

Lynda Salter

From: Ward, Alex (DEWNR) [Alex.Ward@sa.gov.au]
Sent: Monday, 27 October 2014 4:21 PM
To: Lynda Salter
Cc: Smith, De-Anne (DEWNR); Angas, Hamish (DEWNR); Bloss, Chrissie (DEWNR)
Subject: DEWNR comments: Clare & Gilbert Valleys District Townships & Settlements DPA

Attention: Roy Blight

Dear Mr Blight,

Thank you giving DEWNR the opportunity to review and comment on the Clare & Gilbert Valleys District Townships & Settlements DPA. Please find DEWNR's comments below, and don't hesitate to contact me if you have any queries,

Kind Regards,

Alex

Flood mapping and policy

DEWNR supports the inclusion of the proposed flooding Development Constraints Overlay maps which are assumed to indicate the extent of the various levels of flood *hazard* (i.e. Low, Medium, High, Extreme, based on depth and velocity – if this is the case the Disclaimer on Overlay Map CGV/1 Development Constraints should be amended accordingly) in the Clare Gilbert Valleys Council during a 1 in 100 year ARI flood event. However, DEWNR notes that the proposed policy just states that future development in the respective areas should adequately address this issue in accordance with the (existing) General Hazards policies, the latter of which do not differentiate between how to address low, medium, high and extreme flooding hazards as indicated in the mapping.

Mintaro State Heritage Area

DEWNR notes that the District Townships and Settlements DPA proposes various amendments relating to Mintaro including changes to the non-complying list; introducing a new Concept Plan Maps CGV/7 & Map CGV/8 and related policy amendments in relation to Residential (Mintaro) Policy Area 7 (Precinct 3 and 4) including spatial lots development guidelines for dwellings; and rezoning Lots 376-379 Thompson Priest Road, Mintaro from Policy Area 9 (Township Fringe) to Policy Area 8 (Rural Living).

Jensen Planning met with staff of DEWNR's State Heritage Unit on 26 May 2014 to discuss the impact of the proposed DPA on the Mintaro State Heritage Area.

One matter of discussion at the May 2014 meeting was the proposal, at that time, to review the existing Conservation and Construction Guidelines for Mintaro (Table CGV/4). DEWNR recommends that under any such review of these Guidelines should reflect the State Heritage Area Guidelines, developed by DEWNR, which can be sourced at: <http://www.environment.sa.gov.au/files/a9b73153-aa50-42fd-8e9a-a3a40126326e/mintaro-state-heritage-area-guidelines-gen.pdf>

The Statement of Investigations states that it was decided that the existing Guidelines should remain in the Development Plan in their current form and also within the State Heritage Area (Mintaro) Zone level written policy. DEWNR recommends that the Clare & Gilbert Valleys Council revisits the Guidelines to ensure that they are not in conflict with those SHA Guidelines recently developed by DEWNR. It is further noted that there is a further opportunity to review this matter through a Heritage DPA scheduled for in 2017-18, which DEWNR supports.

DEWNR would like to emphasise that one of the important heritage values of Mintaro is the open character and views and therefore any planning policy that has a negative impact on that value (i.e. increasing the number of

allotments and/or the number and siting of residential developments in Mintaro) would not be supported by DEWNR. The DPA introduces two new Concept Plan Maps CGV/7 & CGV/8. Concept Plan Map CGV/7 covers Precinct 3 of Residential (Mintaro) Policy Area 7 and specifies certain criteria for the siting of dwellings on allotments. The Unit is generally supportive of these proposed criteria. It should be noted that Precinct 4 of Residential (Mintaro) Policy Area 7, covered by Concept Plan Map CGV/8, is located outside the Mintaro State Heritage Area.

Lynda Salter

From: Pluck, Kym (EPA) [Kym.Pluck@epa.sa.gov.au]
Sent: Monday, 27 October 2014 4:39 PM
To: AdminGroup
Cc: Lynda Salter; Malone, Helen (EPA)
Subject: RE: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment
Attachments: Clare and Gilbert Valleys District Townships and Settlements DPA_EPA Response October 2014.pdf

As requested below please find attached the EPA's comment on the Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment.

If you have any questions with regard to these comments please contact Helen Malone in the first instance.

Kind regards

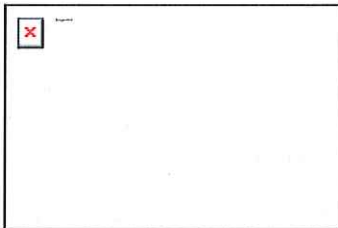
Kym

Kym Pluck

Principal Adviser, Planning Policy and Projects

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From: Lynda Salter [<mailto:lmoore@CGVC.sa.gov.au>]

Sent: Friday, 29 August, 2014 9:08 AM

To: Burfield, Michelle (DCSI); 'Keith.Bartley@sa.gov.au'; Smith, De-Anne (DEWNR); Wood, Adrian (DSD); Lease, Chris (Health); CFS:Building Fire Safety Unit; Carter, Martin (DSD); DPTI:PD DPA Coordinator; 'DPTIPDDPACoordinator@sa.gov.au'; DSD-AAR:HeritageSites; Houston, Peter (PIRSA); Pluck, Kym (EPA); Lake, David (SATC); 'Planning.Enet@electranet.com.au'; 'realestateadmin@sapowernetworks.com.au'; 'Peter.Iliescu@sawater.com.au'; DEWNR:NYNRM Board; 'frome@parliament.sa.gov.au'; 'Nick.Champion.MP@aph.gov.au'; 'admin@wakefieldrc.sa.gov.au'; 'light@light.sa.gov.au'; 'ceo@nacouncil.sa.gov.au'; 'council@goyder.sa.gov.au'; 'info@yorkeandmidnorth.com.au'; Ward, Alex (DEWNR); Hopkins, Josh (Health); Petrovski, Mick (DPTI)

Subject: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

Dear Sir / Madam,

The Clare & Gilbert Valleys Council has prepared a Development Plan Amendment (DPA) Report which affects the District Townships and Settlements. Your agency is invited to make a submission. The DPA report can be viewed on Council's website www.claregilbertvalleys.sa.gov.au from Monday 1 September 2014.

In accordance with the Development Act and Development Regulations the report will be out on public consultation for a 8 week period commencing on 1 September 2014 and concluding on 27 October 2014. If Council does not receive a response within the 8 week period, then it can be assumed that your agency has no comment to make. However, we look forward to your response so that we can ensure that new planning policy relating to the DPA represents best planning practice.

Regards

Roy Blight

Chief Executive Officer | Clare & Gilbert Valleys Council | 4 Gleeson Street | Clare SA 5453 | P: 08 88426400 | F: 08 88423624

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EPA 05 21674

Roy Blight
Chief Executive Officer
Clare and Gilbert Valleys Council
4 Gleeson Street
CLARE SA 5453

Dear Mr Blight,

District Townships and Settlements Development Plan Amendment

Thank you for the opportunity to comment on the District Townships and Settlements Development Plan Amendment (DPA).

When reviewing this DPA, the key interest of the EPA has been to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that could result from any development that may be proposed subsequent to any rezoning. In its assessment, the EPA was pleased that investigations informing the DPA have considered the majority of issues within the scope of the objects of the *Environment Protection Act 1993*. At the DPA stage, the EPA works to ensure that appropriate planning policy is included in the development plan to allow proper assessment at the development application stage. The EPA may also provide advice to assist with preparation and assessment of subsequent development proposals.

The DPA proposes a number of changes to the *District Council of Clare and Gilbert Valleys Development Plan* (consolidated 10 January 2013) (the Development Plan), including proposed policy and/or zoning changes to the townships of Armagh, Auburn, Leasingham, Mintaro, Riverton and Saddleworth. The EPA has focussed its comments on the issues of site contamination, water quality, interface between land uses, and wastewater management.

It is acknowledged that version 6 of the South Australian Planning Policy Library (SAPPL) will be introduced into the Development Plan. The EPA supports this proposal and particularly encourages the adoption of the most recent 'interface between land uses' module (including the latest air and noise policy provisions), 'hazards' module (including the latest site contamination policy provisions) and the 'natural resources' module (including the latest water sensitive urban design policy provisions).

SITE CONTAMINATION

In terms of its assessment, the EPA has reviewed all of the Preliminary Site History Assessment Reports prepared by Australian Water Environments, July 2014 and Section 3.2.4 *Site Contamination* (pg. 37) within the DPA. The preliminary site history assessment reports referred to the townships of Auburn, Mintaro, Riverton and Saddleworth which are discussed in further detail below.

Auburn

As reflected in the Preliminary Site History Report prepared for the township of Auburn (allotment 58: CT 5354/596 and allotment 8: CT 5817/110) by AWE (July 2014), the affected area is currently located within a primary production zone and is proposed to be rezoned for residential use.

The site history report divided allotment 58 (CT 5354/596) into three sections; being section A, B and C. The report found that: Section A is documented to have been primarily used for grazing purposes. A portion of Section B is documented to have been used for vineyards (horticultural land use). The site history does not document what activities have occurred on the remainder of this portion of the site however, does suggest it was used for residential use. The site history does not document the previous activities undertaken on Section C however, from aerial photography the EPA considers that it may be associated with Section A and used for grazing purposes.

