

PROPOSAL TO AMEND THE PLANNING & DESIGN CODE

Loveshack Route Neighbourhood Zone Code Amendment

By the District Council of Streaky Bay



District Council of Streaky Bay

Date: 4 December 2020

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.


MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date: 13.2.21

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1 INTRODUCTION

Pursuant to section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act) the – District Council of Streaky Bay is proposing a Code Amendment in relation to 13 hectares of land located on the north western boundary of Streaky Bay Township.

This proposal details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and the timeframes to be followed in preparing the Amendment.

The purpose of this Proposal to Initiate is to seek the Minister for Planning and Local Government’s (the Minister’s) agreement to commence a Code Amendment. It is understood that the Minister may also specify conditions on approving this initiation.

In accordance with section 73(4)(a) the District Council of Streaky Bay will be the designated entity responsible for conducting the Code Amendment process.

1.1 Designated Entity for Preparing the DPA (Council, Agency, Joint Planning Board)

DA and J Williams Super Fund will enter into an agreement with District Council of Streaky Bay for the recovery of costs in relation to the Code Amendment (section 73(9) of the Act).

The key contact person for managing the Code Amendment process and receive all official documents relating to this Code Amendment is:

Janet Williams a trustee of the of DA and J Williams Super Fund

Tel 0427324650

Email janetology@gmail.com

Copies of all official documents and any other correspondence relating this Code Amendment to also be sent to:

Karina Ewer – CEO District Council of Streaky Bay

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Email: ewerkarina@streakybay.sa.gov.au

The Council will retain full control over the Code Amendment process and decision making responsibilities in accordance with the Act.

1.2 Rationale for the Amendment

The Code Amendment will provide for land on the north western boundary of Streaky Bay Township to be made available for development to meet demand for high amenity, larger residential allotments within a rural setting near the coast and the township of Streaky Bay.

The land has an area of about 13 hectares and is located a short distance from the township. It is elevated and provides views over Blanche Port bay and the township of Streaky Bay. The land is currently zoned Deferred Urban. The land is not actively used for farming purposes because of its size and location adjacent to an existing built up area.

The Streaky Bay Township Master Plan commissioned by the Council and published as a Final Report in June 2010 (“the 2010 Master Plan”) recommended the rezoning of the land to “Residential” as a “high priority”.

The 2010 Master Plan was adopted by Council in July 2010 and remains a current planning document guiding growth of the town.

The proposed rezoning is likely to give rise in the immediate future to the creation of some 16 residential allotments of between 1835 and 2177 square metres and one balance allotment of some 10 hectares. Further division will then take place sequentially meeting expected on-going demand.

Some of the adjacent land has already been divided and developed in the same manner proposed. Indeed one side of an existing road being Loveshack Route, has been so developed but the current zoning of the other (eastern) side of Loveshack Route prevents that remaining side from being developed. Thus a new properly engineered constructed and sealed road being important and expensive infrastructure is not being fully utilised.

2 SCOPE OF THE CODE AMENDMENT

2.1 Affected Area

The proposed Code Amendment will enable Lot 615 of D80138 Loveshack Route in the Hundred of Ripon on the north western boundary of Streaky Bay Township to be rezoned from Deferred Urban to Neighbourhood. The land has an area of 13 hectares and is located adjacent to the existing Neighbourhood Zone on the northern boundary of Streaky Bay and between a large lot residential development, the Kennedy Road Rural Living Zone and the Conservation Zone adjacent to the coast. A map of the affected area is shown in **Attachment A**.

2.2 Scope of Proposed Amendments

Site 1- Name

Current Policy	Deferred Urban Zone Overlays: <ul style="list-style-type: none"> • Hazards (Bushfire-General Risk) • Native Vegetation • Water Resource
Amendment Outline	A Neighbourhood Zone with a suitable Sub Zone or a Technical and Numeric Variation related to allotment size if necessary is proposed. It is proposed that the land be utilised for larger lot residential development. Subject to the outcome of more detailed investigations, allotments are likely to fall within an indicative range of 1800 to 2200 square metres.

