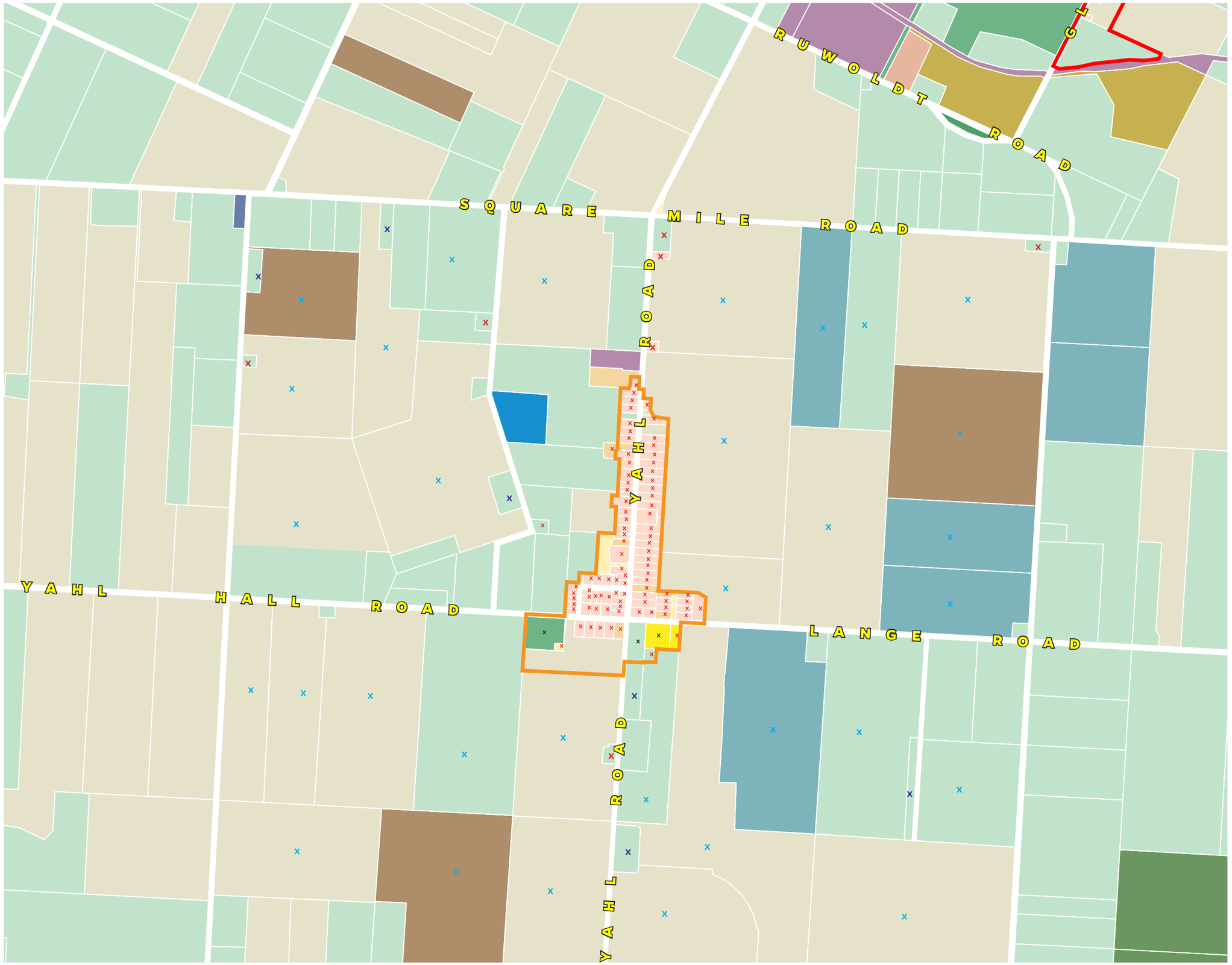


Figure 7.1.20

Yahl
LAND USE + ALLOTMENT SIZE

DISTRICT COUNCIL OF GRANT

- Council Boundary
- Rural Living Zone Boundary
- Township Zone Boundary

- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

- Allotment < 1Ha
- Allotment > 1Ha and < 2Ha
- Allotment > 10Ha

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

This land is directly adjacent to the existing Yahl township. The interface with the township and the existing relatively small size of allotments, restricts the use as productive land. There are existing links from Yahl Road that can facilitate vehicle access west of the current development fronting Yahl Road.

Given the above, it is recommended that Council extend the Township Zone boundary west to Brim Brim Road. There is an existing dog kennel and cattery located northwards on Brim Brim Road. A suitable buffer zone to this facility will assist to determine the future northern boundary of the zone. Council should undertake additional engagement with the Yahl community before proceeding with such a rezoning process.

The area where proposed zone changes are recommended are shown on **Figure 7.1.21 – Yahl – Proposed Amendments**.

7.2 Townships and Coastal Settlements

A number of townships and coastal settlements located further from Mount Gambier have also been considered separately for the purposes of this Review and Master Plan.

These areas are shown on **Figure 7.2.1 – Townships and Coastal Settlements Area Plan**. Each specific area is described in detail in the following sub-sections.

7.2.1 Allendale East

Allendale East is located south of Mount Gambier on the approach to Port MacDonnell. The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.2 – Allendale East – Extent and Allotment Availability Plan**.

The town performs an important function to the wider region as it contains the Allendale East Area School. Allendale East is located within the Township Zone largely centred around the intersection of Riddoch Highway and Sewarts Road/ Kingsley Road. There is also a large Rural Living Zone adjacent to the west of the Township.

There are approximately 100 vacant allotments within the western portion of the Township Zone that conform to the existing grid pattern of development of the township. The Rural Living Zone also contains significant opportunity for further development. There are currently 11 developed rural living allotments, mainly to the south of Kingsley Road. Land located north of Kingsley Road is mostly vacant and there are opportunities for further division of existing parcels. It is estimated that there is scope for approximately 20 additional allotments.

The current supply of Township Zone and Rural Living Zone land is sufficient to meet demand into the foreseeable future. Therefore, no zone boundary changes are recommended for Allendale East.

The Rural Living Zone has a precinct overlay with a requirement for two-hectare allotments and a frontage width that is less than 50 percent of its average depth. This can be restrictive for future rural living development and is likely to be one of the reasons why this area is largely undeveloped. There is an opportunity to review the minimum allotment sizes and policy for this area.

Figure 7.1.21

Yahl
PROPOSED AMENDMENT

DISTRICT COUNCIL OF GRANT

SQUARE MILE ROAD
RUWOLDT ROAD
YAHL ROAD
YAHL HALL ROAD
LANGE ROAD
YAHL ROAD

- Council Boundary
- Rural Living Zone Boundary
- Township Zone Boundary
- Area for further investigation as an expansion to Township Zone Boundary

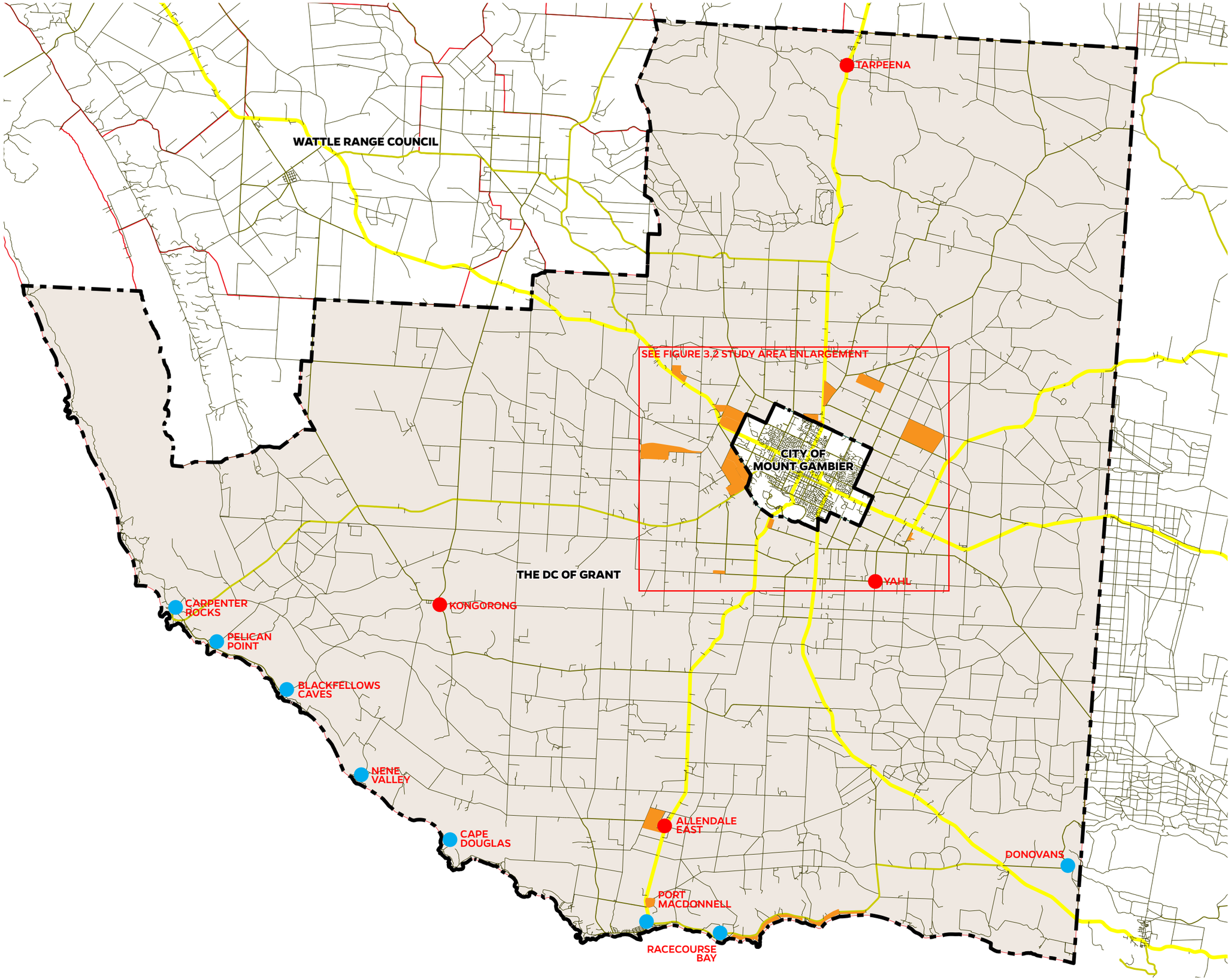
1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.2.1

Townships & Coastal Settlements Area

DISTRICT COUNCIL OF GRANT



- Council Boundary
- Inland Township
- Coastal / River Township
- Rural Living Zone

1:200,000 @ A3

0 4Km

MASTERPLAN
TOWN + COUNTRY PLANNERS

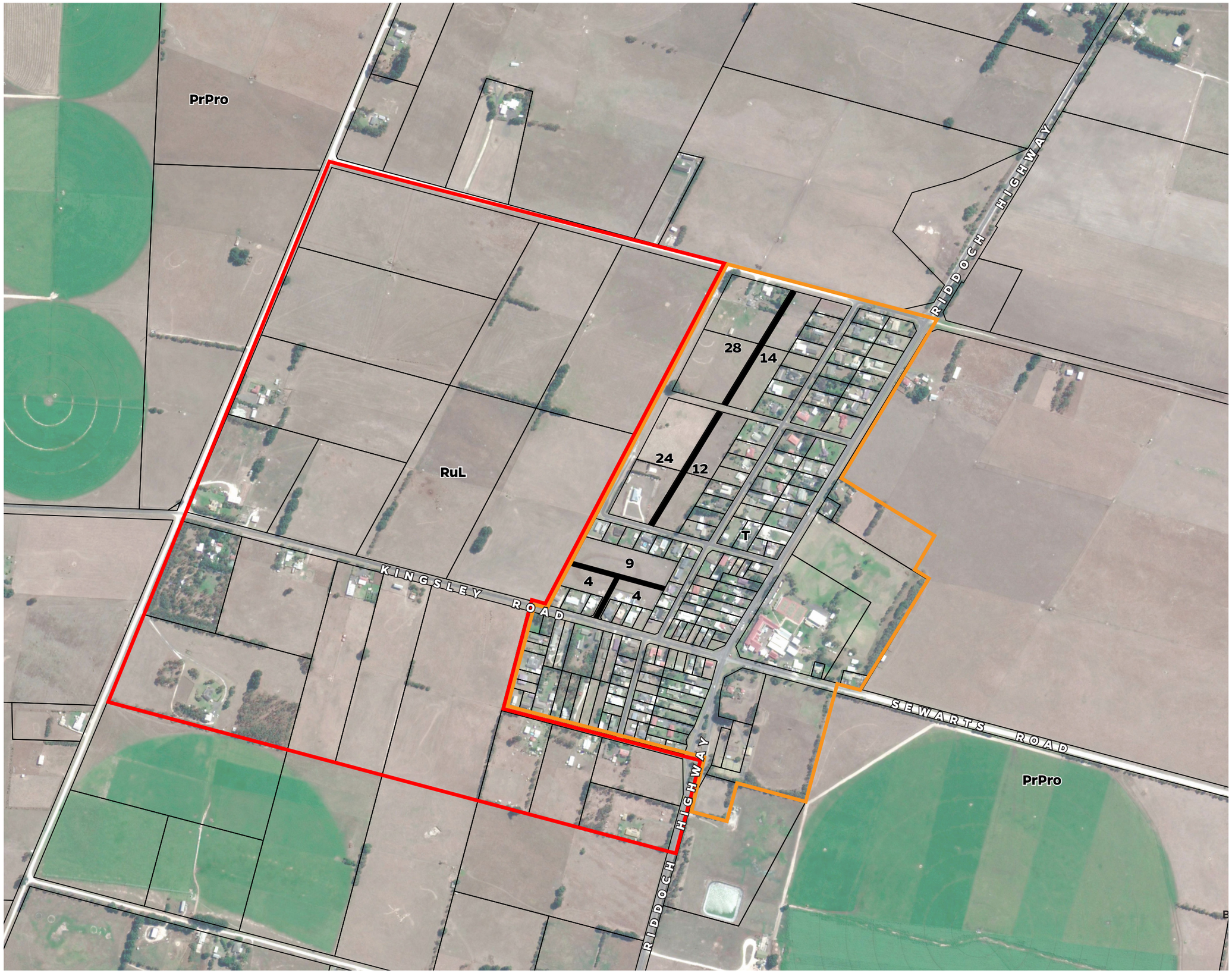


Figure 7.2.2

Allendale East
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

RuL Rural Living Zone

T Township Zone

8 Number of potential additional allotments

Road Concept

Potential for 95 additional allotments @ ~1050m²

1:7500 @ A3

0 200m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Blackfellows Caves

Blackfellows Caves is a coastal community located between Pelican Point and Nene Valley.