In summary, the Preliminary Site History Report prepared by AWE (July 2014) for the township of Auburn identified the following:

1. Section A is characterised by broad acre farming and grazing practices.
2. Section B consists of native and non-native vegetation.
3. Section C includes:
 - Plate 4: identifies a typical farm shed on the property
 - Plate 5: areas of stockpiling within the sheds includes petrol drums and engine parts;
 - Plate 6: identifies a disused domestic chicken shed currently used for the storage of farming equipment and machinery;
 - Plate 9: domestic poultry shed currently in use.

As identified in Section C, photograph plate 4 & 6 identify large poultry sheds that the EPA considers would not be typically used for domestic purposes and were more likely used for a commercial operation. A typical domestic poultry pen would be similar to that identified in plate 9. The EPA has therefore considered this portion of allotment 8 to have historically been associated with a commercial poultry activity.

Mintaro

The affected area in Mintaro (Lots 376 – 379: CT 5832/895, CT 5832/759, CT 5832/760 and CT 5832/761) is currently zoned Township Fringe (Policy Area 9) and is proposed to be rezoned for Rural Living (Policy Area 8).

As summarised in the Preliminary Site History Assessment Report prepared by AWE (July 2014) for the Township of Mintaro, all allotments are identified as being characterised by board acre farming.

Riverton

The affected area in Riverton (CT 5832/467 and CT 5677/419) is currently located within a Commercial Zone proposed for residential use. The Preliminary Site History Assessment Report prepared by AWE (July 2014) for the township of Riverton (allotments 109 (Part) and 110) divided the site into four sections; being sections A, B, C & D.

1. Section A is utilised for stockpiling wood and disused farm machinery.
2. Section B includes various sheds and building associated with a farm; including horse stables, domestic scale piggery, storage areas (farm cars, machinery and petrol drums) and small scale abattoir.
3. Section C is used for general broad acre and farming practices; and

4. Section D includes a decommissioned barn used for the storage of farming equipment and machinery.

Saddleworth

The affected area in Saddleworth (CT 5269/26) is currently a Primary Production Zone proposed for residential use.

The provided Preliminary Site History Assessment for Saddleworth, prepared by AWE (July 2014) divided the affected area into two sections identified as Section A and Section B which identified the following:

1. Section A appeared to be used for grazing and broad acre farming.
2. A portion of Section B appeared to have been associated with a farm house and associated farming sheds.

Summary of Findings

The EPA considers there are portions of land proposed to be rezoned for sensitive land uses (i.e. residential) where potentially contaminating activities associated with intensive agricultural land uses have occurred, which have a higher risk of pollution and potential to result in site contamination. These areas have been listed below:

- 1) Auburn: Allotment 58, section B identified as a vineyard. In accordance with Planning Advisory Notice 20, the EPA considers vineyards a horticultural activity and therefore has a higher potential to result in site contamination.
- 2) Auburn: Allotment 8, section C identifies various potentially contaminating activities including sheds storing petrol drums, farming equipment, machinery and engine parts and large chicken sheds potentially used for commercial operation.
- 3) Riverton: Section A, B & D are identified as areas associated with the storage of farm cars, machinery and petrol drums.
- 4) Saddleworth: Section B is identified as an area associated with farming sheds and storage of farming equipment and machinery. It is unclear if this area has also been associated with the storage of petroleum hydrocarbons and/or chemicals.

The EPA adopts a risk based approach for the consideration of site contamination where agricultural land use is the only potentially contaminating activity that has been identified as having occurred on the subject land.

Agricultural land use can include both broad scale activities such as grazing and cropping, in addition to localised activities such as animal dips, spray races, waste burial areas and storage of fuel and/or chemicals, which are considered to represent agricultural activities with a higher risk of pollution and potential to result in site contamination.

Where a site history undertaken by a site contamination consultant in accordance with Schedule B2 of the National Environment Protection (Assessment of site contamination) Measure 1999, identifies that the subject site has only been used for broad scale activities (such as cropping and grazing) and none of the localised intensive and higher risk agricultural activities have been undertaken it is the EPA position that a site contamination audit is not required when a change to a sensitive use is proposed.

If localised higher activities are identified (like in Auburn, Riverton and Saddleworth) then a site contamination auditor should be engaged to carry out an audit on that portion of the land to ensure it is suitable for its intended sensitive use.

EPA Recommendation:

It is acknowledged the DPA proposes to introduce the Hazards module from the SAPPL which contains the most recent site contamination provisions. Whilst the EPA supports the adoption of this module, the following amendments are further recommended to ensure that where the preliminary site history reports prepared by AWE (July 2014) have identified localised intensive and higher risk agricultural activities where sensitive land uses are proposed, a site contamination audit report would be required at the development application stage. As such, the EPA recommends the following wording be adopted into the Desired Character Statement (DCS) of the proposed Residential Zone:

DCS: *Some parts of the residential zone in Auburn, Riverton and Saddleworth have historically been used for horticultural and intensive agricultural uses which may give rise to contamination. Development is expected to occur on a precautionary basis where the sites have been verified that they are suitable for the intended use, particularly where it involves sensitive uses like residential development.*

WATER QUALITY

Proposed Overlay: Development Constraints - Flood Mapping

Section 3.2.5 of the DPA refers to flood mapping that was prepared for the townships of Manoora, Saddleworth, Riverton, Tarlee, Stockport, Mintaro and Rhynie by Australian Water Environments in 2013. The flood mapping relates to hydrological modelling that was undertaken to produce 1 in 20, 50, 100, 200 and 500 year average recurrence interval (ARI) events.

The EPA supports the intent of adopting the 1 in 100 ARI flood mapping into relevant Development Plan Constraints Overlays (such as the proposed Overlay Maps CGV/8, CGV/9, CGV/10, CGV/12, CGV/13, CGV/14, CGV/15, CGV/16, CGV/18 and CGV/19), particularly given that extreme, high, medium and low flood categories are identified in the proposed maps.

While floods occur naturally, some floods are considered extreme and require measures that reduce both their risk and water quality impact. To help plan and provide a safe, high quality level of flood protection (in terms of quality and quantity) for the Clare and Gilbert Valley community, the EPA congratulates Council in adopting the Overlay Development Constraint flood maps into its Development Plan. This is something the EPA encourages other Council areas within flood prone areas to also consider.

Proposed Deferred Urban Zone in Saddleworth

As reflected in the proposed Overlay Map CGV/12 (Saddleworth), the EPA notes that a significant portion of the proposed Deferred Urban Zone located to the north of Saddleworth is subject to extreme flood events. The EPA does not encourage development to be located directly in flood prone areas (such as the Gilbert River Flood Plain) as it would have the potential to cause adverse water quality impacts in anticipated flood events. The EPA is concerned future development as envisaged via the proposed Deferred Urban Zone may be subject to significant flood risk. Further to this, future development may limit the opportunity for the natural floodplain to provide a mechanism for reducing flood flow rates, dissipate erosive energy and the opportunity for pollutant trapping and recycling. As a consequence of development in flood prone waters, there would be a greater likelihood of downstream flooding and adverse water quality impacts.

The EPA is supportive of the proposed Deferred Urban Zone given that it would be read in conjunction with the proposed Development Constraints Overlay Map CGV/12 (Saddleworth). However, future rezoning of this land to urban use would need to be cognisant of anticipated flood events and risks as identified in the proposed Overlay Map CGV/12. Future rezoning of this site should implement a concept plan or consider open space zoning that ensures development occurs outside of extreme flood event areas.

Development on Floodplains

The EPA supports the DPA's intent to primarily discourage development within a floodplain. However, it is noted that proposed principles of development control do allow for development within a floodplain where it can be demonstrated that flood mitigation measures are undertaken. For example, the Township Zone which currently applies to eight townships being Watervale, Penwortham, Sevenhill, Manoora, Waterloo, Rhynie, Tarlee and Stockport is proposing to amend PDC 11 as follows:

Proposed Township Zone PDC 11: *No development should be undertaken on land identified on Overlay Maps – Development Constraints CGV/19 unless it is able to be appropriately sited, designed and undertaken in accordance with hazard and flood management provisions contained in the General Section – Hazards.*

Of the eight townships that the 'Township Zone' applies to, the EPA recognises that four of them including Manoora, Rhynie, Tarlee and Stockport all have Development Constraint flood mapping however, Stockport is the only town reflected in the amended PDC 11. As such, the EPA recommends PDC 11 also be amended to reference the townships of Manoora, Rhynie and Tarlee as follows:

Proposed Township Zone PDC 11: *No development should be undertaken on land identified on Overlay Maps – Development Constraints CGV/10, CGV/14, CGV/18 and CGV/19 unless it is able to be appropriately sited, designed and undertaken in accordance with hazard and flood management provisions contained in the General Section – Hazards.*

Proposed Industry Zone south east of Saddleworth

It is noted that AW Vater site, currently located to the south east of Saddleworth, is proposed to be rezoned to an Industrial Zone.

As reflected in Overlay Map CGV/13, the northern portion of this proposed Industrial Zone is subject to high and extreme flooding events. Given industrial activities are associated with potentially polluting activities (i.e. chemical storage and processing of dangerous goods etc.), the EPA considers this rezoning may potentially introduce additional risks to water pollution particularly the Gilbert River floodplain.