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	<p>The amendment will need to consider whether a change to the Hazards (Bushfire-General Risk) Overlay is required. Refer to https://plan.sa.gov.au/data/assets/pdf_file/0006/679173/Guide to the online Planning and Design Code.pdf</p> <p>Changes will not be made to the Native Vegetation or Water Resource Overlay.</p>
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3 STRATEGIC ALIGNMENT AND INVESTIGATIONS

Proposed Code Amendments occur within a state, regional and local strategic setting and are grouped as follows:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1 ALIGNMENT OF INVESTIGATIONS TO STATE PLANNING POLICIES

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Pursuant to section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

This proposal should be initiated because it seeks to implement the following SPPs:

Relevant State Planning Policies (SPP)	How this proposed Code Amendment is aimed at achieving these SPPs:
Policy 1- Integrated Planning	
<p>Objective To apply the principles of integrated planning (Figure 2) to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future..</p>	<p>The proposal supports the core function of the Streaky Bay Township of providing a liveable neighbourhood for the community. The proposal will support low density residential development in close proximity to supporting community uses.</p> <p>The proposal will continue with the provision of a development pattern, comprising larger residential allotments, which support the community generally including lifestyle choices of retirees and people seeking permanent or holiday residences.</p> <p>The proposed Code Amendment will rezone land for large lot living purposes adjacent to existing urban areas of the Streaky Bay township. The area will use and is adjacent to existing road infrastructure and adjoining coastal land which contains pedestrian and cycle linkages to the town’s major recreational facilities and the commercial centre. Consequently, land within the proposed zoned area will have strong linkages to the adjacent land and the town.</p>
<p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period</p>	<p>The Code Amendment will rezone existing deferred urban land to allow for residential development in the form of large lot parcels of sufficient size to allow for on-site effluent disposal and the collection of water for domestic uses in a very similar manner to the development in the Kennedy Road Rural Living Zone including land on the western side of Loveshack Route. This allows for the proper and reasonable expansion of the Streaky Bay township in the light of current constraints upon water infrastructure.</p> <p>Investigation to occur -Analysis of land sales in Streaky Bay</p>

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<p>1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</p>	<p>The area affected by the proposed Code Amendment forms a contiguous extension to existing urban areas and is consistent with strategic documents prepared by Council.</p> <p>Limited infrastructure investment will be required to support the development as important infrastructure already exists. Developers will be responsible for all infrastructure costs.</p> <p>Investigations to occur</p> <ul style="list-style-type: none"> • Review of the previously conducted analysis of supply and demand of all residential, country living or rural living allotments post the preparation of the Streaky Bay Township Masterplan in 2010. • This will include a review of land sales within the district over the past three years, and assessment of land presently available for various forms of residential and large lot living development and current subdivision proposals • Update (and confirm) previous investigations undertaken with SA Water concerning potential supply of water to the Affected Areas providing estimated supply and augmentation costs. • Investigate the ability and economic feasibility to connect to the District Council of Streaky Bay CWMS and if a finding is made not to connect, this finding be rationalised in the Code Amendment proposal including environmental and economic factors. • If on-site wastewater management systems are deemed suitable over the District Council of Streaky Bay CWMS, investigate the capability of land for on-site wastewater disposal systems,
<p>Policy 6: Housing Supply and Diversity</p>	
<p>Objective To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p>	<p>In providing additional zoned land for development to meet demand for high amenity, larger residential allotments within a rural setting and high amenity near the coast, the proposed amendment will provide well serviced and sustainable housing where demand is evident.</p>
<p>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</p>	<p>Strong demand for similar land adjoining the subject area (Kennedy Road RLZ) indicates that the proposed amendment represents timely land supply. The land is in close proximity to the Streaky Bay township and can be connected with a range of services and facilities. Development of the land may be undertaken to provide a liveable and walkable neighbourhood.</p>
<p>6.4 The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</p>	<p>The proposed Code Amendment is seen to be consistent with Policy 6.4 in that it will generally support town character in providing for low density, high amenity living areas with views of the coast, Blanche Port Bay, and the Streaky Bay township, all adjacent to the current town footprint. Demand for development of this land is well demonstrated.</p> <p>An adequate level of infrastructure provision for the use of the land may be provided. The existing road and power network adjoins the developed footprint of the town and may be utilised and extended at cost to the developer. On site wastewater treatment and rainwater collection for household use is appropriate in the area and sites may be developed with adequate water storage to meet the needs of the occupiers of any new allotments. It is observed that mains electricity has been provided to the land via the adjacent Kennedy Road Rural Living Zone and</p>