The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.3 – Blackfellows Caves – Extent and Allotment Availability Plan**.

The township is entirely contained within the Settlement Zone. The settlement was expanded as a result of previous investigations in 2007. The coastal settlement was also reviewed as part of the River and Coastal Communities Urban Design Framework and Master Plan prepared in 2014 and recommendations were made to improve public spaces and connectivity between public and private space.

There are an estimated 50 undeveloped allotments within the Settlement Zone, located to the south-east of the existing township, behind Livingston Street. It is also calculated that there are approximately another 62 allotments of future supply located to the north of the Settlement Zone. A number of the vacant allotments are located along Hammer Parade. This undeveloped land, as well as other vacant allotments, totals to an estimated supply of approximately 120 allotments in the Settlement Zone. It is therefore considered that there is a sufficient amount of Settlement zoned land to accommodate anticipated future growth of the township. Therefore, no boundary changes are recommended.

Cape Douglas

Cape Douglas is a small coastal community contained within the Coastal Settlement Zone. The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.4 – Cape Douglas – Extent and Allotment Availability Plan**.

The settlement was originally a Holiday Settlement Zone but changed through the BDP DPA process. The Coastal Settlement Zone was expanded to allow for the relocation of a number of existing shacks located to the east of the settlement within the Coastal Conservation Zone. There is also an area of well-established holiday homes located in the Coastal Conservation Zone on the western side of the zone. These holiday homes should be rezoned from Coastal Conservation to Coastal Settlement, as an extension of the existing Coastal Settlement Zone. No other boundary changes are recommended.

There are a number of divided and vacant parcels of land located within the existing Coastal Settlement Zone. This supply of appropriate residential development sites is considered sufficient for the anticipated growth of the area. Any further demand is only likely to be on the seaward side of Cape Douglas Road. However, given the history of this area and the coastal issues involved it is a highly unlikely that additional coastal land will be allowed to be developed for residential purposes.

The potential zone amendments are shown on **Figure 7.2.4 - Cape Douglas**.

Cape Douglas was also reviewed as part of the River and Coastal Communities Urban Design Framework and Master Plan prepared in 2014.



Figure 7.2.3

Blackfellows Caves

EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

Se Settlement Zone

8 Number of potential additional allotments

Road Concept

Potential for 112 additional allotments @ ~1000m²

1:5,000 @ A3

0 100m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.2.4

Cape Douglas
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

Coastal Settlement Zone
Proposed Zone Boundary Realignment

1:3000 @ A3
0 40m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Carpenter Rocks

Carpenter Rocks is another coastal community located within the Settlement Zone. The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.5 – Carpenter Rocks – Extent and Allotment Availability Plan**.

The settlement was expanded as part of the Country Township and Rural Living DPA in 2014. The coastal settlement was also reviewed as part of the River and Coastal Communities Urban Design Framework and Master Plan prepared in 2014 and various recommendations were made to improve public spaces particularly around the foreshore area and the Community Hall area and main swimming beach.

The Settlement Zone extends east, away from the coast, to accommodate large expanses of vacant land. These expanses of undeveloped land comprise an estimated yield of approximately 70 allotments. This estimation does not factor in the large allotment surrounding the Carpenter Rocks Community Hall, as the balance of this land serves as an informal oval and open space area, and overnight camping/caravan park area for the township. Nonetheless, given this supply, there is no current requirement to increase the Settlement Zone of Carpenter Rocks at this time.

There are some inconstancies between the Settlement Zone boundary and allotment boundaries located in the southern and north-western portion of the township. It is recommended that the zone boundary in these locations are realigned so as to be consistent with the cadastral boundaries which are different to the original bases used when the land was previously rezoned. The potential amendments are shown on the **Figure 7.2.6 – Carpenter Rocks – Proposed Amendments**. Other existing allotments near the Zone boundary could also be further reviewed as part of any future amendments.

Donovans

Donovans is a riverside community located on the Glenelg River in the south-east of the Council area. The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.7 – Donovans – Extent and Allotment Availability Plan**.

Donovans is located within the Township Zone which is dissected by Donovans Road. The township was expanded as part of the Country Township and Rural Living DPA in 2014. The township was also reviewed as part of the River and Coastal Communities Urban Design Framework and Master Plan prepared in 2014 and various recommendations were made to improve public spaces, particularly the Donovans Landing area adjacent to the Glenelg River frontage.

The land to the north of Donovans Road represents a well-established township with no scope for expansion. Land to the south of Donovans Road contains some existing vacant residential allotments and a large area of vacant land which was rezoned recently for future township expansion. A new CWMS has recently been developed for the town.

The southern portion of the Township Zone at Donovans has a significant portion of undeveloped land. It is estimated that approximately 85 allotments of future land supply exist within this area. Given this supply, it is not recommended that any changes are made to the existing zone boundaries.



Figure 7.2.5

Carpenter Rocks
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

Se — Settlement Zone

8 — Number of potential additional allotments

Road Concept

Potential for 68 additional allotments @ ~1000m²

1:5000 @ A3

0 100m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.2.6

Carpenter Rocks
PROPOSED AMENDMENTS

DISTRICT COUNCIL OF GRANT



Se Settlement Zone

Proposed Zone Boundary realignment

1:5000 @ A3

0 100m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.2.7

Donovans
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT



T Township Zone

8 Number of potential additional allotments

Road Concept

Potential for 88 additional allotments @ ~1200m²

1:5,000 @ A3

0 100m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Kongorong

The township of Kongorong is located to the south-west of Mount Gambier.

The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.8 – Kongorong – Extent and Allotment Availability Plan**.

The township of Kongorong is located within the Township Zone, which was recently expanded as part of the Country Township and Rural Living DPA in 2014. The original layout of the township south of Hay Terrace currently contains approximately 14 vacant residential allotments. There is also a small portion of land within the south-western sector of the Township Zone that could accommodate approximately 15 residential allotments. In the 2014 DPA, the Township Zone was extended to the north of Hay Terrace, incorporating a large supply of undeveloped land. This undeveloped land has the estimated potential to supply approximately 100 additional allotments for future residential expansion.

The land located north of Hay Terrace, along with land in the south-west corner of the Township Zone, contains large areas of vacant land that could be developed for township purposes. There is an approximate yield of 115 additional suitably zoned residential allotments.

Given this extensive supply of zoned land within Kongorong, no changes to the Township Zone boundary is recommended. A submission received in respect of Kongorong reinforced the general consensus that there was no need for any expanded zoning.

Nene Valley

Nene Valley is located on the coast to the west of Port MacDonnell.

The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.9 – Nene Valley – Extent and Allotment Availability Plan**.

Nene Valley is a largely constrained coastal township surrounded by native vegetation and accessed via a single road, Nene Valley Shacks Road. The existing allotments located on the southern side of Glynn Drive are subject to material coastal interface issues.

The coastal settlement was reviewed as part of the River and Coastal Communities Urban Design Framework and Master Plan prepared in 2014, and various recommendations were made to improve the public space, including a precinct plan to upgrade the Memorial Park at the towns entrance.

There are approximately 10 existing vacant residential allotments within the Settlement Zone.

There is limited opportunity to expand the township boundary given the surrounding native vegetation and the fire risk posed by the single vehicle access point to the township. Therefore, no boundary changes to extend the township are recommended in this location.

An allotment is located within the Settlement Zone which is undeveloped and contains dense intact native vegetation. It is recommended that this allotment be removed from the Settlement Zone.

The potential amendments are shown on the **Figure 7.2.10 – Nene Valley – Proposed Amendments**.

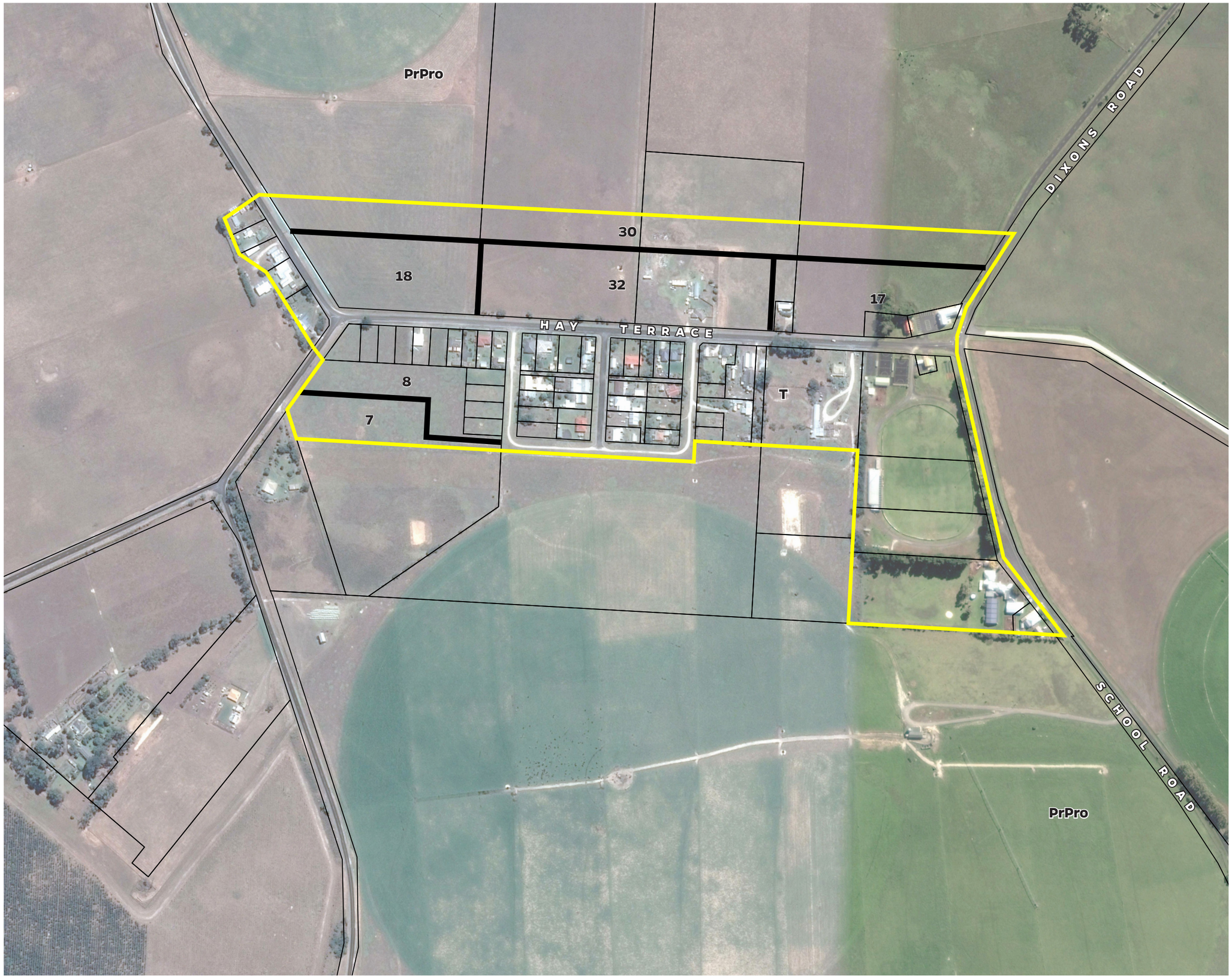


Figure 7.2.8

Kongorong
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

T Township Zone

8 Number of potential additional allotments

Road Concept

Potential for 112 additional allotments @ ~1200m²

1:5,000 @ A3

0 100m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.2.9

Nene Valley
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

Se Settlement Zone

1:2500 @ A3
0 50m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.2.10

Nene Valley
PROPOSED AMENDMENTS

DISTRICT COUNCIL OF GRANT

Se Settlement Zone

Proposed Zone Boundary realignment

1:2500 @ A3

0 50m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Pelican Point

Pelican Point is located on the coast to the east of Carpenter Rocks.