The site is proposed to be rezoned to industry to reflect approved activities undertaken by AW Vater, however the EPA concern is that if this use ceases, wishes to expand or the site on-sold it could be used for any form of industry including heavy and special industry. Stormwater runoff from industrial land can contain a mixture of metals and metalloids, hydrocarbons, organic solvents, suspended solids and nutrients. Council, public and the EPA all have a legislative responsibility under Section 25 'General Environmental Duty' of the *Environment Protection Act 1993* and the *Environment Protection (Water Quality) Policy 2003* to protect South Australian waters from pollution. The EPA considers any development and associated planning policy should ensure a neutral water quality impact be achieved. If this is not achieved and pollution occurs it could be argued to be a breach of the *Environment Protection (Water Quality) Policy 2003*.

As outlined in the most recent version (version 6) of the SAPPL, the Light Industry Zone envisages land uses such as offices in association with and ancillary to industry, service industry, store and warehouse. The EPA considers these types of land uses to have a lower risk of creating water pollution when compared to those activities envisaged solely in an Industry Zone. In light of this concern the EPA recommends rezoning the affected area to 'Light Industry' instead of the proposed 'Industry Zone'.

EPA Recommendation:

- Rezone the land affecting AW Vater located to the south east of Saddleworth, within an existing Primary Production Zone to a 'Light Industry Zone'.

On – site Wastewater Disposal

Built development in the form of intensive urban-type activities that generate wastewater on a flood plain increases the risk of water pollution (i.e. through faecal and nutrient etc. contamination) during flood inundation. Hence, the EPA is not supportive of these types of development proposals on flood plains. Given the *Environment Protection (Water Quality) Policy 2003* prohibits the discharge of waste (definition of waste in the Water Quality EPP 2003 includes 'wastewater') onto land which is reasonably likely to enter any waters, the EPA recommends that onsite wastewater disposal be avoided in flood prone areas.

The DPA states that Auburn, Armagh and Mintaro anticipate onsite wastewater disposal. The EPA has assessed the affected areas of these townships and acknowledges they are not located on land subject to flood inundation as identified in the proposed development constraints flood mapping. The EPA is satisfied these areas are located outside of flood prone areas. Further discussion relating to onsite wastewater disposal is outlined under the wastewater management section below.

WASTEWATER MANAGEMENT

The DPA indicates that Council has recently upgraded the Community Wastewater Management System (CWMS) facilities at Riverton and Saddleworth providing for future growth capacity.

The proposed residential and rural living land uses within the townships of Auburn (where a minimum lot size of 1200m² applies), Armagh and Mintaro (with allotment sizes ranging from 0.2 hectares to 1.7 hectares) are proposing onsite wastewater disposal. Onsite wastewater disposal systems, as discussed earlier, are not supported by the EPA in floodplain areas due to the highly permeable nature of soils in close proximity to receiving waters and the increased risk of effluent/ recycled water pollution on surface and/or ground waters

Given the proposed residential land uses within the townships of Auburn, Armagh and Mintaro are not located within a water protection area, nor subject to flood inundation (as discussed earlier) and have minimum allotment sizes ranging from 1200m² to 1.7 hectares, the EPA is satisfied these affected areas would be adequate for on – site wastewater disposal.

INTERFACE BETWEEN LAND USES

Interface between proposed sensitive land uses and primary production activities

As identified in the DPA, a common issue with country townships is that proposed urban zones on the fringe of townships are highly likely to have interface concerns with rural/primary production areas. The EPA is pleased the most recent 'interface between land uses' module will be adopted to assist in mitigating potential noise and air quality impacts from primary production/agricultural type land uses. The EPA encourages the use of this module for future development assessment purposes. The EPA further supports the implementation of PDC 17 within the 'interface between land uses module' which encourages new urban development to provide a buffer of at least 40 metres separating urban and rural activities.

It should be noted that the 40 metre buffer aids in mitigating chemical spray drift however, may not mitigate noise and air quality (such as dust and odour) impacts. The use of the 'interface between land uses module' would further assist in alleviating potential noise and air quality impacts on adjoining sensitive receivers.

Proposed Industry Zone to the south of Saddleworth

The proposed rezoning of existing rural living land to the south of Saddleworth would result in the expansion of an existing Industry Zone. The proposed Industry Zone would also abut existing residential land to the north.

It is envisaged in the Development Plan that industrial land uses could include development that has the potential to cause environmental nuisance from plant or equipment associated with agricultural industries, home based industries, wineries and transport distribution activities. Land uses such as these have the potential to generate noise and air emissions that may have an impact on nearby sensitive land uses such as residents in the existing Residential Zone to the north.

Figure 7 Saddleworth, as identified on page 27 of the DPA outlines this affected area as being suitable for 'strategic future employment lands with buffers'. The EPA notes that this has not been reflected in a proposed Concept Plan in the DPA amendment section. The use of buffers in this instance is supported by the EPA and as such, it is recommended that a Concept Plan Map for Saddleworth also be implemented to ensure adequate mitigation measures would be implemented between the existing residential and proposed industrial interface.

Where such a buffer cannot be created it may be necessary to control or minimise noise or air emissions through engineering solutions (e.g. acoustic barriers and attenuation mounds) at the source, where feasible, or through architectural design (e.g. control at the receiver through bedrooms and living spaces facing away from noise sources, external design and orientation of buildings to avoid stagnant air and promote turbulence thereby minimising pollutant build-up).

EPA Recommendation:

- Implement a Concept Plan Map for the Saddleworth Township to ensure an adequate buffer would be implemented between the existing residential land use and the proposed Industrial expansion to the south of Saddleworth.

For further information on this matter, please contact Helen Malone on 8204 2078 or Helen.malone@epa.sa.gov.au

Yours sincerely



Kym Pluck

**PRINCIPAL ADVISER POLICY AND PROJECTS
SCIENCE, ASSESSMENT & PLANNING
ENVIRONMENT PROTECTION AUTHORITY**

Date:

27/10/14

Lynda Salter

From: Iliescu, Peter [Peter.Iliescu@sawater.com.au]
Sent: Monday, 27 October 2014 3:43 PM
To: Lynda Salter
Cc: Feronas, Paul; Hayde, Patrick; Snoswell, Debbie; Vial, Hayley; Day, Peter; Jones, Phillip
Subject: RE: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment
Attachments: SAWComments_Clare_GilbertValley_DPA.pdf; ATT00001.txt

Hi Lynda/Roy,

Please find attached SA Water's letter containing comments on the above Development Plan Amendment.
Thank you for the opportunity to comment.

Regards,

Peter Iliescu
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File No.
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From: Lynda Salter [<mailto:lmoore@CGVC.sa.gov.au>]
Sent: Friday, 29 August 2014 9:08 AM
To: 'michelle.burfield@dcsi.sa.gov.au'; 'Keith.Bartley@sa.gov.au'; 'De-Anne.Smith@sa.gov.au'; 'Adrian.Wood@sa.gov.au'; 'chris.lease@health.sa.gov.au'; 'cfsbfsu@cfs.sa.gov.au'; 'martin.carter@sa.gov.au'; 'DPTI.PDDPACoordinator@sa.gov.au'; 'DPTIPDDPACoordinator@sa.gov.au'; 'heritagesites.aard@dpc.sa.gov.au'; 'peter.houston@sa.gov.au'; 'kym.pluck@epa.sa.gov.au'; 'david.lake@tourism.sa.com'; 'Planning.Enet@electranet.com.au'; 'realestateadmin@sapowernetworks.com.au'; Iliescu, Peter; 'board@nynrm.sa.gov.au'; 'frome@parliament.sa.gov.au'; 'Nick.Champion.MP@aph.gov.au'; 'admin@wakefieldrc.sa.gov.au'; 'light@light.sa.gov.au'; 'ceo@nacouncil.sa.gov.au'; 'council@goyder.sa.gov.au'; 'info@yorkeandmidnorth.com.au'; 'Alex.Ward@sa.gov.au'; 'joshua.hopkins@health.sa.gov.au'; 'mick.petrovski@sa.gov.au'
Subject: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

Dear Sir / Madam,

The Clare & Gilbert Valleys Council has prepared a Development Plan Amendment (DPA) Report which affects the District Townships and Settlements. Your agency is invited to make a submission. The DPA report can be viewed on Council's website www.claregilbertvalleys.sa.gov.au from Monday 1 September 2014.

In accordance with the Development Act and Development Regulations the report will be out on public consultation for a 8 week period commencing on 1 September 2014 and concluding on 27 October 2014. If Council does not receive a response within the 8 week period, then it can be assumed that your agency has no comment to make. However, we look forward to your response so that we can ensure that new planning policy relating to the DPA represents best planning practice.

Regards

Roy Blight

Chief Executive Officer | Clare & Gilbert Valleys Council | 4 Gleeson Street | Clare SA 5453 | P: 08 88426400 | F: 08 88423624

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27 October 2014

SAW Ref: 00/02875

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Mr Roy Blight
Chief Executive Officer
Clare & Gilbert Valleys Council
4 Gleeson Street
CLARE SA 5453

Dear Roy,

Re: District Townships and Settlements Development Plan Amendment (DPA)

I refer to your email dated 29 August 2014 seeking our comments on the above DPA.