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	<p>that infrastructure has the capacity to service the affected area. Further Loveshack Route is an existing fully developed road will provide full and proper access to the affected area.</p> <p>Investigations to occur-</p> <ul style="list-style-type: none"> • Undertake an infrastructure analysis that identifies potential infrastructure issues that will have to be addressed in any subsequent development, and provide a strategy which offers a funding solution for each of these issues. The analysis will include an estimate of the cost to land owners to provide on-site infrastructure such as waste water disposal, rainwater harvesting and electricity connection noting a SAPN supply feed has been established on Loveshack Route. • Investigate whether the safety and efficiency of movement of roads will be compromised by the proposed rezoning.
<p>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p>	<p>The provision of allotments intended within the proposed policy area will appeal to a wide range of the community including permanent residents, retirees in the district and broader region, along with holiday makers and remote workers (mining) by reason of the very high amenity. This will aid the district in retaining population gaining population and stimulating growth.</p>
<p>6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</p>	<p>The area of the proposed Code Amendment is not and cannot be used for a current economic purpose, being disused farmland. A 13 ha site is insufficient to provide sustainable primary production.</p> <p>No ecological or cultural importance has been assigned to the land. Land to the west and south of the subject land is currently used for residential or rural living purposes. Land to the east is coastal.</p> <p>To the north, very small scale farming use is made of the land, although immediately adjoining the subject land is the "home block" containing dwellings and utility buildings. Farming use including cropping is conducted on land some 300m to the north.</p> <p>Due to the nature of <i>farming activity</i> adjoining the subject land, impacts from these activities are expected to be minimal.</p> <p>Any impacts upon sensitive environmental assets may be suitably managed. Not only does the land have a pleasant coastal amenity enhanced by its elevation it is also in close proximity to the town and essentially enclosed with development. Further development of the subject land will not impact land with high landscape value.</p> <p>Investigations to occur- Investigate and identify any potential rural / residential interface issues. Impacts of development on coastal land Impacts of development on native vegetation</p>

In addition, the table below outlines what SPP principles are relevant to the proposed Amendment and the investigations that will be undertaken, or have been undertaken, to ensure the issue has been addressed and is consistent with the SPPs.

<p>Relevant State Planning Policies</p>	<p>Further explain the issue, particularly where the issue may significantly influence the proposal's consideration e.g. native vegetation cover.</p>	<p>Investigation to be/has been undertaken. The 2010 Master Plan will be reviewed and a decision made as to whether the previous investigations still remain current.</p>
<p>Policy 4: Biodiversity</p>		
<p>4.1 Minimise impacts of development on areas with recognised natural character and values, such as native vegetation and critical habitat so that critical life-supporting functions to our state can be maintained.</p>	<p>The area proposed to be rezoned for sustainable living purposes is adjacent to the Conservation Zone but is separated from it by Cape Bauer Road and is expected to have negligible impact upon land within this zone. Implementation of suitable policy at the subdivision design and site design stage to maximise on-site water collection and the collection and suitable disposal of stormwater runoff from public areas including roadways will ensure that impacts upon the nearby coastal environment can be minimised.</p>	<p>Investigate and identify any potential impacts on the Conservation Zone as a result of the proposed development/rezoning.</p> <p>The review will consider the form and design of the existing road network and what additional impacts may arise.</p>
<p>4.2 Recognise the value of modified landscapes and allow appropriately scaled development that can co-exist with and safeguard biodiversity values and critical functions.</p>	<p>The land subject to the Code Amendment proposal is gently rising land on the northern boundary of Streaky Bay. It comprises previously cleared farmland with no substantial vegetation cover, apart from low grasses. It is adjacent to lower lying coastal land. The vacant land subject of the amendment has been modified due to farming practices in the past having been cleared of vegetation. Its open character is affected by development of the Kennedy Road RLZ to the west. This is visible due to its higher elevation. Rezoning for residential purposes will enable appropriately scaled development to occur in character with that existing and is likely to have negligible impact on</p>	