The extent of the area and potential number of additional allotments are shown on the **Figure 7.2.11 – Pelican Point – Extent and Allotment Availability Plan**.

Pelican Point is a coastal community located across two separate areas of the Settlement Zone. The dwellings located on the coastal side of Pelican Point Road are located within the Coastal Open Space Zone and are also subject to severe coastal interface issues. The existing divided land contains a limited supply of vacant residential allotments.

However, both the western and eastern portions of the Settlement Zone contain large areas of undeveloped land which can accommodate approximately 200 additional residential allotments. Given this existing supply of suitably zoned land, no boundary changes are recommended.

Some minor changes to zone boundaries are recommended where the extent of the Settlement Zone does not currently match allotment boundaries.

The potential amendments are shown on the **Figure 7.2.12 – Pelican Point – Proposed Amendments**.

Racecourse Bay

Racecourse Bay is located on the coast to the east of Port MacDonnell.

The extent of the area is shown on the **Figure 7.2.13 – Racecourse Bay – Extent and Allotment Availability Plan**.

The Racecourse Bay area comprises a small settlement and a strip of ribbon rural living development located between the coast and Eight Mile Creek Road. The township at the far western extent is located within the Settlement Zone with the remainder located in the Rural Living Zone.

Existing land use categories are shown on **Figure 7.2.14 – Racecourse Bay – Land Use**.

The divided allotments within the Settlement Zone have essentially been fully taken up by residential development. There is an expansion area of the Settlement Zone located adjacent, west of the current settlement, that is vacant. This area of appropriately zoned land can accommodate approximately 20 additional residential allotments.

Further west again, there is the balance of the undeveloped allotment that was previously the site of the original Racecourse for the Port MacDonnell area. A submission has been received from the owner of the land suggesting that the remainder of the allotment to the west be rezoned to a Settlement Zone. This may be a suitable option for further expansion of the settlement once the current Settlement Zone is fully developed.



Figure 7.2.11

Pelican Point
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

Se Settlement Zone

8 Number of potential additional allotments

Road Concept

Potential for 202 additional allotments @ ~730 - 900m²

1:7500 @ A3

0 200m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.2.12

Pelican Point
PROPOSED AMENDMENTS

DISTRICT COUNCIL OF GRANT



Se Settlement Zone

Proposed Zone Boundary realignment

1:7500 @ A3

0 200m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.2.13

Racecourse Bay
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

RuL Rural Living Zone
Se Settlement Zone

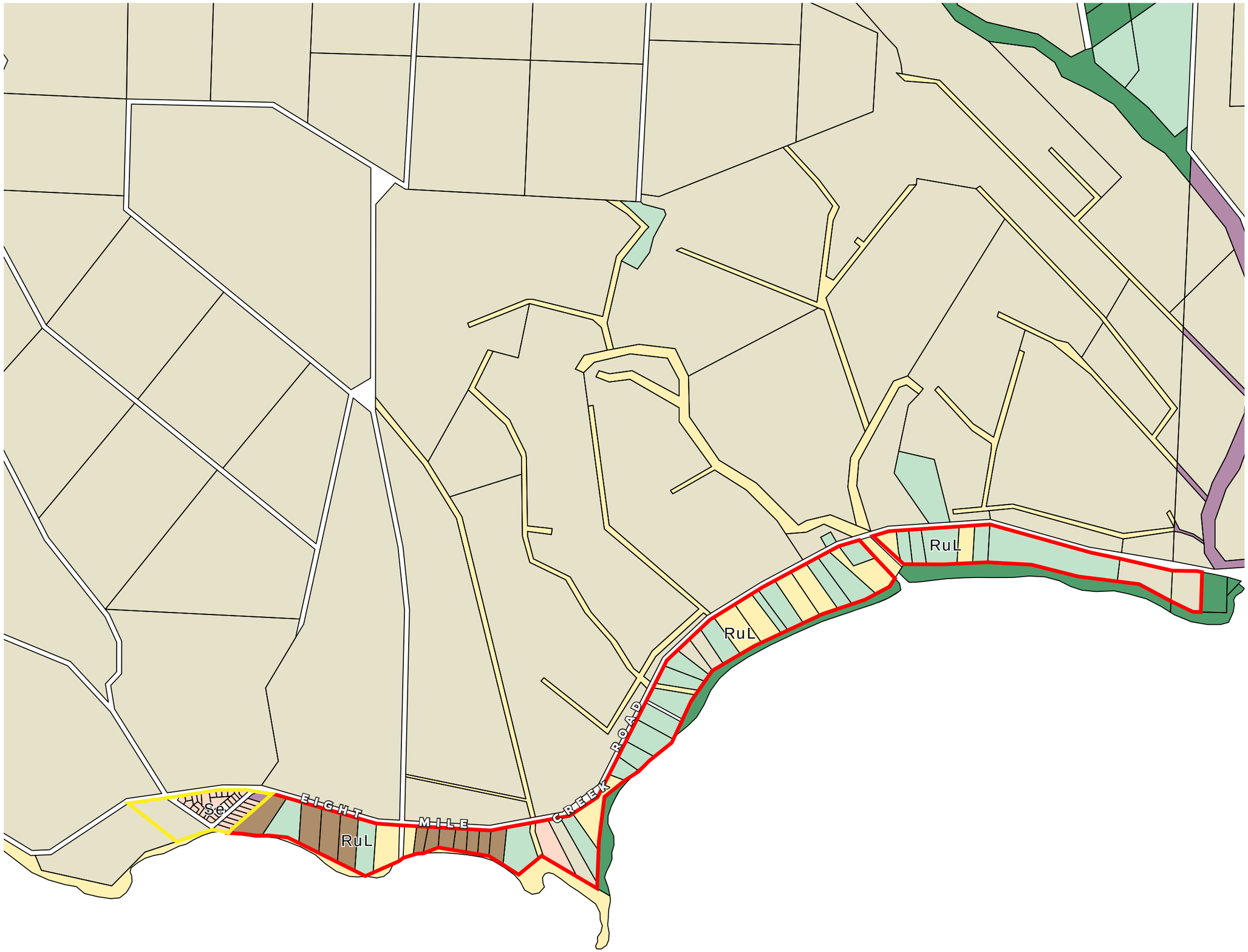
1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.2.14

Racecourse Bay
LAND USE

DISTRICT COUNCIL OF GRANT



ZONES
- RuL Rural Living
- Se Settlement

LAND USE
- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Given the current stock of vacant Settlement Zone land, no changes to the Settlement Zone boundary is recommended at this time. However, the balance of the western allotment could be identified as a location for future expansion of the Settlement Zone as supply of existing zoned land diminishes.

The Rural Living Zone east of Racecourse Bay contains approximately 25 vacant allotments suitable for rural living development. Given the remaining stock of vacant allotments in the Rural Living Zone, no expansion to the Rural Living Zone is recommended in this area.

There is one low-lying parcel of land located on the eastern extent of the subject area, which is owned by the Crown, together with two privately owned parcels of land. Given the low-lying nature and likelihood of inundation, it is recommended to rezone this land to Coastal Conservation.

The potential amendments are shown on the **Figure 7.2.15 – Racecourse Bay – Proposed Amendments**.

Eight Mile Creek to Brown Bay

Eight Mile Creek / Brown Bay is located on the coast to the east of Port MacDonnell.

The extent of the area is shown on the **Figure 7.2.16 – Eight Mile Creek / Brown Bay – Extent and Allotment Availability Plan**.

The coastal Rural Living Zone extends from Racecourse Bay (as discussed above) to Eight Mile Creek and Brown Bay. These areas were included as part of the River and Coastal Communities Urban Design Framework and Master Plan prepared in 2014.

Existing land use categories are shown on **Figure 7.2.17 – Eight Mile Creek / Brown Bay – Land Use**.

This portion of the Rural Living Zone is located east of Eight Mile Creek and west of Brown Bay, with a similar development pattern to the Rural Living Zone at Racecourse Bay. The zone is predominantly on the coastal side of Eight Mile Creek Road together with a central portion located on the northern side of the road.

A submission was received to extend the zone on the northern side of Eight Mile Creek Road. Plans have been prepared to replicate the northern portion of the Rural Living Zone westward over Eight Mile Creek. Given the topography of the locality and availability of existing vacant allotments, it is recommended that the northern portion of the Rural Living Zone only be extended along Eight Mile Creek Road up to Peacocks Road. The land west of Eight Mile Creek and north of Eight Mile Creek Road is not considered suitable for rural residential development.

There is also one large, parcel of land located at the western fringe of Brown Bay, between Eight Mile Creek and the land which has previously been divided. Given this land has not been developed it is recommended to rezone this land from Rural Living to Coastal Conservation in order to reinforce the separation between the two settlements.

The potential amendments are shown on the **Figure 7.2.18 – Eight Mile Creek / Brown Bay – Proposed Amendments**.

Figure 7.2.15

Racecourse Bay
PROPOSED AMENDMENTS

DISTRICT COUNCIL OF GRANT



RuL Rural Living Zone
Se Settlement Zone
Removed from Rural Living Zone
Potential long term future settlement
1 Private Allotment 1
2 Private Allotment 2
3 Crown Land

1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.2.16

Eight Mile Creek
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

ZONES

RuL Rural Living

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

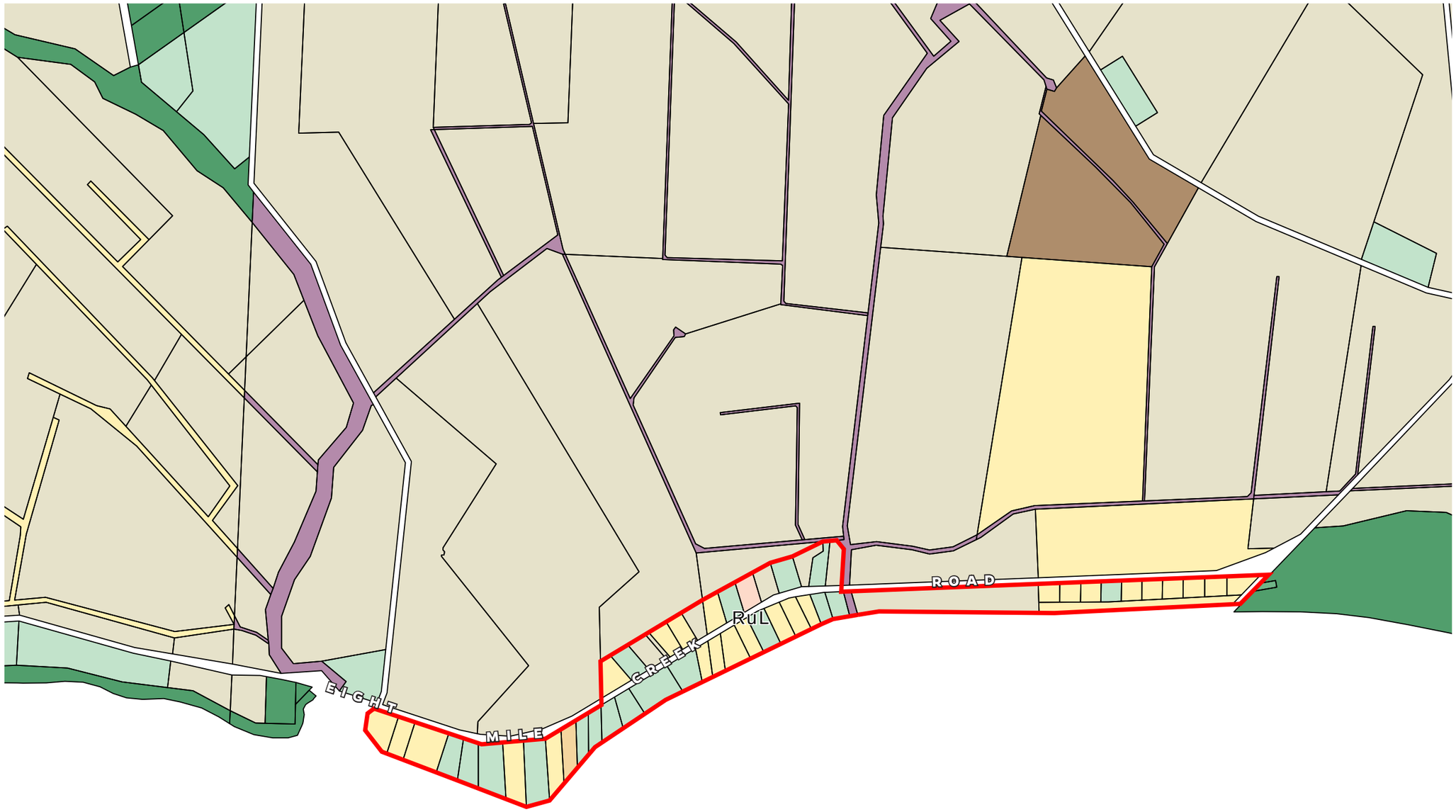


Figure 7.2.17

Eight Mile Creek
LAND USE

DISTRICT COUNCIL OF GRANT

ZONES
- RuL Rural Living

LAND USE
- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

1:15,000 @ A3

0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS



Figure 7.2.18

Eight Mile Creek
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

ZONES
- RuL Rural Living
- Remove from Rural Living Zone
- Proposed zone boundary realignment

1:15,000 @ A3
0 400m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Tarpeena

Tarpeena is an inland community located at the northern extent of the Council area, approximately 20 kilometres from Mount Gambier.