SA Water has no further comments to make in addition to the ones provided to the Department of Transport Planning and Infrastructure (DPTI) on 3 January 2014. Should the proposed rezoning generate an increase in water demand, the augmentation of the existing network may be required.

In general, the following comments apply to new developments or redevelopments.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the DPA document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;

- Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
- Industry to be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department of Environment, Water and Natural Resources should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste Overview website page is attached for your information: [Trade Waste Overview](#)

Thank you for the opportunity to comment on the Council's District Townships and Settlements DPA. Please contact Peter Iliescu, Engineer, Treatment and Network Planning on telephone (08) 7424 1130 in the first instance should you have further queries regarding the above matter.

Yours sincerely



per Paul Feronas
Senior Manager, Treatment and Network Planning
250 Victoria Square, Adelaide, 5000
Ph 08 7424 1881
Fax 08 7003 1881
Email paul.feronas@sawater.com.au

Lynda Salter

From: George Manos [gm@bllawyers.com.au]
Sent: Monday, 27 October 2014 2:44 PM
To: AdminGroup
Subject: CLARE & GILBERT VALLEYS COUNCIL DISTRICT TOWNSHIPS AND SETTLEMENTS
DEVELOPMENT PLAN AMENDMENT - SUBMISSION
Attachments: P214200_006.pdf

Importance: High

TO: LINDA SALTER
FROM: GEORGE MANOS
SUBJECT: CLARE & GILBERT VALLEYS COUNCIL DISTRICT TOWNSHIPS AND SETTLEMENTS DEVELOPMENT PLAN AMENDMENT - SUBMISSION
DATE: 27 OCT 2014 2:44 PM
STATUS: DELIVERED

Dear Mr Blight

This firm acts for Tracy Palmer, Matt Behn and Gumdale Farming Pty Ltd who are the occupiers/owners of land on Behn Road, Saddleworth.

Please see attached submission on behalf of my clients regarding the above DPA. The Submission relates to only that part of the DPA which seeks to rezone the land in the north-western corner of the junction of Marrabel - Saddleworth Road and Crawfords Road from its current zoning of "Primary Production" to "Industry". The objectors object to that proposed rezoning.

Please note that my clients wish to heard either in person or by agent at the public hearing on 1 December 2014.

I request that you acknowledge receipt of this email and the attached submission.

Regards

George Manos

BOTTEN LEVINSON

Development & Environment Lawyers

Email: gm@bllawyers.com.au

Ph: 8212 9777 Fax: 8212 8099

140 South Terrace Adelaide SA 5000

www.bllawyers.com.au

Please notify us immediately if this communication has been sent to you by mistake.
If it has been, client legal privilege is not waived or lost and you are not entitled to use it in any way.



Please consider the environment before printing this email.

**SUBMISSION BY TRACY PALMER, MATT BEHN and GUMDALE FARMING PTY LTD IN
RELATION TO THE CLARE AND GILBERT VALLEYS COUNCIL DISTRICT TOWNSHIPS
AND SETTLEMENTS DEVELOPMENT PLAN REPORT (DPA)**

Submission made on behalf of land owners and occupiers in Saddleworth

This submission is lodged on behalf of Tracy Palmer, Matt Behn and Gumdale Farming Pty Ltd who are the occupiers/owners of land on Behn Road, Saddleworth and whose land is immediately adjacent to certain land that is proposed to be rezoned pursuant to the DPA (the Objectors).

Nature of and Extent of Submission (Objection)

This Submission relates to only that part of the DPA which seeks to rezone the land in the north-western corner of the junction of Marrabel - Saddleworth Road and Crawfords Road from its current zoning of "Primary Production" to "Industry". The objectors object to that proposed rezoning.

Consideration of material

This objection has been prepared following consideration of the DPA and other associated documents referred to in the DPA together with the provisions of the current Development Plan (DP). The submission also takes into account the decision of the Environment, Resources and Development Court of SA in the matter of *Behn and Anor v Clare & Gilbert Valleys Council & Anor* [2012] SAERDC 50 (the ERD Court decision).

The DPA (and its associated documents) make reference to the "recent development for bulk handling and storage facility" as a reason for the rezoning of the land.

The DPA in more detail

Under the heading of "Analysis" the following statement appears.

The DPA has been identified as a high priority in the Clare and Gilbert Valleys Strategic Directions Report, 2013.

The Strategic Directions Report highlighted a series of policy improvements and zoning considerations as it affects the townships of ... and Saddleworth.

Under the heading "Saddleworth" the following appears:

Consider rezoning land to the north of the AW Vater development - the land identified in the Strategic Directions Report that is the subject of a recent development for a bulk handling and storage facility.

Under the sub-heading of "Investigations", the same statement is repeated (see page 26) and at page 27 "Figure 7 - Saddleworth" the plan provides an overview of the proposed rezoning of land in the region of Saddleworth wherein the following notation appears :

Recognize AW Vater development site with suitable commercial/industry zone and buffers.

At page 167 of the DPA, is the proposed new Zone Map CGV/13 which identifies the land the subject of the ERD Court decision being rezoned "Industry".

However, there is no (further) analysis or justification for the proposed rezoning.

ERD Court decision

The only references that have been observed in the DPA attempting to justify the rezoning of the land from its current zoning of Primary Production to Industry relate to the approved AW Vater development on the land.

A general observation is made that the mere approval for the land to be used in a very specific way does not and cannot justify the land being rezoned "Industry". Zoning is in the long term whilst a use may only be in the short term.

The ERD Court had before it a specific proposal. The Court was of the view that that proposal should be regarded as a bulk handling and storage facility [79] or if a proposal was not so regarded, it was for an undefined form of development [80]. Further it found that in any event that proposal would at least function like a bulk handling and storage facility.

The Court took the view that that specific facility was appropriately located in the Primary Production Zone and on that site. In making that finding, the Court had to interpret the relevant provisions of the Development Plan and also had to have regard to the impacts that that proposal would have. The ERD Court specifically considered a number of factors including:

1. **Design and appearance** - the Court noted in that regard that the proposal before the Court was of considerable size and scale but *would not result in a major [adverse] visual impact on or to seriously compromise the character of the locality*. Further the Court found some "justification" in the size and scale of the buildings proposed as part of the approval because of the AW Vater operations on the land on the opposite side of Marrabel Road. The Court also observed that views would be available for buildings on the nearby residential zone on the other side of Marrabel Road *but the landscaping would ameliorate the visual impact on those residents*.
2. **Traffic and Parking** - the Court observed that the proposal before it was expected to generate *no more than 15 vehicles on the site over the course of the week during busy periods of the year*. In other words, the traffic numbers were very very low and adequate land was available to manoeuvre/store vehicles on the site. Further, given the number of movements, the use of Crawford Road for access was suitable (although in any event that road was proposed to be upgraded).
3. **Hazards and Separation Distances** - the ERD Court noted that the risk in relation to environment impact was acceptable because of the nature of the facility and the operations proposed but in that regard nonetheless the Court imposed conditions to ensure compliance with certain environmental standards with appropriate bunding provided so as to capture any materials/chemicals that spilled. In other words, the risk to the environment was limited by specific controls and the limited nature of the particular proposal under consideration.

Further, the Court noted that the proposal did not satisfy the *EPA's Guidelines for Separation Distances - December 2007*. The Court however sought to rationalize non-compliance with that document because it took the view that that document only contained "guidelines" and secondly that the chemicals that were to be stored on site would remain in *sealed containers* when on site.

It is clear from the decision of the ERD Court that it was satisfied that the specific proposal that was then before it was acceptable from a planning point of view because :

- The scale and nature of that particular development was acceptable in the context of the existing conditions in the locality.
- The level of activity proposed in that particular development was very limited including a number of traffic movements.
- There was sufficient land available for the storage of the specific goods and vehicles on site
- The limited number of vehicle movements associated by that specific development meant that the road network is satisfactory.
- Although the EPA Guidelines were not satisfied, given the nature of the activity and the intensity of the same, the proposal was also acceptable as regards environmental risks because any chemicals to be stored on the land would be in bunded areas and would at all times remain in sealed containers.

Another factor obviously of some importance to the ERD Court was that the public itself would not access the site. The only persons on site and the only persons making use of the site were employees of AW Vater & Co.

Clearly the ERD Court decision has to be considered against that backdrop ie in context of the specific development proposed.

In short the Court was satisfied that the proposal that was then before it was a suitable land use for the land. It had regard to the conditions in the locality.

Proposed rezoning of land the subject of the ERD Court decision to Industry

It is respectfully submitted that the approval by the ERD Court of a specific proposal is not a reason why the zoning should change. That submission is made for a number of reasons.

DPA Changes

The DPA proposes to rezone the land to "Industry" Zone. It is understood that the current DP Industry Zone provisions would thus apply to the land.