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	biodiversity values of the land itself or adjoining land.	
Policy 5: Climate Change		
Objective Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.	The subject land is well elevated and not subject to flooding. It will not be affected by increased flooding due to sea level rise. As servicing incorporates a level of self sufficiency in terms of on-site water supply and waste water treatment and disposal, it does not rely on centralised supply systems and may therefore be more resilient to climate change impacts.	
Policy 13: Coastal Environment		
13.10 Support development that does not contribute to sediment, nutrients and contaminants entering the coast and marine environment.	The adoption of WSUD principles at the approval stage for any land division proposal over the affected area may ensure that sediments and nutrients do not impact the adjoining coast and marine environment.	Consider the potential impact of septic tank effluent on marine environment undertaken in preparation of the DPA.
Policy 14: Water Security and Quality		
14.3 Safeguard our water supply and supporting infrastructure to meet the needs of a growing population and economy while maintaining a healthy environment and enabling safe access to alternative water sources for 'fit-for-purpose' use.	Consistent with the development of the Kennedy Road Rural Living Zone , water self-sufficiency by means of onsite effluent reuse and rainwater collection is to be promoted within the proposed Neighbourhood Zone thereby enhancing sustainability of water resources. On site rainwater collection is a proven <i>fit for purpose</i> alternative water resource given the prohibitive cost of extending main supply to the site and the Streaky Bay township in general.	Investigate the capacity of the existing water supply network to support the proposed rezoning and identify any augmentation/upgrade works which might be necessary to facilitate the proposal, and the cost effectiveness of such works. Investigate whether the proposed development can be supported by non-reticulated water supply. Investigate the capacity and economic feasibility of existing CWMS and mains sewer systems to determine if they are able to be cost effectively provided and manage the additional community wastewater that will result from the increased development. Investigate and identify appropriate water supply arrangements, based on

		<p>integrated water cycle planning, to optimise life cycle costs, maximise water use efficiency, and promote the harvesting, storage and recycling of water for non-potable purposes.</p> <p>Investigate the suitability of sites to be serviced for waste and recycling collection, consider any design and policy responses to ensure there is a cost effective waste and recycling collection solution for envisaged forms of development.</p>
<p>14.4 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.</p>	<p>WSUD measures are to be incorporated at the subdivision design stage to avoid adverse impacts on the hydrological cycle. Planning and Design Code policy contained within the relevant general provisions will apply to development within the area affected. Implementation of these measures will ensure risks to water quality are minimised and people and property are protected.</p>	<p>Consider adopting the policies guiding development on the adjacent land.</p>
<p>Policy 15: Natural Hazards</p>		
<p>15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulphate soils; including taking into account the impacts of climate change.</p>	<p>The area of the proposed amendment is within the General Bushfire Risk overlay. There is minimal vegetation on the subject land and adjoining land to the south, west and north, while conservation zoned land support sporadic small bush growth. Development of the land is most unlikely to increase bushfire risk. It may be appropriate to change the designation of the risk category of the affected land to remove it from classification, once residential development is undertaken.</p> <p>Flooding hazard, soil erosion dune drift and acid sulphate soils do not affect the subject land.</p>	<p>Review the existing bushfire risk classification for the affected area having regard to topography, vegetation cover, nature of the proposed use and its developed state. If necessary develop an appropriate policy framework to support the reclassification.</p>
<p>15.2 Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'.</p>	<p>As hazards are minimal on the subject land, the risk hierarchy of avoidance may be safely applied.</p>	

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Policy 16: Emissions and Hazardous Activities		
16.2 Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.		Consider the 2010 Master Plan leading to the implementation of the Kennedy Road Rural Living Zone to identify possible potentially contaminating activities on the land proposed for rezoning

3.2 CONSIDERATION OF REGIONAL PLANS

As with the SPPs the directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development in a region and include consideration of land use integration, transport infrastructure and the public realm.