The extent of the area is shown on the **Figure 7.2.19 – Tarpeena – Extent & Allotment Availability Plan**.

Existing land use categories are shown on **Figure 7.2.20 – Tarpeena – Land Use**.

The Township Zone covers three distinct areas comprising a northern cluster of development adjacent the timber mill, a central cluster of development and a larger southern cluster of development.

There are considerable areas of vacant land within the Township Zone in Tarpeena. Given the expansive areas of vacant Township zoned land it is recommended that no change be made to the zone boundaries. However, there is scope to amend the planning policy within the area, to guide the future development of the distinct areas and to establish a defined character for the different parts of the township. Currently there is no specific desired character statement relating to the Tarpeena Township.

Although beyond the scope of this report, it is recommended that Council undertake further study into Tarpeena, specifically a master planning or urban design framework exercise, to help guide future urban fabric improvements.

Port MacDonnell Rural Living Zone.

The Port MacDonnell Rural Living Zone is located approximately one kilometre north of the township of Port MacDonnell.

The extent of the area, a proposed zone boundary realignment and areas for further investigation are shown on the **Figure 7.2.21 – Port MacDonnell**

The zone accommodates 12 allotments with some of the allotments now being developed. Given the current supply and reasonably slow uptake rate, no change to the boundary of this zone is recommended apart from a proposed boundary realignment on Lower Nelson Road to correct a current anomaly.

There is no other land currently zoned Rural Living in or near Port MacDonnell.

7.3 Primary Production Zone areas

(Out of Zone)

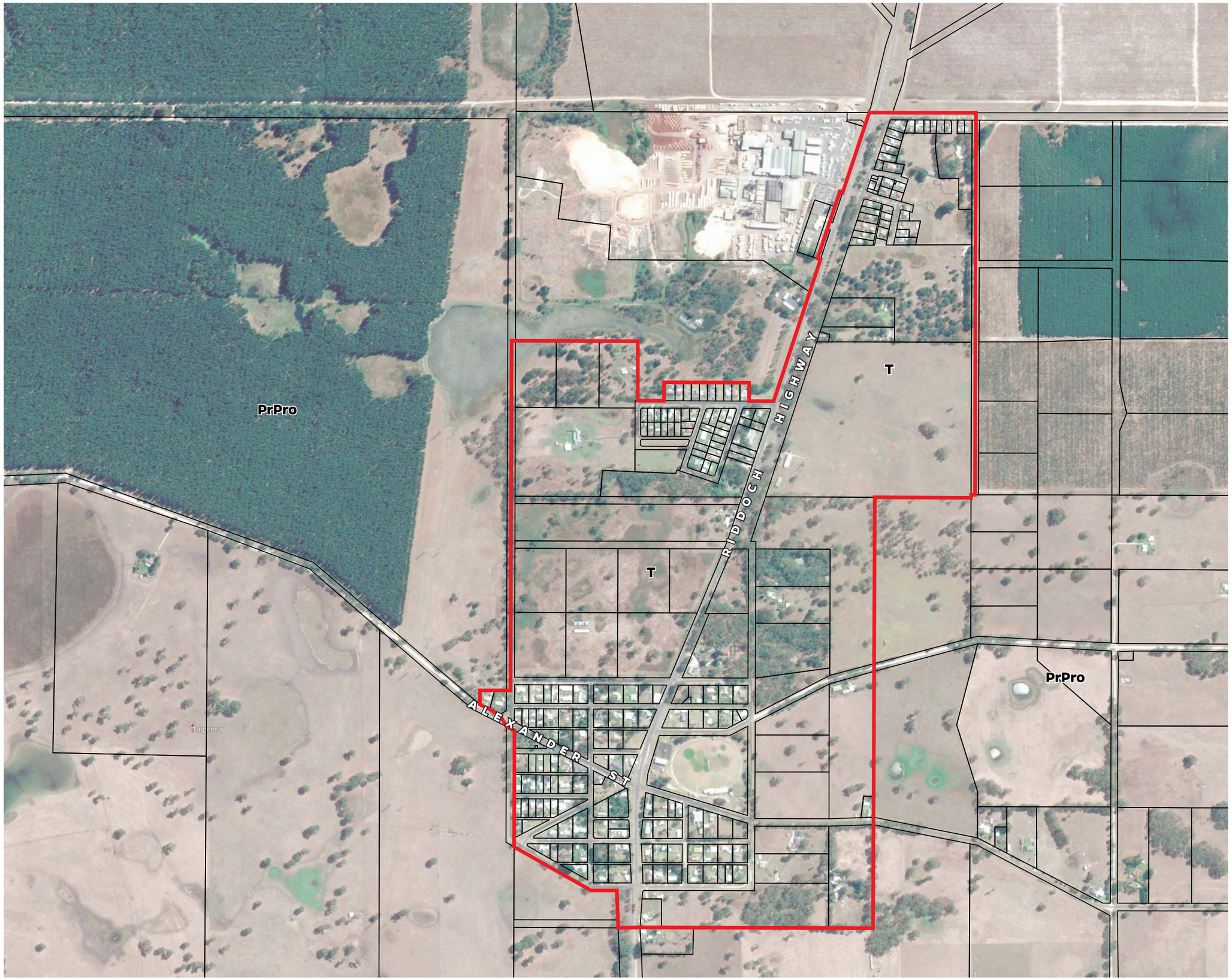
As discussed previously, particularly within the fringe areas surrounding Mount Gambier, there are a number of existing dwellings on rural living sized allotments scattered throughout the Council area. Some properties are near existing zoned areas and others are quite isolated. The majority are separate isolated developments and others are clustered together in small groups. These existing rural living uses have a long-standing history within the region, many of which were established prior to the zoning regulations coming into effect in the 1970's.

Figure 7.2.19

Tarpeena
EXTENT & ALLOTMENT AVAILABILITY

DISTRICT COUNCIL OF GRANT

T Township Zone



1:10000 @ A3
0 200m

MASTERPLAN
TOWN + COUNTRY PLANNERS

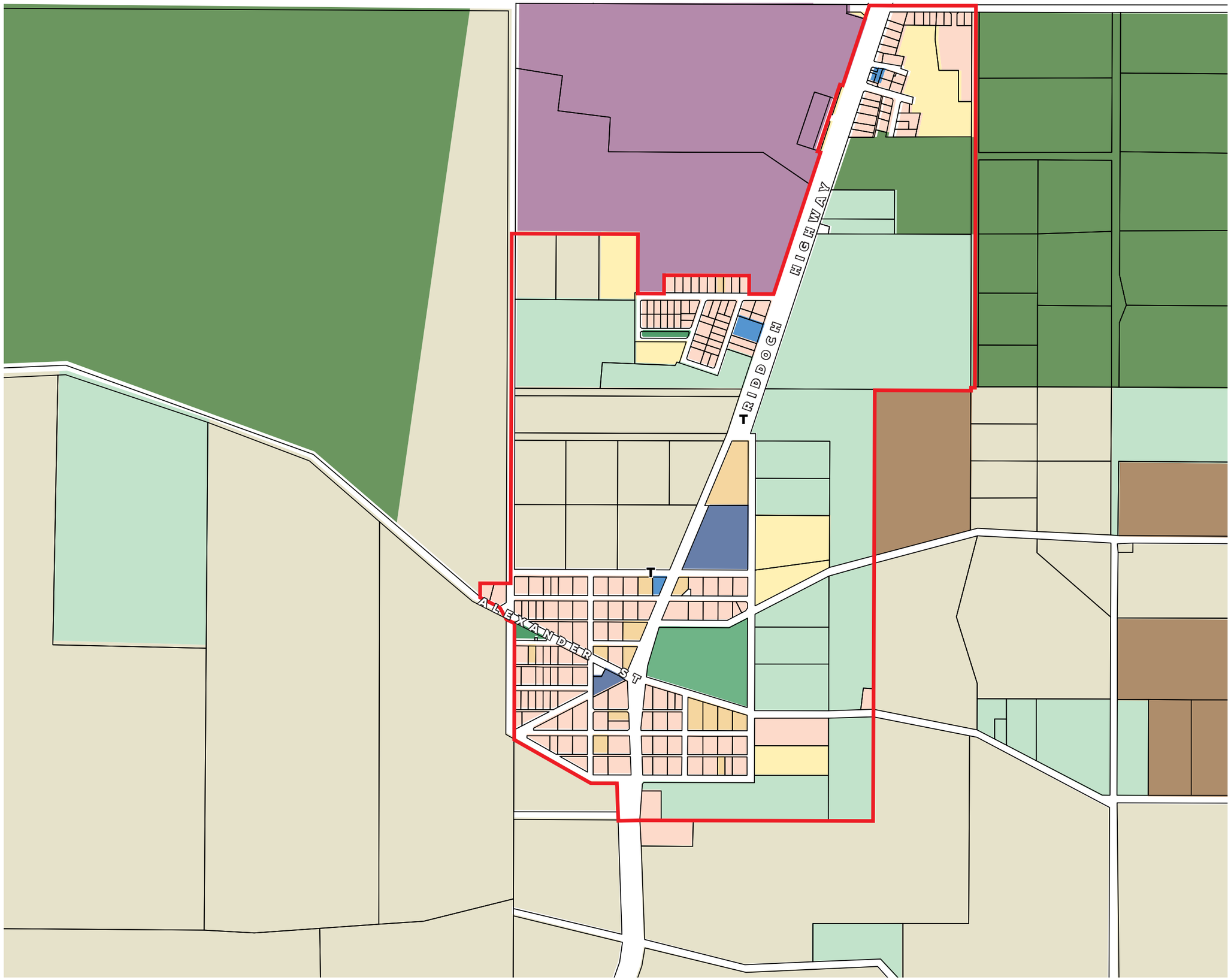


Figure 7.2.20

Tarpeena
LAND USE

DISTRICT COUNCIL OF GRANT

ZONES
- T Township Zone

LAND USE
- Agriculture
- Commercial
- Commercial (Retail)
- Education
- Food Industry
- Forestry
- Horticulture
- Livestock
- Mining / Quarrying
- Public Institution
- Recreation / Reserves
- Residential
- Residential (non private)
- Residential (Rural)
- Utilities / Industry
- Vacant
- Vacant (urban)

1:10000 @ A3

0 200m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Figure 7.2.21

Port MacDonnell

DISTRICT COUNCIL OF GRANT



- Township Area
- Rural Living
- Area for Further Investigation
- Proposed Zone Boundary Realignment

1:12500 @ A2

0 250m

MASTERPLAN
TOWN + COUNTRY PLANNERS

Apart from the submissions already mentioned, others have been received requesting consideration of rezoning primary production land into smaller parcels suitable for rural living purposes.

These include:

- Bishops Road, Suttontown;
- Wandilo Road, Suttontown;
- Airport Road, Wandilo;
- Riddoch Highway, Moorak;
- Hill Road, Yahl; and
- Caroline Headquarters Road, Yahl

It is considered that there is no planning justification for any of these sites to be rezoned for rural living purposes. Regarding the existing isolated examples and clusters of rural living type development within the Primary Production Zone, it is acknowledged that these contribute to the existing patterns of development and character of the Primary Production Zone. However, similar developments should not be allowed in the future.

It is recommended to amend the policy and desired character within the Primary Production Zone to acknowledge existing rural living land use type development, while encouraging no further such development to protect the productivity and character of the area.

APPENDIX A
Submissions Summary

Verbal Submissions

Verbal Submissions

All verbal submissions were received on 17-19 October 2018 (inclusive).