Further, the Development Plan seeks to introduce amendments in relation to recent flood mapping being undertaken by the Council. This is included under the heading of "Development Constraints". The relevant Map is Overlay Map CGV/13 in the DPA - page 184. That map identifies the location of the watercourse immediately adjacent to the proposed rezoned land. A very short distance from the land proposed to be rezoned, the Overlay Map identifies a substantial amount of land as being within the area identified as "High" and a smaller area within the area identified as "Extreme". These "tags" apply to the risk of flooding, the water flow rates and the depth of water. Should a use other than the AW Vater and Co use be established on the land, noting that virtually all uses have a "use by date", the rezoning will expressly facilitate other industrial uses which may have an adverse effect on the environment given the proximity to the nearby watercourse. That could have serious environmental repercussions. It is simply basic planning not to locate industrial uses near to watercourses and flood prone areas. The land is immediately adjacent to flood prone land.

The Industry Zone provisions are directed to a wide range of industrial type uses having regard to the first Objective for the Zone and more particularly PDC 1 for the Zone which envisages the following forms of development as:

- *Industry*
- *Transport Distribution*
- *Warehouse*

The DPA also proposes an amendment to PDC6 for the Zone but with respect that amendment does not make any or any significant contribution to the issue of the suitability of the land for general industrial purposes as is proposed.

The *Development Regulations* define "Industry" in a broad way and the Development Plan treats all forms of industry as a consent use application. This could include for example a service industry, a general industry or a special industry because the current Industry Zone Development Plan provisions do not distinguish between those types of industrial uses. Any

factory or facility for processing or manufacturing would therefore be deemed an appropriate type of use under this definition. The proposed DPA change will facilitate all such uses, in close proximity to existing residential areas and other adjoining land lawfully used including land owned by the objectors. Such uses will have an adverse effect on the locality and would be contrary to other amendments contemplated by the DAP - see immediately below.

It is repeated such an outcome is wholly inconsistent with the current use and zoning of the surrounding land. Further and importantly it is also inconsistent with the changes to the Desired Future Character proposed to be introduced for the town of Saddleworth itself. In that respect, the Desired Character is proposed to be amended as set out on page 151 of the DPA wherein it stated that the desired future character for the Saddleworth township should be as follows:

Saddleworth has largely retained its pattern of low-density development and character which provide a quality reasonable living environment for its residents. Existing sub-divided areas in the immediate vicinity of the town "core" have been largely developed and there is emerging little demand for more residential land.

Thus the Development Plan recognises that Saddleworth is a quality living environment and there is an emerging demand for residential land in the town. However the DPA in seeking to rezone land for industrial purposes in close proximity to existing residential built up areas is inconsistent with both the existing and the proposed Desired Character for the town of Saddleworth.

Returning to the Industry Zone provisions, the Desired Character also makes reference in the current DP as regards Saddleworth. It notes that "a town the size of Saddleworth should set aside a specific area for light industrial and large - scale commercial development, rather than permit such development to occur in a hap-hazard manner throughout the township".

Whilst it is acknowledged the current Desired Character for the Industry Zone seeks to establish additional industrial areas, any such areas need to be appropriately located and not haphazardly.

It is entirely inappropriate to rezone the land in question to Industry, for at least the following reasons:

1. The changes proposed to the Desired Character for the town of Saddleworth.
2. The DPA identified that there are extreme development constraints by reason of the adjacent water course to the north of the rezoned land.
3. The pattern of existing nearby including a number of new dwellings on residential land adjacent to or directly across the road from the land in question.
4. The very wide range of Industrial uses that could be expected/developed on the land as a result of the rezoning.

All of these matters directly affect the interests of the objectors having regard to the location of their adjacent land.

Whilst the ERD Court found that the AW Vater & Co proposal for a bulk handling storage facility was appropriate for the land in question, it did not make any reference nor any suggestion that the land ought to be rezoned for more general industrial purposes.

The current zoning of land was according to the ERD Court appropriate for the proposed use. There is no justification to take the issue further and to rezone the land (see further below). Nothing arises from the ERD Court decision so as to warrant the rezoning.

Having regard to the range of uses anticipated in the Industry Zone, there can be no doubt that there will be significant impacts on the locality should the land be used now or in the future in accordance with the current DP Industry Zone provisions.

Recognition of existing/lawful use rights

The scheme of the development legislation in South Australia is such that upon the grant of "planning consent" the land is able to be used for that purpose without constraint. Further the legislation enshrines the concept of existing use rights. Put another way, the grant of Development Plan Consent by the ERD Court for the AW Vater & Co proposed development on the land will enable that use to be maintained on the land "forever and a day". It does not require any further support or protection via a rezoning.

The ERD Court assessed the AW Vater and Co development to be appropriate for the land. However, as set out above, it did not make any findings to suggest that any other general industrial use would be appropriate. Thus, should the proposal by AW Vater & Co come to an end for whatever reason or the use is to be modified, the rezoning proposed would facilitate that change and allow the land to be used for a number of different purposes as per the DP Industry zoning provisions. That outcome must be avoided for at least the reasons set out above.

Conclusion

The DPA seeks to make important changes to the status of Saddleworth in recognising that it provides a quality living environment for its residents. Further the Development Plan notes that there is an emerging demand for more residential land - as is evidenced by new dwellings near the land in question. Yet the Council at the same times seeks to rezone land previously zoned and used for Primary Production purposes to be zoned for Industry Purposes when that land is adjacent to residential uses and other sensitive land uses.

There is no warrant identified in the DPA whatsoever to justify the rezoning of the land. The ERD Court decision has effectively ruled that the use of the land proposed by AW Vater and Co is an appropriate use for the land and that the grant of the Development Plan Consent for that purpose will protect that use forever and a day.

That use is likely to come to an end. However, the proposed rezoning will facilitate a range of uses which will be established in accordance with the clear expectations of the Industry Zone provisions, which uses will have an adverse affect on conditions in the locality, the nearby residential properties and the desire to establish Saddleworth as a quality living environment. Further that will be counter-active to the emerging demand for more residential land by facilitating uses to be established on the land which is not appropriately located for such purpose. The proximity to the nearby watercourse could give rise to future industrial uses that could have serious environmental repercussions.

Request to be heard

The Objectors seek to be heard either in person or by their agent at the public hearing set for Monday 1 December 2014.

Kathy Jones

From: Roy Blight
Sent: Monday, 27 October 2014 2:42 PM
To: Lynda Salter
Cc: Kathy Jones
Subject: FW: RE; Saddleworth land rezoning,

From: Roger Vater [<mailto:rogervater@vater.com.au>]
Sent: Monday, 27 October 2014 11:30 AM
To: Roy Blight
Subject: RE; Saddleworth land rezoning,

Good morning Roy,

I writing in support of the re-zoning of land at Saddleworth, including industrial land sites. As the major employer here in Saddleworth, as partner in the largest business here and also a lifelong resident, community supporter and town advocate I submit the need to open up land for development including housing and industrial sites. While recognising there is some existing land zoned industrial available, it is inappropriately located and or not cost effective to develop. The same can be stated for housing blocks. The survival of Saddleworth as a town and local community depend on attracting new residents who are employed locally and to do this we need to create jobs. To stifle development in this town will relegate it to a retirement village. I am in grave fear of us losing more businesses as they become less viable. This has an enormous impact on property values and the ability to underpin business values. We have over many years steadily observed the decline in the number of businesses operating in and around Saddleworth. This must be halted! I despair of the small minded attitude of the vocal few who would see this town remain a quaint little village declining in population and losing services. They are also the ones complaining about the decline and choice of service and amenities in the town.

I believe we are at a critical time in our history as a town and we have to decide where our future lies. For me it is about increasing our town's population so that local businesses like mine have a reasonable expectation of being able to employ people in close proximity which means having a town that can provide the infrastructure and services that working families expect today and can be attracted to. Businesses become more viable because more money is spent in the town.

Let's use this opportunity to support change.

Regards,

Roger Vater
Dealer Principal and General Manager



Agricultural and Construction Equipment Dealership

1248 Saddleworth Road, Saddleworth SA 5413

Phone: (08) 8847 5000 Fax: (08) 8847 4068

and

14 Kennett Street, Kadina SA 5554

Phone: (08) 88213922 Fax: (08) 88212820

roger.vater@vater.com.au

13 Brabham Grove

Aberfoyle Park 5159

Mr Roy Blight,

Chief Executive Officer,
Clare & Gilbert Valleys Council,
4 Gleeson Street,
CLARE 5453

Dear Roy,

In my role as Director of the State Recovery Office I was heavily involved in the recovery of Stockport after the flooding event of December 2010. Although the town had been devastated by the flood it showed remarkable resilience by working together and rebuilding homes, community buildings and infrastructure. The community's spirit was evident throughout with a "let's help a mate out" attitude showing through. One of the strengths that became apparent was the modest growth in size of the town that had occurred in the last 20 years or so which had helped shape the town's identity. It would be hoped that this steady growth in size would continue with the need to recognise and keep in mind past flood levels.

It is my understanding that Brian & Carolyn Koch have made a submission to your draft Development Plan Amendment which would help the town grow in a sustained manner.

I would support this proposal as it would help with the future prosperity of the town.