The Eyre and Western Regional Plan dated April 2012 is the relevant volume of the Planning Strategy for this Code Amendment.

Relevant Regional Plan and Priorities Identified Notes:	How will this proposed Code Amendment achieve the priorities identified in the relevant Regional Plan?
<ul style="list-style-type: none"> do not need to identify priorities that repeat an SPP focus on any spatial information. 	
<i>E.g. One of the Objectives of the Plan is to ensure that the region remains a great place to live, work and visit for many years to come.</i>	The rezoning of the affected area is consistent with the desire to provide further opportunities for Streaky Bay to be great place to live and work (and visit).
Principle 7 seeks to strengthen the commercial fishing and aquaculture industries	Streaky Bay is one of several nominated towns wherein it is desired to <i>strengthen the commercial fishing and aquaculture industries</i> . Providing suitable accommodation for those engaged in those 'industries' is consistent with that principle.
Principle 10 Ensure commercial development supports town function	Streaky Bay is specifically mentioned as one of the towns <i>to support the centre and retail by maintaining and strengthening the commercial and service role</i> . This is best achieved via growth of the population base of Streaky Bay by providing desirable high amenity land suitable for residential purposes.
Principle 11 <i>Plan and manage township growth, and develop Structure Plans for key growth centres with policies to guide orderly and sustainable development of townships.</i>	The rezoning of the affected area is consistent with the desire to provide further orderly and sustainable development of Streaky Bay. Policy 11.2 notes <i>Townships should consolidate development and population growth within existing boundaries and also to consolidate infrastructure and services</i>

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	The affected area is within the area of the existing township and is consistent with Policy 11.2.
<p>Principle 13 <i>Provide residential land and diverse, affordable and sustainable housing to meet current and future needs.</i></p> <p><i>The principle continues</i> People have different housing needs and preferences depending upon their age, health, income, lifestyle and cultural background. Areas providing for a diversity of housing types to cater to these preferences need to be identified across the region. Such land should not be subdivided in advance of demand and the provision of adequate infrastructure and services. The supply of housing across the region should reflect demographics requirements, including:</p> <ul style="list-style-type: none"> - increasing older residents and the consequent need for aged housing and residential aged care - increases in working-age families coming for employment opportunities in the mining sector 	<p>To ensure the long term consolidation and growth of towns on the west coast such as Streaky Bay it is important to provide opportunities to grow such towns by providing new opportunities for residential development particularly in high amenity areas.</p> <p>Policy 13.1 seeks to <i>ensure there is an ongoing supply of land available for residential development.</i></p> <p>The proposed zoning is entirely consistent with the clear intent in Principle 13. Further given the demand for allotments on the adjacent land the goals of Principle 13 will likely be satisfied more quickly than otherwise might be the case by providing allotments with a high amenity area with services other than 'mains water'.</p>

3.3 CONSIDERATION OF OTHER RELEVANT DOCUMENTS

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment and/or directly to the Area Affected and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to this proposed initiation:

Documents	How this proposed Code Amendment will be informed by content in the relevant document:
Streaky Bay Township Masterplan 2010.	The 2010 Master Plan found that: <i>The take-up rate or 'consumption' of allotments is close to 40 dwellings per annum. This take-up rate is generally consistent with the annual average rate of allotment supply (approvals) identified in Section 5.2 above.</i>

	<p>The Master Plan also found that: <i>The rezoning of land on the eastern and western sides of the town for residential purposes is in line with the broad thrust of suggestions and comments made at the community consultation meetings for the town to expand in a compact and contiguous manner around the bay. It also reinforces the market's clear preference for new allotments to be provided with views across Blanche Port Bay.</i></p> <p>It is apparent from the investigations underpinning the 2010 Master Plan that there is demand for the development of the land, particularly as the land in the adjacent Kennedy Road Rural Living Zone has effectively been 'sold out' – as only 1 allotment remains for sale.</p>
SA Water - EP Masterplan and local planning for Streaky Bay.	