SUBMISSIONS	SUMMARY OF ISSUES RAISED	RESPONSE
1. **P & C Heness;** *202 Grant Avenue, MOORAK*	• Owns parcel of land on the corner of Bay Road and Grant Avenue (approx. 11 acres). • Believes the land should be subdivided into six or 12 allotments. - Cubicle allotments could be put into a zone for development. - Accepts it cannot be rezoned into low-density housing (reference the Greater Mount Gambier Master Plan). • Made previous submissions back in 2010 (submitted via a consultant from Hamilton). • Plus, written submission on 5/2/18.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
2. **N Miller;** *Crafter Road, COMPTON*	• Owns an allotment on Crafter Road (approx. 9.75 acres) • Potential for Rural Living Zone or a 'large lot residential' zone: ○ Approximately four allotments, up to 15.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
3. **M & J Saffin;** *105 Yahl Hall Road, YAHL*	• Own a large allotment on Yahl Hall Road. • Propose a rural living ribbon development along Yahl Hall Road. • Completed a SA Water and services investigation for the proposal. • The site is connected to electricity infrastructure and has water supply from the Blue Lake. • Plus, written submission on 15/5/18.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future. Location of site is beyond that anticipated for Yahl township expansion.
4. **M Phillips;** *16 Hay Terrace, KONGORONG*	• Attended consultation session to discuss her elderly mother's property. • Ms Phillips does not live in Kongorong but came to discuss her elderly mother's property who does live in the town. • Believed that Kongorong was zoned appropriately, and the township had plenty of vacant land that could still be developed. • It was noted that not much development had occurred in recent times; at least since the last rezoning that occurred in recent years.	• Submission Noted.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	RESPONSE
5. **H Mitchell;** *McKay Road, Carpenter Rocks Road and White Avenue, COMPTON*	*Refer to a written submission regarding the Empak Homes proposal on Carpenter Rocks Road.*	• Existing Planning Policy to be reviewed and suitable areas for low density residential development be reviewed in the Tollner Road area.
6. **C Fennell;** *161 Brim Brim Road, YAHL*	• Owns a property in Yahl. • The property is within the Primary Production Zone (Horticulture Policy Area 8). • They consider there is potential for future subdivisions, and residential allotments. • The site has mains water supply. • There is potential for a future road access onto the site.	• To be reviewed as part of recommended expansion of the Yahl Township.
7. **R Feast;** *Lots 5 and 11 Kilsby Road, MOORAK and Lot 103 Eight Mile Creek Road, RACECOURSE BAY*	• Regarding the allotments in Moorak. - Owns two allotments, totalling to approx. 100 acres. - The land is currently used for grazing. - It is within the Primary Production Zone (Horticulture Policy Area 8). - Mr Feast would like to subdivide the property and sell; for this to occur a rezoning to Rural Living would be needed. • Regarding the allotment in Racecourse Bay. - The allotment is the former racecourse at Racecourse Bay and is west of the existing settlement. - There is a portion of the allotment within the Settlement Zone. - The owner proposes the remainder of the allotment be rezoned into the Settlement Zone.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future. • No Action. While allotment may be suitable for future development, further zoning changes not warranted until the existing Settlement Zoned area is developed.
8. **Andrew Smelt;** *55 Yahl Hall Road, YAHL*	• The current CFS shed in Yahl is over-capacity and needs upgrade, the CFS are looking for a site next to Yahl Oval. • There is little developable land remaining in the current Township Zone. • Mr Smelt owns a large allotment west of Yahl Oval (outside of the Township Zone) and would like to subdivide the portion facing Yahl Hall Road into 7 allotments. - The allotment is currently in the Primary Production Zone and would have to be rezoned into the Township Zone for this to occur. • Previous written submission on 1/11/2011.	• To be reviewed as part of recommended expansion of the Yahl Township.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	RESPONSE
9. **M & S King;** *29881 Princes Highway, YAHL (corner of Dohle Road)*	• Owns an allotment on the corner of the Princes Highway and Dohle Road (approx. 15 acres). • Wanting to subdivide and looking at rural living type development. • As a minimum, would like to divide off the site of the existing dwelling. • Similar division at Mount Gambier Racecourse sets a precedent.	• Recommended that the area to the east of Mount Gambier out to the Attiwill Road/Racecourse area be subject to a further consultation and master planning exercise.
10. **L Scott;** *229 Peacocks Road, EIGHT MILE CREEK*	• Owns an allotment in Eight Mile Creek. • Freeholded since 1986. • Wants it rezoned to Rural Living?	• No Action. Existing developments within Primary Production Zone to be acknowledged but further intensification and development not encouraged in the future.
11. **LW & KM Capewell;** *237 Yahl Road, YAHL*	• Own 10 to 13 acres in Yahl. • They had a submission prepared for rezoning 18 months previous, but they are unsure how far this process went. • There was a draft plan of zones drawn up. • Prepared written submission on 7/12/2018.	• No Action. Existing developments within Primary Production Zone to be acknowledged but further intensification and development not encouraged in the future.
12. **A Kilsby;** *Cafpirco Road, COMPTON*	• Living opposite to a quarry and landfill and near proposed timber processing facility. • Interface issues with these industries. • There needs to be an Open Space Zone between rural living and industrial uses. • 'If they en*courage these areas (rural living) they need to protect them'*.	• Submission noted.
13. **B & B Schriever;** *153 Bishop Road, WORROLONG*	• Own an allotment on the corner of Bishop Road and Kennedy Avenue. • This intersection is in need of upgrade, and the Council has offered to buy a portion of their allotment to realign the road. • Mr and Mrs Schriever do not want to sell this portion and are frustrated the City of Mount Gambier failed to reserve land from the adjacent golf course development for the road realignment. • The allotment is currently zoned as Primary Production; and they believe there is a potential for rezoning into Rural Living.	• District and City Councils have liaised with owner to achieve a road realignment. • No rezoning of land to Rural Living.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	RESPONSE
14. **B James;** *166 Wandilo Road, SUTTONTOWN*	• Owns an allotment in Suttontown. • Mr James desires either the establishment of Country or Rural Living Zone in Suttontown for his property and those surrounding, or an expansion of existing zone near the properties (the Mitchell Siding Rural Living Zone). • The allotment is currently in the Primary Production Zone.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
15. **D & T Potter;** *247 Hill Road, YAHL*	• Concerned with a neighbouring property that has been operating illegally as a trucking depot; and is now attempting to gain retrospective approval. • They believe the designation of Yahl Road as a freight route should be reviewed due to the large number of residences and a school located on the road. • They are also willing for their property to be rezoned from Primary Production to Rural Living.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
16. **Paul Mann;** *109 Airport Road, WANDILO*	• Proposes a residential or rural living subdivision adjacent to the Mount Gambier Airport • The proposal is in the Primary Production Zone; and thus, all proposed allotments are under-sized • Also provided written submission.	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
17. **N Moody;** *21579 Riddoch Highway MOORAK*	• Discussed DC Grant's policy for restricting one dwelling per allotment. • Believes that the removal of this policy will assist in solving high demand for housing.	• Response noted / No Action
18. **Jason Malseed;** *93 Attwill Road, YAHL*	• Allotment which abuts the Attwill Road Rural Living Zone. • Mr Malseed would like to subdivide the residence from the balance of the allotment, and potentially in future subdivide the balance too; these allotments are not in the Zone. • Also provided written submission.	• Recommended that the area to the east of Mount Gambier out to the Attiwill Road/Racecourse area be subject to a further consultation and master planning exercise.
19. **J & G McKinnon;** *172 O'Neil Road, WORROLONG*	• Own a large allotment in Worrolong adjacent to the existing Rural Living Zone. • They believe this allotment should be rezoned from Primary Production into Rural Living to expand the adjacent zone which is at capacity. • The allotment was on a list to be rezoned as Rural Living from previous submissions. • The allotment also has 'poor soil quality' for primary production. • Previous written submission on 24/3/2014.	• Recommended to expand the zone at Worrolong.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	RESPONSE
20. **L Hay;** *246 Tollner Road,* *COMPTON*	• Owns an allotment in Compton, which is within the Primary Production Zone, but immediately abuts land zoned as Industry (currently used for cattle grazing and is largely undeveloped). • This Industry Zone is directly between Primary Production and Rural Living but appears to serve as an area of future expansion from the Industry Zone in the City of Mount Gambier. • Ms Hay uses her allotment as a tourism business, and if the adjacent Industry Zone is developed, her business may be ruined. • The Industry Zone should be rezoned into Rural Living.	• Submission noted/No Action.
21. **G Albrecht;** *Jones Road,* *PORT MacDONNELL*	• A few years prior, the rural locality to the north of Port MacDonnell was rezoned to restrict development, due to the low-lying nature. (Restricted Development Policy Area) • The rezoning decision affected Mr Albrecht, as his allotment was among those rezoned; and thus, Mr Albrecht used the opportunity to vent his frustrations. • Mr Albrecht also complained that DC Grant would not continue to extend his development approval for the construction of a dwelling.	• Submission noted./ No Action.
22. **T & L Paltridge;** *923 Eight Mile Creek Road,* *EIGHT MILE CREEK*	• Own several allotments in Eight Mile Creek, in which most are used for cattle grazing and are in the Primary Production Zone. • The land is poor for primary production due to the low-lying nature. • Mr and Mrs Paltridge would like to extend the abutting Rural Living Zone and subdivide the frontage of their land (on Eight Mile Creek Road) into eight allotments. • The land proposed for rezoning is low lying. • Mr and Mrs Paltridge also have another proposal to subdivide an allotment to the west into four rural living allotments that would be located on the northern side of Eight Mile Creek Road; this is a more long-term proposal.	• Recommended to extend the existing Rural Living Zone on northern side of Eight Mile Creek Road.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	RESPONSE
23. F Brennan; *Frank Brennan Consulting Services, on behalf of a number of his clients*	• Cafpirco Road - Pine plantation adjacent to existing Rural Living Zone, owned by Green Triangle. - Size and configuration of forestry does not suit their requirements. - Extend the Cafpirco Road Rural Living Zone to the west to include their site, as the plantation will be gradually removed with the aim for future rural living. - Would remove the whole of the plantation if land use change is allowed. • Sassanowksy Road - Area outside of the Rural Living Zone that abuts the Princes Highway. - Existing non-primary production uses and should be rezoned into Rural Living. - Anomaly (Map Gra/36). • Tollner Road - More suitable for low density residential rather than Rural Living, as it is currently zoned. - This is subject to services being provided. - Empak Homes proposal includes sewer and water, with higher density allotments than the standard rural living allotments. • General Comment - Country Living Policy Area 10 ○ Current wording creates confusion. ○ People do not understand the distinction. - Allotment sizes between rural living areas should be more consistent (between 3,000 to 5,000 square metres would be ideal; but could all be 3,000 square metres). - Compatibility should be basis of minimum allotment sizes.	• No Action re: Cafpirco Road. • Amend Sassanowsky Road. • Tollner Road Area review of Planning Policy and suitable areas for low density residential development.

APPENDIX A
Submissions Summary

Written Submissions

Written Submissions

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
1. G Hamilton; *Various Locations in DC Grant*	• Mr Hamilton is the Director of Hamilton's Run (a farming enterprise which operates across various locations in the District Council (DC) of Grant) and wrote the submission on behalf of the enterprise. • Hamilton's Run owns or leases land in OB Flat, Yahl, Glenburnie, Caveton and Moorak; all of which are adjacent to 'lifestyle blocks'. • Mr Hamilton asserts that agriculture today requires larger areas of open land and has a tenuous relationship with neighbours who reside in rural living allotments abutting or adjacent to agricultural operations. - These residents frequently disapprove of the practices of the agricultural producers, who have built the rural landscape they value and cherish - Mr Hamilton notes that some rural living residents 'enforce' their values upon the producers, as he believes these residents wish to live in the country whilst having all the amenities of a large city. • There has been a great deal of rural living allotments created in contemporary times throughout DC Grant. - The locations of these allotments seem to have been determined by the aspirations of the landowner rather than the relevant policy. • Yahl (and other townships) have grown rapidly in modern times, with the majority of development occurring along existing roads, creating multiple crossovers and access points along these roads. - The majority of these roads are, or have been, arterial freight routes, but due to the many access points of the rural living developments, these roads have been reduced in speed and are no longer efficient. - This will most probably result in the construction of new roads behind these rural living allotments to minimise disruption and ensure traffic moves in an efficient manner; this process will result in significant cost.	25 November 2018	• Submission noted