Yours sincerely

Ronnie Faggotter

27/10/2014

**herrmann**

File No.
3.71.7.74
Reg No. <i>AK</i>
14-009993
Officer
<i>Roy +</i>

From: herrmann <kg Herrmann@herrmanns.net.au>
Sent: Thursday, 23 October 2014 7:14 PM
To: 'admin@cgvc.sa.gov.au'

To whom it may concern

I, Kym Herrmann, am writing in regards to the building structure built on the corner of Behn's and Crawford Road Saddleworth and the rezoning of rural land to industrial land.

Kathy J.

I believe industrial land has been set aside in Saddleworth. Why has this building not gone up on the industrial land and has been built on rural land?

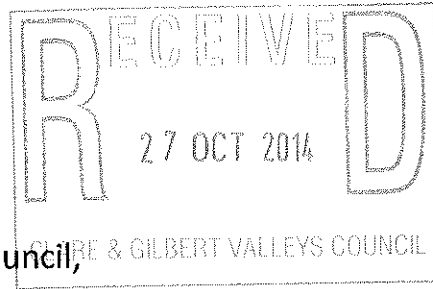
Another major point of concern is the building/shed has been built very close to town residential homes and far too close to the local creek and water catchment. I am led to believe AW Vater & Co plan to store chemicals in this building. If this is the case council should never of approved application. Major concerns are potential chemical spill polluting the creek and water catchment, poisoning of land and give off of chemical HAZARDOUS fumes to nearby residents, local schools and the whole community.

Yours faithfully,
Kym Herrmann

PO Box 70,
Saddleworth, SA 5413

23rd October 2014,

Dear Members of Clare and Gilbert Valleys Council,



File No.
3.71.7.7.4
Reg No. A/D
14-010036
Officer
Kathy J

We would like to comment on the proposed changes to the rezoning of land around Saddleworth.

Several of these changes involve us directly.

The proposed change to the land on the corner of Crawford and Marrabel roads, this change will impact us directly. Changing this land from rural to commercial/industrial will impact on our safety and that of the community when we move farming equipment along Crawford Road. We farm land on the northern side of Saddleworth and use this road constantly for moving farm equipment. We were never in favour of the development being where it is, being directly across the road from residential homes and the fact that it is very close to the creek which if anything was to go wrong would effect a huge waterway. We believe that this development had been approved by the ERD Curt as is and therefore should be no reason to rezone the land. We are extremely unhappy with this change and we would all like to be able to speak on this change at the council meeting to be held on the 1st December in regard to this proposed change.

We are also unhappy with the proposed change to our land on the southern side of Saddleworth along Ashton Road. At this stage we would prefer this remained rural until the land that is already allocated to industrial has been used. We feel that there is adequate land in Saddleworth zoned as industrial and this should be used before any other land is rezoned. This land has been zoned industrial for over thirty years and to date not been used for development.

Thank you and we look forward to being able to address our concerns at the District council meeting to be held on the 1st December 2014.

Kind Regards

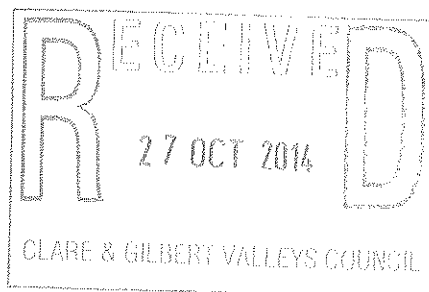
Three handwritten signatures are stacked vertically. The top signature appears to be 'Robert Schulz', the middle one 'Jacqui Schulz', and the bottom one 'Dale Schulz'.

Robert, Jacqui and Dale Schulz

34 Marrabel Rd
Saddleworth SA 5413

24.10.2014

Clare and Gilbert Valleys Council
4 Gleeson St
CLARE SA 5453



File No.
3.71.7.7.4
Reg No. A/I
14-010038
Officer
Kathy J

Dear Council,

RE: Proposal to Rezone land on the north western corner of Crawfords Rd and
Behns Rd to an Industry Zone

As a land owner/resident adjacent to this proposal, I object to this rezoning and wish to be
heard either in person or my agent at the public hearing on 1/12/2014.

Sincerely,

A handwritten signature in black ink, appearing to be "Ray Flint", written over a horizontal line.

Ray Flint

Rob & Jill Behn

7 Spur St, SADDLEWORTH SA 5413

Date: 24.10.2014

Clare and Gilbert Valleys Council
4 Gleeson St
CLARE SA 5453



File No.
3.71.77.4
Reg No. A/H
14-010060
Officer
Kathy J

Dear Members of Council,

RE: Proposed rezoning of Land situated on the corner of Crawford and Marrabel Roads, Saddleworth.

We are extremely unhappy with the proposed change. There is absolutely no justification why this land needs to be rezoned.

We each wish to be heard either in person or by our agent at the public hearing on December 1st 2014.

Regards

Rob and Jill Behn

Lynda Salter

From: Kim Vater [kim@vatergrain.com.au]
Sent: Monday, 27 October 2014 8:56 AM
To: AdminGroup
Cc: Roy Blight (Bluffrange@hotmail.com)
Subject: Response

File No. 3.71.7.7.4
Reg No. A11
14-010032
Officer Kathy J

Att Clare and Gilbert Valleys Council,

As a resident of Saddleworth for over 54 years, and a partner in a business namely AW Vater & Co who are the main employers in the town, I would like to voice my strong approval for the new proposed District Township & Settlements Development Plan Amendment for Saddleworth. I see that these changes are vital for the long term sustainability for our Town. As a business we have invested approx 1 million dollars in infrastructure here at Saddleworth in the past 18 months and without changes such as this that council are proposing, we will not be in a position to expand or spend that sort of money again on our business into the future here locally, which in term could create employment, sustainability, social and economic benefits to the whole town and community. As it stands now, Saddleworth is desperate to keep business and industry alive and vibrant to encourage growth in all facets such as employment, housing and general population, and any negative moves against this proposal would in my view just be short sightliness for Saddleworth's long term future and to the detriment of all residents not only in the town but the community as a whole. This proposal has my total support.

Ps could you please acknowledge receipt of this email.

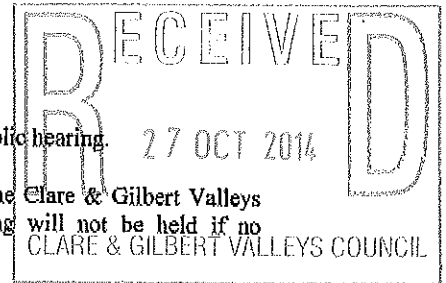
Regards,

Kim Vater

AW Vater & Co
Manager Grain Trading Division
1232 Saddleworth Rd Saddleworth SA 5413
PO Box 118, Saddleworth SA 5413
P 08 88474400 M 0418 831440
F 08 83111730
E kim@vatergrain.com.au

Serving The Rural Community

CONFIDENTIALITY: This email and any attachments are confidential and may be privileged. If you are not an intended recipient, please notify the sender immediately and do not disclose the contents to another person, or use it for any purpose or store or copy the information in any medium.



Please ensure that you indicate whether or not you wish to be heard at the public hearing.

The public hearing will be held on Monday 1 December 2014 at 7pm at the Clare & Gilbert Valleys Council Chambers, 4 Gleeson Street, Clare. However, the public hearing will not be held if no submissions are received or if no submission makes a request to be heard.

Further information

We welcome any enquiry about the DPA.

A discussion with Council staff can often help you better understand what affect the DPA might have on your land or locality – and help you work out whether you wish to make a submission or not.

If you would like further information about the DPA please contact Kathy Jones on 8842 6400 or admin@cgvc.sa.gov.au

File No.
3.71.7.7.4
Reg No. A11
14010030
Officer
Kathy J

Response Sheet (please feel free to provide additional information/correspondence)

Name: BRIAN & CAROLYN KOCH
Organisation or Association (if applicable): BR & CA Koch
Address: 220 Observatory Road, Stockport 5410
Phone number (optional): 0429 954 291
Email Address (optional): brian.koch@bigpond.com
Do you wish to be heard at the Public Hearing on Monday 1 December 2014?:-

Yes ☒

No ☐

As Attached 3 pages + Email to come

Clare & Gilbert Valleys Council
4 Gleeson Street,
CLARE 5453
To the CEO Roy Blight

Dear Roy

We write in regards to making a submission to the draft Development Plan Amendment report. On 26th July 2012 we asked that lots 70 & 71 Hd Alma (assessment no 9665098701 & 9665054055) be included in the Country Township Zone of Stockport. As stated these lots were created by the realigning of boundaries of two existing allotments, no extra allotments were created. As these original allotments had been created 80-100 years ago they carried with them the right to be built on, both (especially one) were very saleable allotments. The very shape and position of the development taken to the DAP meeting held in March 2009 would suggest that the intent was to create blocks to be built on next to the township boundary. The development was allowed but the building rights were not transferred as it was deemed that these allotments had been created post 1996, thus being non-complying. At this meeting the panel stipulated that we as the applicants needed to connect both lots to SA Water, pay to the Planning & Development fund \$2489/lot and put all services such as power & telephone underground surely recognising the intent that we had to develop these allotments as building blocks.