Demand Investigations to Date.

The proposed rezoning is likely to give rise to the immediate creation of some 16 residential allotments of between 1800 and 2200 square metres and one balance allotment of some 10 hectares, given the frontage of the land to the eastern (undeveloped) side of Loveshack Route.

The 2010 Master Plan found that:

- *The take-up rate or 'consumption' of allotments is close to 40 dwellings per annum. This take-up rate is generally consistent with the annual average rate of allotment supply (approvals) identified in Section 5.2 above.*
- *The rezoning of land on the eastern and western sides of the town for residential purposes is in line with the broad thrust of suggestions and comments made at the community consultation meetings for the town to expand in a compact and contiguous manner around the bay. It also reinforces the market's clear preference for new allotments to be provided with views across Blanche Port Bay.*

It is apparent from the investigations underpinning the 2010 Master Plan that there is demand for the development of the land.

That demand is also more clearly evidenced by the development of the adjacent Kennedy Road Rural Living Zone. That land was rezoned to Country Living from Rural (Deferred Urban) in February 2008 and then to Rural Living in the 2017 Plan Amendment which adopted the BDP zone definitions. The Rural Living designation continues under the Planning and Design Code.

In December 2008 development approval was granted to create 67 "Country Living" allotments in the Kennedy Road Rural Living Zone.

The land division was established with sealed roads, street lighting and stormwater infrastructure, together with underground power and telecommunications, but no mains water or sewerage connections. Only one allotment remains for sale, following their initial release to the market in mid 2009.

The allotments have proved popular with purchasers because of their size, location and views across Blanche Port Bay, as recognised and anticipated in the 2010 Master Plan.

Dwellings are being developed on the allotments created in the Kennedy Road Rural Living Zone. As at 30 November 2020 a total of 31 dwellings have been constructed on the 67 allotments. Several other dwellings have been approved.

The sale of land within the original development clearly demonstrates demand for allotments that would be facilitated by the Code Amendment. The sale of allotments is a preferable measure and more relevant indicator of demand in the present circumstances than the rate of dwelling construction noting:

- It is inevitable that there will be some lag time between the purchase of land and the subsequent construction of dwellings, particularly in country townships.
 - Some purchasers have elected to establish secure sheds and rainwater tanks prior to constructing dwellings because of water supply issues as an aid in water storage/retention; a practice that is envisaged under the Council's Development Plan.
 - Purchasers may have secured allotments with a view to establishing a dwelling for future housing needs and are under less time pressure to establish dwellings in the short term.
- Several additional dwellings have been approved.

Accordingly, the sales figures are the best indication of demand for large residential allotments with views across Blanche Port Bay. Whilst there are other vacant residential allotments (ie within the Neighbourhood Zone, Rural Neighbourhood Zone and Rural Living Zone) available elsewhere in the township, the market for such allotments is not truly comparable. This is demonstrated largely by the different rates of purchase and development experienced in the Kennedy Road Rural Living Zone compared to other developments. This is likely to be attributable to the size and form of the adjacent allotments and more particularly the location of the allotments with high amenity including views over the *Blanche Port Bay* and the township.

A number of the neighbourhood allotments available elsewhere in the township have been on the market for considerable periods of time and pre-date the development of the Kennedy Road Rural Living Zone. It is apparent that there continues to be a demand for the *right land in the right location at the right price*. This ongoing demand can be further satisfied by the rezoning of the land so as to meet market demands/expectations.

The demand for allotments is likely to be driven by the following groups:

- Retirees;
- People employed in the mining industry (fly in - fly out);
- Farmers in the district and others seeking to establish holiday homes or a new/additional home;
- Existing residents seeking to construct new dwellings in a higher amenity location.
- Existing residents new to the housing market.