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
	• Ribbon or strip development should not be allowed, and new rural living allotments should be alongside existing townships and consigned to land that is too small and not viable for agriculture. - The land bounded by Square Mile, Yahl, Yahl Hall and Brim Brim Roads is an example of where development should occur. - Future development should not have direct access to existing roads but be grouped around a common new side road with one open access to an existing road. • DC Grant has some of the highest land productivity in South Australia, with access to very good water and a temperate climate; and thus, it is important that agricultural operations are protected, and that planning policy is in place to ensure these operations remain efficient, competitive and retain their viability. • In summary, Mr Hamilton believes open areas should be left free from housing developments, and that new residential development should be aggregated 'into concise areas, with shared access to existing roads.'		
2. **Heath Mitchell**; *McKay Road, Carpenter Rocks Road and White Avenue,* *COMPTON*	• Mr H Mitchell represents Empak Homes, who are planning a low-density residential subdivision to the south-west of Mount Gambier adjacent to White Avenue partly in Country Living Policy Area 10 of the Rural Living Zone. • The proposal is undergoing a court proceeding, in which the neighbouring residents are appealing the decision of approval. • If the appeal is overturned, and the project is approved, Empak Homes will proceed with the residential subdivision. • If the appeal is upheld, and the project is refused, Empak Homes submit that the land be rezoned from the existing Rural Living Zone to one that reflects the ability to service low-density residential development.	29 November 2018	• Noted that appeal was upheld, and application refused. • Tollner Road Area review of Planning Policy and suitable areas for low density residential development.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
3. **John Richter**; *69 Telford Road,* *MOORAK*	• Owns a parcel of land (69 Telford Road) in Moorak. • The allotment has two frontages: one on Telford Road, and the other on Tarrant Road. • The property has access to mains water, power and telecommunications infrastructure; and is currently 'on septic'. • Mr Richter has proposed to allow ½ of the property (15 acres approximately) to be subdivided; and is willing to work alongside Council to achieve this proposal. • The allotment is currently within Horticulture Policy Area 8 of the Primary Production Zone.	5 December 2018	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
4. **Neville Vause**; *10-20 Crafter Road,* *COMPTON*	• The Vause Family own a parcel of land on Crafter Road in Compton. • Submitted a previous written submission in October 2013, in which they suggested that they were the highest-scoring proposal yet to be approved. • The latest submission (this submission) the Vause Family propose that their allotment be rezoned from Primary Production to Rural Living. • The area to the east of the allotment (on the opposite side of Crafter Road) has been rezoned into Rural Living, and the owners believe their allotment should be rezoned as a result. • The Vause Family are aware that DC Grant have approved subdivisions on Crafter Road within the Residential Zone (Mt Percy Golf Course Policy Area 9). - The family are not against these decisions but do believe that these recent subdivisions strengthen the argument for their property to be rezoned into Rural Living (as it will conform to the trend of the locality). • The proposal also incorporates a subdivision of the property into eight allotments (each 5,000 square metres approximately).	5 December 2018	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
	• There are a number of reasons stated that reinforce the positive attributes that will result in rezoning the allotment to Rural Living. - The dimensions of the allotment provide a suitably shaped and sited subdivision. - The subdivision will be facilitated with access to the well-maintained and sealed Crafter Road. - The subdivision can be easily accessed with water and electricity infrastructure. - The area has scenic views of Mount Gambier, Mount Percy and the surrounding countryside. - The size of the current allotment is too small for a viable agricultural operation, and subdividing is best for the future of the site.		
5. **C & R Annear**; *84 Orchard Road and 138 - 148 Bay Road,* *MOORAK*	• Mr and Mrs Annear own two adjoining parcels of land in Moorak. • The owners believe these parcels are eminently suitable to be rezoned from Primary Production (Horticulture Policy Area 8) to Rural Living. • The allotments are adjacent to an existing Rural Living Zone, Precinct 2 Bay Road (to the east), and an informal corridor of rural living properties on Orchard Road; and thus, the parcels provide an extension to these uses. • The parcels are accessed through an entry on Orchard Road, and two entries on Bay Road; and therefore, it is of the owners' opinion that these entries will provide adequate access to a rural living subdivision and assist with traffic management of the land. • The Annear's believe that the allotments' position and contours facilitate optimal solar access for energy efficiency. • Mr and Mrs Annear have also stated that the DEW regulations prohibit the installation of an irrigation bore (as the property is within two kilometres of the Blue Lake); and therefore, assert they cannot undertake an economically viable agricultural/horticultural business.	5 December 2018	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
6. **Jeff Campbell**; *22 Lindsay Street,* *MOUNT GAMBIER*	• Represents the Friends of Shorebirds SE (FoSSE) • FoSSE is concerned with the seemingly unrestrained subdivision of rural land and development of housing along the coastline. • The increase in housing is straining the shorebirds who inhabit the beaches, and use the area for feeding, roosting and breeding. • Increasing development along the coastline, will inevitably lead to an increase in the usage of shorebird habitats, resulting in an increase in the disturbances of these birds. • 'Disturbance to the birds can come from various human-induced causes and can have a number of deleterious effects'. • Disturbance can originate from: - People walking on the beach, which is increased when people walk their dogs on the beach (leashed or unleashed). - Dog and cats belonging to residents that are permitted to wander. - Driving on the beach. • Another consequence of an increase in housing development along coastal areas is an increase in fox numbers, as fox baiting is not permitted near residential areas; this can have a large impact on beach nesting birds. • FoSSE requests that due consideration be given before further subdivisions (and rural living development) is approved adjacent to or on coastal land.	6 December 2018	• Submission noted.
7. **Kevin Johnson**; *Tollner Road.*	• Mr K Johnson is the Director of Gambier West Rural Pty Ltd, and wrote the submission on behalf of the company. • Gambier West Rural believe there are sufficient areas (predominantly in Compton) currently available to meet the demand for rural living allotments for at least three years. • Gambier West Rural also enquired on whether it is standard practice to allow five working days for public comment on reviews such as this.	6 December 2018	• Submission Noted. • Refer to Tollner Road Area review of Planning Policy

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
8. **M Mortensen & S Jones**; *355 Caroline Headquarters Road,* *YAHL*	• Ms Mortensen and Mr Jones own a property in Yahl (in the hinterland, not the township proper). • The owners are parents of school-aged children, and often talk to others in their demographic who say they are seeking lifestyle properties (that are 5 to 10 acres in area). • The owners believe their current property would 'subdivide suitably for this situation' and propose that their property be rezoned from the current Primary Production into Rural Living. • Ms Mortensen and Mr Jones have included a rough map of the potential subdivision that could occur on their property, as well as the Certificate of Title of the allotment.	7 December 2018	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
9. **LW & KM Capewell**; *237 Yahl Road,* *YAHL*	• Mr and Mrs Capewell propose that their property (237 Yahl Road) be considered for rezoning, from the current Primary Production Zone (Horticulture Policy Area 8) to a Rural Living Zone; allowing the owners to subdivide the land. • The owners have prepared a concept for the land division, dividing the property from one to nine allotments. The owners note that this concept is a draft plan and would welcome recommendations and further revisions. • Mr and Mrs Capewell proposed this rezoning to DC Grant in a formal application in 2015; however, as Council were planning an eventual 'Review of Rural Living' they did not guarantee support of the rezoning (in 2015) and kept the proposal 'on file' for later consideration. • The owners would like to use this current review for this proposal to be reconsidered.	7 December 2018	• No Action. Existing developments to be acknowledged but further intensification and development not encouraged in the future.
10. **Maureen Christie**; *CARPENTER ROCKS*	• Ms Christie submitted general comments regarding the regional agriculture, and policy related to rural subdivisions; these are numbered below: 1. DC Grant has rich agricultural land; it has reliable rainfall and access to good quality ground water.	7 December 2018	• Submission noted.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
	- The agricultural land is being lost to rural living subdivisions, which should be limited to land alienated from farming. 2. Suggestions of amendments to State Planning Policy which would allow a subdivision of dwellings no longer used by the farm-owner. - This has been occurring in many 'vacant' homes, despite the dwellings not being on separate titles. - The subdivision of scattered dwellings is inappropriate in rural areas, and not necessary to attain the goal of increasing housing stock. 3. Rural living development has 'deleterious' effects on the ability of farmers to manage their farms; namely, fox baiting bans adjacent to dwellings. 4. Increasing housing development in coastal areas will strain the beach environment and the foreshore reserves. - Increased recreational use is impacting wildlife in an undue manner. - Beach Nesting Shorebirds are disturbed in their ability to raise their young due to an increase of recreational use of the beaches. - Migratory Shorebirds are strained if disturbed as they prepare for their migration departure. - Increase in cat and dog numbers, which roam and disturb habitats.		
11. **L & S King**; *29881 Jubilee Highway East, MOUNT GAMBIER*	• Land located in the Attiwill Road area. • Numerous smaller allotments are located to the south on the eastern side of Dohle Road. • Have made previous submissions to Council seeking policy to be changed to provide for sub-division of land into rural residential size allotments. • Seeks that Council give consideration to rezoning.	11 March 2019 (late submission)	• Recommended that the area east of Mount Gambier out to the Attiwill Road/Racecourse area be subject to a further consultation and master planning exercise.

SUBMISSIONS	SUMMARY OF ISSUES RAISED	DATE RECEIVED	RESPONSE
12. **Felicity Walker**; Lot 2, 123 Yahl Road, YAHL	• Land adjacent the Yahl township. • Seeking clarification as to Council's position on future growth of the Yahl township.	6 February 2019 (late submission)	• Area to be reviewed as part of recommended expansion of the Yahl Township.
13. **Leighton & Debbie Neill** Lot 28, 10 Alie Drive, COMPTON	• Made a previous submission in 2010 to rezone their property at the end of Alie Drive to Rural Living. • Property is 11.17 hectares and a plan has been drawn by Cameron Lock to divide into 6 blocks around 1.5 ha • A Logical extension of services at the end of Alie Drive.	2010	• No Action. The subject land is within the buffer area of an existing landfill and therefore not considered suitable.
14. **South Eastern Water Conservation and Drainage Board**	• No specific concerns but offered comments • Any changes should be designed to prevent or minimise damage to the natural environment • Should encourage retention of existing wetlands.	9 November 2018	• Submission noted.
15. **K & M Maney**	• Past Submission re: rezoning on McKay Road.	15 October 2013	• Submission Noted/No Action.
16. **Kylie Mullen**	• Past Submission re: Bishops Road.	10 August 2011	• Submission Noted/No Action.
17. **P & C Heness**	• Past Submission re: Bay Road and Grant Avenue.	5 February 2018	• Submission Noted/No Action.
18. **M &J Saffin**	• Past Submission re: Yahl Hall Road.	15 May 2018	• Submission Noted/No Action.
19. **A Smelt**	• Past Submission re: Yahl.	1 November 2011	• Further review of Yahl Area.
20. **P Mann**	• Past Submission re: Airport Road.		• Submission Noted/No Action.
21. **J Malseed**	• Past Submission re: Attiwill Road.		• Further review of Attiwill Road Area.
22. **J & G McKinnon**	• Past submission re: Worrolong.	24 March 2014	• Recommended to expand the zone at Worrolong.

APPENDIX B

Previous and Current Development Plan Reports

PREVIOUS AND CURRENT DEVELOPMENT PLAN REPORTS

Development Plan Amendments

A review of current and previous DPAs has been undertaken to determine the history of the zones within the study area and when the particular zones that are subject of the review were introduced and/or rezoned. The zone boundaries of many of the areas have been in place since the original consolidated Grant Development Plan was established on 20 July 2000, and some also existed before that time. Since this time the following PARs/DPAs have had an influence on the current Development Plan policies relating to the existing township's and rural living zones. These are also summarised in the Project Area Table.

Rural and Country Living PAR – 31 August 2006

The Plan Amendment Report (PAR) prepared by Hassell in 2005, introduced the following amendments:

- O'Leary Road - now part of City of Mount Gambier;
- McCormick Street - now part of City of Mount Gambier;
- Sycamore Road - now part of City of Mount Gambier;
- Sassanowski Road - now Precinct 8 of the Rural Living Zone;
- Sherwin Road - now Precinct 9 of the Rural Living Zone;
- Illman Road - now Precinct 5 of the Rural Living Zone; and
- Thompson Court - now part of Bay Road Precinct 2.

Country Township Expansion PAR – 16 August 2007

- Expansion of Country Township Zone – Pelican Point.
- Expansion of Country Township Zone – Blackfellows Caves.
- Introduction of Country Living Zone on Riddoch Highway, Port MacDonnell.

Yahl Township Expansion PAR – 28 February 2008

- Review of Yahl and conversion to Township (Yahl) Zone.
- Zone expanded to include land at south-west corner.
- Plus minor changes to policy.

Mount Gambier (Mount Percy) Golf Course DPA – 31 July 2008

Although not specifically mentioned in the brief, this DPA introduced the Mount Gambier (Mount Percy) Golf Course Zone which was converted to the "Mount Percy Golf Course Policy Area 9". This area is still largely undeveloped and has been considered as part of this review.

Better Development Plan (BDP) and General DPA – 28 August 2014

- No zone boundary amendments, apart from the Open Space Zone in Tarpeena.
- All inland towns became Township Zones.
- All coastal towns became Settlement Zones.
- Cape Douglas changed from Holiday Settlement Zone to Coastal Settlement Zone.

Country/Rural Living and Township Expansion DPA – 28 August 2014

- Tollner Road - Rural Living Zone (new).
- Attiwill Road - Rural Living Zone (new).
- Donovans - Expansion of Township Zone.
- Browns Bay - Rural Living Zone boundary addition amendment.
- Racecourse Bay - Rural Living Zone boundary addition amendment.
- Carpenter Rocks - Expansion of Township Zone.
- Kongorong - Expansion of Township Zone.

Port MacDonnell and Environs (Part 1) DPA – 4 July 2017

- Expanded Residential Zone.
- New Infrastructure Policy Area.
- New Restricted Development Policy Area.
- New Residential Low-Density Policy Area.
- Policy Amendments including Desired Character Statements.

APPENDIX C
Development Plan Provisions

DEVELOPMENT PLAN PROVISIONS

RURAL LIVING ZONE

OBJECTIVES

1 **A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.**

2 **Development that contributes to the desired character of the zone.**

DESIRED CHARACTER

The role of the zone is to accommodate rural living activities characterised by sensitively designed detached dwellings on large landscaped allotments. It is envisaged that new development will be designed to blend in with the prevailing character of the particular areas. Development within the zone at Brown Bay and Racecourse Bay should have regard to protected species within the area that should be protected from development.

Development of rural living properties adjacent to the Northern and Western Gateway precincts will require careful design of buildings and structures to reflect the attributes of the entry gateways. Development will ensure that the main façade of the building has a frontage to the gateways and that associated storage and outdoor sheds are suitably screened from the road frontage. Landscaping and design of development adjacent to Penola Road and Princes Highway will be coordinated with the road verge planting to reinforce the roads as the main gateways from the north and west.