At the November 2010 DAP meeting we submitted building plans for these allotments. These were refused. However at this meeting it was resolved in Item 5.4 that in regards to the "Stockport township boundaries-to be investigated and reviewed during the Strategic Directions Review process". The same was resolved for the township of Armagh. We understand that the reference to Armagh may have resulted from the overturning of a DAP decision by the DAC on a building application on a block some distance from the township boundary. In the draft Development Plan Amendment there has been a marked change in the boundaries of Armagh suggested, but no reference to Stockport.

Also at the April 2011 at the DAP meeting the panel drew to the attention of Council the delay in undertaking the Strategic Review of the Development Plan highlighting the 'need to look at the expansion of the Rural Living Zones'-----'to minimise the non-complying developments' through the section 30 review.

To confuse the issue at the December 2011 DAP the panel approved a non-complying Detached Dwelling on lot 2(D65193) Smith Street, Stockport by Richard Payton. This was a small allotment of the other side of the town of our proposal very similar to ours in the Rural Zone next to the township boundary.

All through this lengthy procedure we have been encouraged by council representatives to use the processes of Council especially the Section 30 review to proceed our case. We feel we have done this and find it unrealistic that if this submission is not successful it will be at least another 5-7 years before another review is done. All along we have been accruing costs. Costs include but not limited to the original submission by Hennig & Co at the March 2009 DAP, surveying and fencing the new allotments, connection to SA Water services, payment to the Planning & Development Fund, drawing of house plans, submission by Greg Ahrens at November 2010 DAP, and the annual costs now of CGVC rates, water rates ESL levy. The allotments now as they stand are a liability to us as they have no commercial value and have little income potential as agricultural blocks.

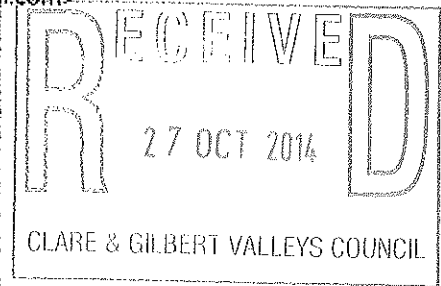
As highlighted in the draft DPA there is an ongoing demand for the expansion of township populations in the CGVC area. Stockport is no exception. Following the flooding event of December 2010 the need to develop the township above the flood level has been noted. These allotments certainly comply with this and with all services readily available make this a logical expansion of the township boundary.

We ask that you reconsider our application to have our allotments included in the new Development Plan and look forward to being heard in support of our submission at the public hearing on 1st December, 2014.

Brian & Carolyn Koch

Ms Carolyn Koch

From: Lyndall & Dick French <dandlfrench@gmail.com>
Sent: Sunday, 26 October 2014 6:55 PM
To: Koch, Brian
Subject: Fwd: More building blocks in Stockport



To whom it may concern

I have lived in Stockport since 1982 and was closely involved with the flood recovery following the devastating flood of 2010. It is obvious that new building blocks in Stockport would be best located on high ground that will not be affected by the inevitable future flooding.

Stockport is a lovely quiet community made up of residents who enjoy its ambience, proximity to the city and general comfortable country feel. I support some new building blocks being made available to grow our population as the only business in the town is the caravan park. It would be good to have a shop where you could get fuel as it was when we first moved here. Blocks that take advantage of higher terrain such as up Observatory Road would be ideal for residences as they would never be in danger of flooding.

Dick French
PO Box 6
Stockport 5410



Glen Acres Pty Ltd

ABN70007632251
67 Torrens Rd.,
Riverton S.A. 5412
Mb. 0438875501
Tel/fax (08)83897446
e-mail: kdavis@ausproject.com.au
P.O. Box 838 Oakbank SA 5243

File No.
3.71.7.7.4
Reg No. <i>AM</i>
14-009996
Officer
<i>Roy +</i>

Kathy J.

23th October 2014,

Chief Executive Officer,
Clare and Gilbert Valleys Council,
4 Gleeson Street,
Clare SA 5453

RE: PROPOSED DEVELOPMENT PLAN AMENDMENT-RIVERTON

We refer to Councils proposed Development Plan Amendment and in particular the proposal to rezone portion of land owned by Glen Acres Pty Ltd in Riverton.

In particular the subject land is contained within Certificates of Titles Volume 5677 Folio 419 and Volume 5832 Folio 467 situated on the corner of Torrens Road and Horner Street Riverton.

As you may be aware we have been in discussions with Council staff over several years in regards to the possible rezoning of the subject land and have provided Council with assistance in allowing stormwater drains for flood mitigation through our land.

We wish to take this opportunity to provide our support to Councils proposal to rezone the northern portion of the subject land as demonstrated within proposed Concept Plan Map CGV\6 (Riverton South)

We and our Consultants Civil Surveys & Design Pty Ltd are happy to meet and discuss further with Council should it be of assistance,

Should you have any queries please do not hesitate to call,

Yours truly,

Kym Davis
Managing Director

Lynda Salter

From: mintaro woodcraft [mintaro.woodcraft@yahoo.com.au]
Sent: Friday, 24 October 2014 2:08 PM
To: AdminGroup
Subject: Submission for Development Plan Amendment Report for Mintaro, Policy Area 7, Precinct 3 by Rene and Kathy Pearl.

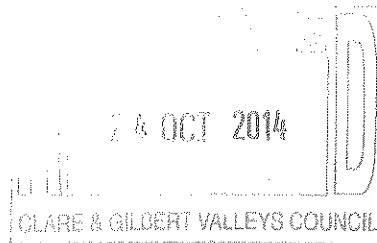
Chief Executive Officer, Clare and Gilbert Valleys Council.

Dear Sir,

My wife and I reside in Mintaro and support the proposed policy changes to the Residential (Mintaro) Policy Area 7, Precinct 3, and the concept plan prepared by Jensen Planning and Design for Mintaro. As we're getting older, we're finding the level of care we want to provide for our house and land is becoming more and more difficult, but there is nowhere else we want to live. So allowing more building opportunities in Mintaro would enable us to stay in an area that has been home to us for 24 years. We look forward to Mintaro being able to continue growing in a manner that is sympathetic to its Heritage Value.

Sincerely Yours,

Rene and Kathy Pearl, 8-12 Torr st, Mintaro, S.A.



File No.
3.71.7.7.4
Reg No. <u>ATK</u>
14-009994
Officer
Roy +

Kathy J.

Kathy Jones

From: Kathy Jones
Sent: Monday, 27 October 2014 8:36 AM
To: 'David Altmann'
Subject: FW: DPA submission

Regards
Kathy Jones

Development Officer 1 Development, Infrastructure and Environment Department 1 Clare & Gilbert Valleys Council 1 4 Gleeson Street 1 Clare SA 5453 1 P: 08 88426400 1 F: 08 88423624

Find us on Facebook

Mr. Mick Clare SA Masters Games - 26 to 29 March 2015 www.claremastersgames.com.au

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-----Original Message-----

From: phaykin@bigpond.com [<mailto:phaykin@bigpond.com>]
Sent: Saturday, 25 October 2014 12:27 PM
To: Kathy Jones
Cc: AdminGroup
Subject: DPA submission

Chief Executive Officer
Clare & Gilbert Valleys Council

As owners of the land on the southern side of the boundary of Auburn we would be happy to see this 2.5 ha piece of land rezoned to residential.

This rezoned piece of land would offer Auburn an orderly and controlled expansion of the town and would be the ideal choice as the land is elevated and has panoramic views, is close to all the amenities that the town has to offer, ie, school, shopping, restaurants, hotel, sporting facilities, etc.

As most of the infrastructure is already in place, with no drainage issues, this proposed 18 allotment piece of land together with existing infill allotments should cover the needs of the towns future growth.

We are unable to attend the public hearing on Monday 1st December so please accept this letter as my submission on this matter.

Regards

Phil and Gaynor Lamkin
0427 032 264



Mr Roy Blight
Chief Executive Officer
Clare and Gilbert Valleys Council
4 Gleeson St
Clare SA 5453
21/10/2014
Dear Mr Blight

File No.
3.71.7.7.4
Reg No. A11
14-209955
Officer
Roy +

Kathy J.

Re: Development Plan Amendment Report

The Mintaro Progress Association welcomes the opportunity to comment on Council's DPA Report, and is pleased to note that the suggested changes relating to the Mintaro State Heritage Area reflect the views of the association and those of a number of resident submissions to the previous DPA of 2009 and the Strategic Directions Review of 2012.

In our submission to the Strategic Directions Review of 25/02/2013, our first recommendation reads:

"The recommendation of this submission is that the residential allotments in Precincts 3 and 4 should be reduced to 0.4 hectare or smaller".

This of course is embraced by the first Mintaro recommendation (dot point 1) that a new Concept Plan for Precincts 3 and 4, with special lot development guidelines for dwellings be adopted. This approach to development also takes into account flood hazards as modelled by AWE whereas previously flood evidence had been more anecdotal.

The second recommendation of our submission to the Strategic Directions Review of 25/02/2013 reads:

"This submission recommends that the four allotments A376-A379 be zoned Rural Living (8)."

This of course is exactly the second recommended amendment for Mintaro, (dot point 2).

The Mintaro Progress Association concurs with the suggested amendment relating to Policy Area 8 (dot point 3).