- People seeking a lifestyle change including people new to the area.

Suitable policy to guide development of land is necessary in light of:

- the increasing popularity of Streaky Bay as a destination for retirees from the region and further afield;
- the need to provide suitable land of high amenity to continue to drive housing development within the town and district with associated economic benefits;
- the need to retain population within the town through economic activity and affordable housing, noting that the town has experienced little growth in recent years
- the need to provide land that has a high amenity value and which has features not available from any other offering thus providing housing choice to the community, and
- the appropriateness to utilise appropriately located and otherwise uneconomic vacant land which is unsuitable for farming use.

3.4 INFRASTRUCTURE PROVISIONS

Investigations informing this Code Amendment Proposal suggest that provisions related to the development of dwellings where water and sewer services are not available and which allow for larger allotments, are more appropriate in this instance.

Investigations indicate that if the development were to be connected to mains water and sewerage, a significant upgrade to the existing township supply and infrastructure would be required. Such upgrades would be prohibitively expensive and render the development of the land non-viable. It is noted that many dwellings within the existing township presently rely upon rainwater as their primary potable source given the relatively poor quality of the mains water supply. Furthermore development within the Kennedy Road Rural Living Zone has flourished noting the same methodology as to allotment size, provision of services is likely to be the best fit as to the affected land.

The size of lots will be influenced by the following requirements:

- As no mains water supply is presently available without very significant cost, dwellings will rely on rainwater storage and water smart measures. Each dwelling will need to have sufficient water storage for both domestic needs and for fire fighting purposes.
- The need to accommodate rainwater tanks and sufficient roofed areas to capture required amounts of rainfall.
- The need to accommodate aerobic waste water treatment systems as there is no common waste water management scheme available without significant cost.
- The need to provide the majority of potential purchasers who are seeking enhanced lifestyle, with adequate space to accommodate secure sheds for boats and vehicles.
- It is envisaged that the land will be serviced by sealed roads, street lighting and stormwater infrastructure, together with underground power and telecommunications, commensurate with the recently established land division to the immediate west of the subject land, within the Rural Living Zone ("the Kennedy Road RLZ"). Some of that infrastructure is already existing

The proposed Neighbourhood Zone should include specific provisions to require the installation of on site water storage of adequate size to meet domestic needs and provides for minimum allotment sizes where on-site wastewater disposal systems are proposed, similar to the Kennedy Road RLZ

4. CODE AMENDMENT PROCESSES

4.1 ENGAGEMENT TO DATE

Extensive ongoing consultation with local land agents and potential purchasers indicating demand

4.2 CODE AMENDMENT PROCESS

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The District Council of Streaky Bay will prepare an Engagement Plan prior to the commencement of engagement. This Engagement Plan will be considered by the State Planning Commission, together with the Section 73 Engagement Report, during the final stages of the amendment process.

The Engagement Plan will include the following:

- mandatory consultation requirements:
 - the Local Government Association must be notified in writing of the proposed rezoning and consulted.
 - The Attorney-General's Department must be consulted during the consultation stage
 - The owners or occupiers of the land and owners or occupiers of each piece of adjacent land will be notified in writing of the proposed rezoning in accord with regulations 20 as follows:
 - identify the piece or pieces of land in relation to which the specific impact will apply
 - describe the impact
 - indicate where and when the relevant amendment to the Planning and Design Code may be inspected
 - provide information about the consultation that is to occur under the Community Engagement Charter.

4.3 TIMETABLE

Code Amendments Timetable

Steps	Responsibility	Timeframes
Approval of the Initiation Proposal		
Assessment, and preparation of advice to Commission or delegate. Timeframe will be put on hold if further information is required.	AGD	4 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Full Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to the AGD	Designated Entity	4 weeks
The AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	2 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	4 weeks [To be informed by Engagement Plan]
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	6 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Full Commission	+ 3 weeks

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Steps	Responsibility	Timeframes
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks

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LOCATION MAP