An important aspect of the zone abutting the coast is that the areas may be affected by coastal flooding and/or coastal erosion. Development will need to be built to specific site and floor levels to minimise flooding and setback from the coast to minimise the risk of coastal flooding and erosion.

It is envisaged that properties within the zone will be well landscaped with locally indigenous plant species to promote privacy and to provide screening of buildings and structures from neighbouring properties and the public roadway.

Allotment 809 in FP194611, CT Volume 5792 Folio 824 Mount Percy Road, Compton contains an existing transport depot. This site and adjoining sites should not be developed until it is demonstrated that the land is or will be suitable for its intended use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 **The following forms of development are envisaged in the zone:**

- **detached dwelling**
- **domestic outbuilding in association with a detached dwelling**
- **domestic structure**
- **dwelling addition**
- **farming, except within the Country Living Policy Area 10**
- **farm building, except within the Country Living Policy Area 10**
- **stable, except within the Country Living Policy Area 10.**

2 **Development listed as non-complying is generally inappropriate.**

3 **Development should be undertaken in accordance with Concept Plan Map Gra/3 – Western Gateway, Concept Plan Map Gra/5 – Northern Gateway, Concept Plan Map Gra/11 – Country Living Policy Area and Concept Plan Map Gra/12 – Racecourse Bay.**

4 **There should be no more than one dwelling per allotment.**

5 **The keeping of animals should be ancillary to and in association with the residential use of the land.**

6 **Outside the Country Living Policy Area 10, the keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.**

Form and Character

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

8 **Dwellings should be designed within the following parameters:**

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	15 metres
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	30 metres
Maximum site coverage	5 per cent
Maximum building height (from natural ground level)	8 metres

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

Parameter	Value
Maximum floor area	200 square metres
Maximum building height (from natural ground level)	8 metres
Maximum wall height (from natural ground level)	5 metres
Minimum setback from side and rear boundaries	10 metres
Minimum setback from a public road	25 metres

10 **Buildings should be sited in such a manner as to reduce their visual impact from adjoining areas and should be:**

- **(a) screened from view by established landscaped buffers on the site**
- **(b) setback at least 20 metres from a public road or place**
- **(c) sited on excavated rather than filled sites in order to reduce the vertical profile of buildings.**

11 **Buildings should be designed in such a way and be of a scale so as not to detract significantly from views of the land from existing built up areas and in particular:**

- **(a) buildings should be low profile, generally of single storey construction**
- **(b) two storey buildings should utilise roof cavity spaces to accommodate additional floor area rather than establishing high vertical walls**
- **(c) external materials should be of a low light reflective nature, and of natural colours so as to blend with the natural background.**

12 **Landscaping, screening, buffer planting and revegetation activities should use locally indigenous plant species and where possible, connect isolated habitats, wildlife corridors and other areas of native vegetation.**

13 **Boundary fencing should be of open construction capable of being seen through.**

14 **Rural living activities should be conducted in a manner that does not result in erosion, land degradation or water pollution.**

15 **Where reticulated water supplies are unavailable, rainwater tanks with a minimum supply of 40 000 litres per dwelling for domestic use should be installed.**

16 New bore(s) may be established as part of a development provided it will not have a detrimental affect on the water quality or sustainability of the underground water resource.

17 Development located adjacent to the existing transport depot on Mount Percy Road should not predjudice the continued operation of the existing use and be located and developed having regard to the potential environmental impact arising from the operation of the existing use.

18 Development within the Rural Living Zone at Tollner Road should not occur without provision of an adequate sewerage system and reticulated domestic quality mains water supply.

19 Within the Rural Living Zone at Racecourse Bay adjacent to the coast, access to the Coastal Zone should be restricted to the existing public road reserves and public access points.

PRECINCT SPECIFIC PROVISIONS

Refer to the Map Reference Tables for a list of the maps that relate to the following precincts.

Precinct 1 Allendale East

20 Land division at Allendale East should not create any allotment having an area of less than 2 hectares, or a width that is less than 50 per cent of its average depth.

Precinct 2 Bay Road

21 Land division at Bay Road should not create any allotment having an area of less than 0.5 hectares and should be designed to promote an internal road system with access from Florence Street.

Precinct 3 Cafpirco Road

22 Land division at Cafpirco Road should not create any allotment having an area of less than 2 hectares or a road frontage of less than 80 metres.

Precinct 4 Coastal

23 Along the coast:

- (a) there should be a range of allotment sizes with no allotment having an area less than 1.5 hectares
- (b) buildings should not be constructed on foredunes or where they are likely to affect the stability of the dune system on secondary dunes
- (c) vehicular access to the coast should be minimised
- (d) prescribed mining operations or the removal of seaweed should not take place
- (e) buildings should have a low profile with earth colours and dull natural finishes
- (f) development should be designed having regard to natural coastal processes and where applicable, should incorporate suitable protective works
- (g) development should not take place where it will create or aggravate coastal erosion or require substantial coast protection works which may cause or aggravate coastal erosion
- (h) development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
  - (i) site levels are at least 1.70 metres Australian Height Datum
  - (ii) building floor levels are at least 1.95 metres Australian Height Datum
  - (iii) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- (i) all development should be set back a minimum of 100 metres from the mean high water mark, to comply with Councils 'Hazard Risk Minimisation' standards, except where Council has received advice that this standard can be met by a lesser distance.

Precinct 5 Illman Road

24 **Land Division at Illman Road should provide for a range of allotment sizes of between 1 and 3 hectares, with the majority of allotments being around 1.5 to 2 hectares, and should not provide for direct vehicular access from either roads or allotments to Princes Highway.**

Precinct 6 Mil Lel

25 **Land Division at Mil Lel should not create any allotment having an area less than 1.5 hectares.**

Precinct 7 Mitchell Siding

26 **Additional allotments should not be created at Mitchell Siding although rearrangement of existing boundaries may occur provided the total number of allotments is not increased.**

Precinct 8 Sassanowsky Road

27 **Land Division at Sassanowsky Road should provide for a range of allotment sizes of between 1 and 3 hectares, with the majority of allotments being around 1.5 to 2 hectares, and should not provide for direct vehicular access from either roads or allotments to Princes Highway.**

Precinct 9 Sherwin Road

2 **Land Division at Sherwin Road should provide for a range of allotment sizes of between 1 and 3 hectares, with the majority of allotments being around 1.5 to 2 hectares, and should not provide for direct vehicular access from either roads or allotments to Kennedy Avenue.**

Precinct 10 Suttontown

29 **Land division at Section 668, Hundred of Blanche, Pine Hall Avenue and Sturm Road, Suttontown should not create any allotment having an area of less than 4 hectares.**

Precinct 11 Worrolong

30 **Land division at Worrolong should not create any allotment having an area less than 2 hectares.**

Precinct 12 Wynham Road

31 **Land division at Wynham Road should not create any allotment having an area of less than 1 hectare.**

Precinct 13 Princes Highway

32 **Land division at Princes Highway and Wandilo Road should not create any allotment having an area of less than 1 hectare.**

COUNTRY LIVING POLICY AREA 10

OBJECTIVES

1 **Provision of low density residential development on large allotments in selected areas to form an edge to the city and townships and provide a buffer to adjoining rural land.**

2 **Development that contributes to the desired character of the policy area.**

DESIRED CHARACTER

The policy area relates to the edge of the city at Tollner Road and White Avenue and also to the area of land at Bay Road and Jones Road, Port MacDonnell.

Land division at Tollner Road and White Avenue will be undertaken to ensure new allotments are provided with a range of services comparable to those within the city, including reticulated water supply and common effluent disposal.

Development within the policy area will be undertaken in such a manner to minimise the likelihood of pollution of underground water resources.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 **The following forms of development are envisaged in the policy area**

- **detached dwelling**
- **domestic outbuilding in association with a detached dwelling**
- **domestic structure**
- **dwelling addition.**

Form and Character

2 **Development should not be undertaken unless it is consistent with the desired character for the policy area.**

3 **Development should comprise detached dwellings and associated outbuildings of single storey construction on large allotments.**

4 **Dwellings should be designed with the following parameters:**

Parameter	Value
Minimum setback from primary road frontage	15 metres
Minimum setback from secondary road frontage	10 metres
Minimum setback from side boundaries	5 metres
Minimum setback from rear boundary	10 metres
Maximum site coverage	15 per cent
Maximum building height (from natural ground level)	5 metres

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

Parameter	Value
Maximum floor area	150 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	5 metres
Minimum setback from a public road	20 metres

6 **Development of Allotments 2 and 3 in Deposited Plan 58644. Crown Records: Volume 5868 Folio 760 and Volume 5868 Folio 761 on White Avenue should take place in a manner that is not prejudicial to the existing community employment training facilities.**

7 **Within Port MacDonnell, land division and dwellings should be designed and sited:**

(a) **to avoid direct access from dwelling sites to Riddoch Highway - (Port MacDonnell Road)**

(b) **to include measures to reduce impacts on residential amenity from impacts associated with heavy vehicle traffic such as noise**

(c) **to provide a buffer between residential development and the main road.**

Land Division

8 **Land division should not create any allotments of less than 5000 square metres in area unless they can be connected to the SA Water sewerage system or some other approved form of off-site domestic effluent disposal, in which case the minimum allotment size is 3,000 square metres.**

9 **Residential development on allotments over 5000 square metres in area, if not serviced by sewer, will require aerated water treatment systems for on-site disposal of domestic effluent.**

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of 80 km/h or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Crematorium	
Dairy	
Development where located within the Country Living Policy Area 10 requiring on-site treatment and disposal of effluent.	Except where the development is to be connected, or in the case of land division, each allotment is suitable for connection to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Fuel depot	
General industry	
Horse keeping where located within the Country Living Policy Area 10	
Hotel	
Intensive animal keeping	
Land division	Except where all allotments resulting from the division are not in the policy area and over 5000 square metres.
Land division within the Country Living Policy Area 10	Except where it is creating an allotment or allotments greater than 3000 square metres in area, or greater than 5000 square metres in area if not connected to sewer, Community Wastewater Management Scheme or an on-site aerobic treatment system.
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

SETTLEMENT ZONE

OBJECTIVES

1 A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.

2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.

3 Low density residential development contained within the boundaries of the settlement.

4 Retention and enhancement of the small coastal township character of Carpenter Rocks, Pelican Point, Blackfellows Caves, Nene Valley and Racecourse Bay.

5 Development within Carpenter Rocks to provide facilities associated with tourism.

6 Development within Blackfellows Caves and Racecourse Bay to include domestic scale facilities associated with the fishing industry.

7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone relates to the coastal settlements of Carpenter Rocks, Pelican Point, Blackfellows Caves, Nene Valley and Racecourse Bay. Development within the zone at Carpenter Rocks and Racecourse Bay should have regard to protected species within the area that should be protected from development.

An important aspect of the zone relating to the settlements is that it abuts the Coastal Open Space Zone. Therefore some of the land is low lying and may be affected by coastal flooding and development will need to be built to specific levels to minimise the risk from coastal flooding. Land at Carpenter Rocks, Nene Valley, Racecourse Bay and Pelican Point adjacent to the coast may also be affected by coastal erosion. Accordingly, new development within the zone will need to incorporate appropriate coastal protection measures. It is also envisaged that new development in the zone will be designed to have regard to the coastal setting and character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facility
- dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling addition
- local community facility
- recreation area
- restaurant
- shop or group of shops under 250 square metres in size
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road.

4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

6 Local service facilities should be grouped together in proximity to existing facilities.

7 Public access along the foreshore should be provided.

8 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels and building floor levels, to comply with the Council's 'Hazard Risk Minimisation' standards as shown in the table below:

Location	Minimum Site Level (AHD)	Minimum Building Floor Level (AHD)
Carpenter Rocks	1.90	2.15
Pelican Point	2.20	2.45
Blackfellows Caves	1.90	2.15
Nene Valley	1.75	2.00
Racecourse Bay	1.70	1.95

(b) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

9 Development should be set back a minimum of 20 metres from the seaward allotment boundary to allow for future coast protection works if required.

10 Land should not be filled in a way that blocks views from an existing dwelling or public open space to the coast.

11 Building height should be graduated away from the coast and foreshore.

12 Building development at Nene Valley, between the coast and Glynn Drive/Ashby Drive, should be restricted to detached, single storey dwellings with low-pitched roof design and minimal site build-up and elevation above natural ground level.

13 Building development at Bungaloo Bay, between Pelican Point Road and the coast, should be restricted to detached, single storey dwellings with low-pitched roof design.

14 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8.0 metres
Minimum setback from secondary road frontage	3.0 metres
Minimum setback from side boundaries	1.0 metres
Minimum setback from rear boundary	3.0 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8.0 metres

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

Parameter	Value
Maximum floor area	108 square metres
Maximum building height (from natural ground level)	5.0 metres
Maximum wall height (from natural ground level)	4.0 metres
Minimum setback from side and rear boundaries	1.0 metres
Minimum setback from a public road or public open space area	8.0 metres

16 New development located adjacent to Bucks Lake Game Reserve at Carpenter Rocks should provide a buffer of at least 50 metres between the reserve and future new development.

17 New development in Carpenter Rocks should not occur without suitable connection to electricity services and the provision of an appropriate stormwater/wastewater system.

Land Division

18 Land should not be divided unless the resultant allotments are greater than 1200 square metres unless the allotment can be connected to an approved sewerage treatment and disposal system.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

TOWNSHIP ZONE

OBJECTIVES

1 Services and facilities grouped together to serve the local community and the visiting public.

2 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.

3 Retention and enhancement of the small rural township character of Tarpeena, Allendale East, Kongorong and Donovans.

4 Development within Tarpeena to maintain its service function to the surrounding forestry operations.

5 Development within Donovans to provide facilities associated with tourism.

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

DESIRED CHARACTER

The zone relates to the rural country townships of Tarpeena, Kongorong, Allendale East, Donovans and Yahl.

It is envisaged that each location will continue to function as a small township and display a country town character. The role of the zone will be for predominantly low density residential and minor support facilities centred on the main road.

Allotment 101, part section 522 in DP26500, CT Volume 5396 Folio 866 contains a former cheese factory. This site and adjoining sites should not be developed until it is demonstrated that the land is or will be suitable for its intended use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

2 Development listed as non-complying is generally inappropriate.

3 Residential development should be mainly in the form of low-density single detached dwellings.

4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.

5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

7 **Building development should have no more than two storeys or have a maximum height above the naturally occurring ground level in excess of 8 metres.**

8 **All development providing for human habitation should be connected to a rainwater storage tank with a capacity of not less than 22 000 litres unless a reticulated water supply system is available.**

9 **Development in Kongorong should not occur without suitable connection to electricity services and the provision of an appropriate stormwater/wastewater system.**

10 **Within Donovans, access to the Glenelg River frontage should be restricted to the existing public road reserves and public access points.**

11 **Within Donovans and Kongorong, all new residential development on allotments that interface with the adjoining primary production area that is set back less than 40 metres from the zone boundary should provide an adequate buffer to minimise potential impacts, including vegetative planting and solid fencing.**

Land Division

12 **Land division should not create any allotment having an area of less than 1200 square metres unless the allotment can be connected to an approved sewerage treatment and disposal system.**

Yahl Policy Area 11

OBJECTIVES

1 **Low density residential development contained within the boundaries of the township.**

2 **Small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.**

3 **Development that contributes to the desired character of the policy area.**

DESIRED CHARACTER

The desired character of Yahl is a continuation of the small rural character of the township that has been evident throughout its long history. This desired character can be further described in relation to the four quadrants of the intersection of Yahl Hall Road and Yahl Main Road. The original residential subdivision of the town occurred in the north west section on either side of Church Street. It is characterised by low scale and low density residential development. There are larger low density allotments on the main approach roads into the town and the primary school, and low density allotments on Lange Road. In the south western corner is the existing oval and hall complex and the area proposed for residential development. A bike track is located on the southern side of Yahl Hall Road.

The desired use of land in the policy area is expected to be predominantly low density residential development with minor support facilities. Land division will be capable of achieving the low density character and to allow for appropriate on-site effluent treatment and disposal. Development along the approach roads including buildings and landscaping are to be of high quality to promote an attractive entrance to the township. It is expected that fences adjacent to the bike track will be of a semi - transparent nature to ensure adequate sightlines for motorists, pedestrians and cyclists. All new development at the interface with the Primary Production Zone and the Horticulture Policy Area 8 will include a landscape buffer similar to the existing development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 **The following forms of development are envisaged in the policy area:**

- **low density residential development**
- **associated services and facilities.**

Form and Character

2 **Development should not be undertaken unless it is consistent with the desired character for the policy area.**

3 **Development should generally be in accordance with Concept Plan Map Gra/10 - Yahl Township Policy Area.**

4 **The nature and scale of non-residential development should not adversely affect the amenity of neighbouring dwellings and should be screened by landscaping incorporating locally indigenous species or other means to minimise any adverse visual impact.**

5 **Urban-type development should not occur in this area unless it is able to be readily and economically provided with water, electricity, telecommunications and other essential public utilities, and provided effluent can be satisfactorily treated.**

6 **The keeping of animals should only occur where the scale and management of that use, and the design and siting of associated facilities would not affect adversely the amenity of the locality.**

7 **The size, distribution and density of allotments contained in any land division within the area should be designed to avoid any cumulative adverse impacts associated with on-site household wastewater disposal on nutrient and microbial concentrations in local and regional groundwater systems.**

8 **All development requiring on-site treatment and disposal of effluent should utilise an aerobic wastewater treatment system.**

9 **Building development should have no more than two storeys or have a maximum height above the naturally occurring ground level in excess of 8 metres.**

10 **All development providing for human habitation should be connected to a rainwater storage tank with a capacity of not less than 22 000 litres unless a reticulated water supply system is available.**

11 **New development along Yahl Main Road, Yahl Hall Road and Lange Road should be low density residential development on large allotments to provide an attractive approach to the township.**

12 **All new residential development on allotments that interface with the adjoining Primary Production Zone or the Horticultural Policy Area 8 should be located at least 40 metres from the boundary and should include vegetative plantings specially designed to minimise potential chemical spray drift across the boundary.**

13 **Development, including land division, should not occur where site contamination has been identified or is suspected unless either (a) or (b) are satisfied:**

- **(a) the site(s) has/have been assessed and remediated as necessary to ensure they are suitable for the proposed use**
- **(b) the site will be maintained in a condition or the development will be undertaken in a manner that will not pose a threat to the health and safety of the environment or to occupiers of the site and land in the locality.**

14 **Development should be designed to minimise consumption of non-renewable water resources through the application of an appropriate range of techniques including provision of rainwater tanks, encouraging reuse of stormwater on-site and controlling stormwater runoff from the site.**

Land Division

15 **Land division should not create any allotment having an area of less than 1200 square metres unless the allotment can be connected to an approved sewage treatment and effluent disposal system.**

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Builders yard	Except where located outside the Yahl Policy Area 11.
Commercial Forestry	
Crematorium	
Dairy	
Farm building	Except where located outside the Yahl Policy Area 11.
Fuel depot	
Horse keeping	
Horticulture	
Industry	Except where located outside the Yahl Policy Area 11.
Intensive animal keeping	
Junk Yard	Except where located outside the Yahl Policy Area 11.
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

COASTAL SETTLEMENT ZONE

OBJECTIVES

1 **The protection of the natural coastal environment from inappropriate development.**

2 **Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.**

3 **Land subject to inundation or susceptible to erosion kept free of development.**

4 **Development at Cape Douglas accommodating dwellings catering for permanent residents and holiday makers.**

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

DESIRED CHARACTER

The role of the zone at Cape Douglas is to allow for the relocation of existing dwellings to a safer and more satisfactory area. Provision has been made only for existing dwellings to relocate. The location adjacent to the coast may be affected by coastal flooding and coastal erosion and therefore development will be required to provide appropriate coastal protection measures. It is envisaged that new development within the zone will be designed to have regard to the coastal setting and character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 **The following forms of development are envisaged in the zone:**

- **coastal protection work**
- **detached dwelling**
- **outbuilding associated with a dwelling**
- **tourist/visitor facility (other than accommodation).**

2 **Development listed as non-complying is generally inappropriate.**

3 **Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.**

4 **Not more than one dwelling should be erected on an allotment.**

5 **Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:**

(a) **one garage and one shed**

(b) **rainwater tank(s) and tank stand(s)**

(c) **open-sided garden structures, eg pergolas and gazebos.**

6 **Outbuildings should only be constructed in association with an existing dwelling and should not exceed 108 square metres in total floor area.**

7 **Water tanks and associated stands should only be erected in association with an existing dwelling.**

Form and Character

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

9 **Development should:**

(a) **minimise vehicle access points to the area that is the subject of the development**

(b) **ensure access to the coast is sited to avoid adverse impact on the environment**

(c) **be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view**

(d) **be sited so that views to the coast are maintained where possible.**

10 **Additions or alterations to or replacement of an existing dwelling should:**

(a) **not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation**

(b) **not be sited closer to the waterfront than any part of the existing dwelling**

(c) **be connected to an approved wastewater and effluent disposal system**

(d) **not impair the amenity of the locality through appropriate siting, design and use of building materials.**

11 **There should be no land-based disposal of sewage and sullage in the zone with all sewage and sullage being disposed through a sewerage scheme or into a septic tank connected to a septic tank effluent disposal scheme.**

12 **Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:**

(a) **site levels are at least 2.5 metres Australian Height Datum**

(b) **building floor levels are at least 2.75 metres Australian Height Datum**

(c) **there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.**

Land Division

13 **Land should not be divided unless the resultant allotments are greater than 1200 square metres unless the allotment can be connected to an approved sewerage treatment and disposal system.**

14 **Land should not be divided unless the division is for the purpose of any of the following:**

(a) **creating an allotment to accommodate an existing dwelling**

(b) **creating a public road or a public reserve**

(c) **a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.**

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of 80 km/h or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Land division	Except where the land division: (a) results in allotments of greater than 1200 square metres (b) is for one or more of the following purposes: (i) to accommodate an existing dwelling (ii) to create a road reserve or public reserve (iii) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone.
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

APPENDIX D
Demographic Analysis

DEMOGRAPHIC ANALYSIS

Inland Towns and Communities

Total Persons 2011-2016

POPULATION	2011	2016	% Change
Tarpeena	354	337	-4.8%
Allendale East	260	276	+6.5%
Yahl	659	855	+29.74%
Kongorong	353	344	-2.55%
Grant LGA	7,855	8,203	+4.43%
Total	**9,481**	**10,015**	**+5.63%**

Demographic Profile 2016

AGE COHORTS	Tarpeena	Allendale East	Yahl	Kongorong	Grant LGA
0-4 years	14	24	49	13	417
5-14 years	24	55	159	49	1,119
15-19 years	13	12	56	22	511
20-24 years	25	11	36	19	331
25-34 years	19	45	83	42	767
35-44 years	50	37	115	38	1,087
45-54 years	56	26	143	70	1,407
55-64 years	56	41	94	52	1,247
65-74 years	47	18	70	15	892
75-84 years	23	3	35	14	323
85 years and over	3	3	32	0	111

Dwelling Stock 2011-2016

DWELLING STOCK	2011	2016	% Change
Tarpeena	162	171	+5.56
Allendale East	109	99	-9.17%
Yahl	230	287	+24.78%
Kongorong	151	144	-4.64%
Grant LGA	3,557	3,523	-0.96%

Dwelling Type 2016

DWELLING STRUCTURE	Tarpeena	Allendale East	Yahl	Kongorong	Grant LGA
Separate House	152	94	258	124	2,663
Semi-detached, row or terrace house, townhouse etc	3	0	0	0	15
Flat, unit or apartment	0	0	0	0	4
Other Dwelling	3	0	0	0	18
Not Stated	0	0	0	3	15

Coastal Towns and Communities

Total Persons 2016

POPULATION	2016
Port MacDonnell	847
Racecourse Bay	33
Eight Mile Creek	154
Cape Douglas	58
Nene Valley	84
Blackfellows Caves	70
Pelican Point	84
Carpenter Rocks	82
Grant LGA	8,203
Total	**9,615**

Demographic Profile 2016

AGE COHORTS	Port MacDonnell	Racecourse Bay	Eight Mile Creek	Cape Douglas	Nene Valley	Blackfellows Caves	Pelican Point	Carpenter Rocks	Grant LGA
0-4 years	40	0	7	3	3	0	0	3	417
5-14 years	87	4	25	6	5	3	10	10	1,119
15-19 years	40	0	13	0	0	5	3	5	511
20-24 years	30	0	4	0	3	0	0	3	331
25-34 years	65	4	13	4	5	3	0	13	767
35-44 years	95	4	27	6	10	3	11	7	1,087
45-54 years	122	4	26	9	13	10	4	15	1,407
55-64 years	139	3	20	11	13	19	29	18	1,247
65-74 years	139	5	15	13	19	14	15	12	892
75-84 years	64	0	6	0	9	14	4	4	323
85 years and over	23	0	0	0	0	0	0	3	111

Dwelling Stock 2016

DWELLING STOCK	2016
Port MacDonnell	532
Racecourse Bay	24
Eight Mile Creek	61
Cape Douglas	53
Nene Valley	48
Blackfellows Caves	65
Pelican Point	121
Carpenter Rocks	89
Grant LGA	3,523

Dwelling Type 2016

DWELLING STRUCTURE	Port MacDonnell	Racecourse Bay	Eight Mile Creek	Cape Douglas	Nene Valley	Blackfellows Caves	Pelican Point	Carpenter Rocks	Grant LGA
Separate House	291	18	42	20	31	30	30	28	2,663
Semi-detached, row or terrace house, townhouse etc	0	0	0	0	0	0	0	0	15
Flat, unit or apartment	6	0	0	0	0	0	0	0	4
Other Dwelling	0	0	0	0	0	0	0	0	18
Not Stated	3	0	0	0	3	0	0	0	15

Inland Communities

Total Persons 2011-2016

POPULATION	2016
Suttontown	583
Mil Lel	368
Compton	691
Moorak	1,226
OB Flat	398
Donovans	83
Worrolong	899
Grant LGA	8,203
Total	**12,451**