INVESTIGATIONS

3.2.6 Spatial analysis-Residential (Mintaro) Policy Area 7 (Precinct 3 and 4)

At the bottom of Page 41, it recommends that no minimum lot size exist, "but the current land division restriction for lots of at least 1 hectare would remain for Precinct 3". The 1 hectare minimum allotment size is the very change that was opposed by the Mintaro Progress Association and a number of Private Resident Submissions to the last DPA. This of course is repeated in Attachment E Page 158. We recommend that it be changed back to 0.4 hectare allotments to be again consistent with the other Residential Zones.

The recommended Concept Plan in relation to Precinct 4, as noted earlier, now takes into account the floodplain mapping prepared by Australian Water Environments (AWE). All six allotments along Wakefield Street were thereafter assessed as "unsuited to future housing development," (as were four in Precinct 3). Attachments D and E nevertheless detail limited circumstances whereby development might be approved. (Para 3 of Attachment D and Para #23 of Attachment E). Development Approval has been granted to 2 of the 6 allotments in Precinct 4, one of which remains current.


3.2.8 Other Miscellaneous Matters

Mintaro Conservation and Construction Guidelines (Page 45)

We concur with the decision to retain the existing guidelines within the Development Plan in their current form, and look forward to the State Heritage Branch's review of guidelines as it affects all State Heritage Areas in South Australia. Thereafter, the guidelines can be further reviewed through Council's Heritage DPA, scheduled for 2017/2018.

The Mintaro Progress Association does not wish to be heard at the public hearing.

Yours sincerely



John Mitchell

Chairman

22 October 2014
Telephone: 88472051

Ivor. J. Turney
P. O. 123
Riverton S.A 5412

To Mr. Roy Blight

The chief executive officer of the Clare and Gilbert Valley Council.

Dear Sir,

Thank you for your letter dated 5th September 2014 from Kathy Jones development officer, which outlines possible amendments to the development plan and possible zone changes.

The land in question for which I seek to alter zone reference is held in volume 5135 folio 608, also see rates notice enclosed.

At this time it is zoned as recreation. I would like to apply to have the zone altered to residential zone.

1. The property has been used as a residence since 1994, since change of use.
2. Recreation zone normally applies to sports grounds, golf course, community and various public places, and this land seems to be the only one in private hands.
3. I have enclosed copies of rates notice, one for this year and one for 2007/2008 (The oldest one I have). Land use on these is shown as residential.
4. Please find enclosed 2 x zone plans of the area
 - A. Plan 'A' shows zone as it is today
 - B. Plan 'B' shows proposed alteration, which I have tried to keep as simple as possible, in order to keep the residential zone symmetrical.

Many thanks for your help in this matter, I would be grateful for any input or thoughts you may have.

Regards



Ivor. J. Turney.



CLARE & GILBERT VALLEYS COUNCIL

4 GLEESON STREET, CLARE SA 5453

Office Hours: Monday to Friday 8.30am to 5.00pm Telephone 8842 6400

ABN 82 461 007 206 – No GST Applies

FIRST QUARTER RATES NOTICE for year 2007/2008

IVOR JAMES TURNEY

PO BOX 123
RIVERTON SA 5412

Assessment No

96 6440230 2

Date of Notice

06/08/2007

Date Declared

30/07/2007

Due this Quarter

\$583.10

Last Day for Payment

14/09/2007

If payment received after this
date a late fine will be added

Rated Property: HD GILBERT/RIVERTON
JEAN PLACE

PCE 107 109 D33536

Capital value: \$500000
Rate in Dollar: 0.37070c
Minimum Rate (if applicable): \$500.00
Differentiating Factor - Land Use: 1: Residential



CLARE & GILBERT VALLEYS COUNCIL

4 GLEESON STREET, CLARE SA 5453

Office Hours: Monday to Friday 8.30am to 5.00pm Telephone 8842 6400

ABN 82 461 007 206 – No GST Applies

FIRST QUARTER RATES NOTICE for year 2014/2015

IVOR JAMES TURNEY

PO BOX 123
RIVERTON SA 5412

Assessment No

96 6440230 2

Date of Notice

30/07/2014

Date Declared

18/06/2014

Due this Quarter

\$793.55

Last Day for Payment

05/09/2014

If payment received after this
date a late fine will be added

Rated Property: PCE 107 109 D33536 JEAN PLACE HD GILBERT/RIVERTON

Capital value: \$560000
Rate in Dollar: 0.45190c
Minimum Rate (if applicable): \$600.00
Differentiating Factor - Land Use: 1: Residential

#15
\$809.40
\$1411.70 paid.



"A"

WINDY HILL



FREDERICK PLACE

LIGHT STREET

PAUL STREET

RIVERTON

MASTERS STREET

BURROWS LANE

SARA STREET

KELLY STREET

GLYNN STREET

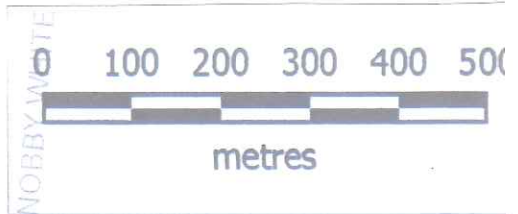
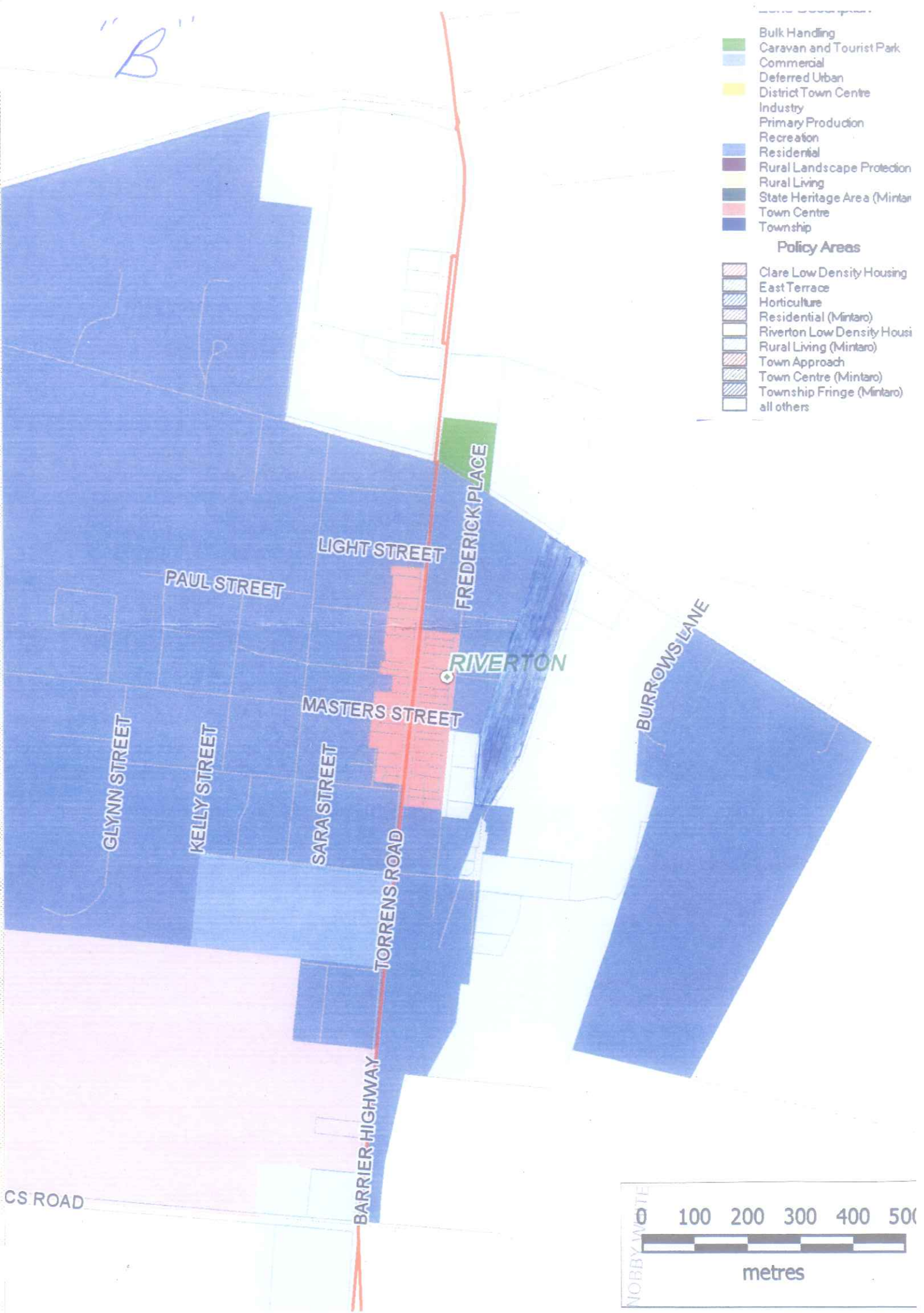
TORRENS ROAD

BARRIER HIGHWAY

ACS ROAD

"B"

- Bulk Handling
 - Caravan and Tourist Park
 - Commercial
 - Deferred Urban
 - District Town Centre
 - Industry
 - Primary Production
 - Recreation
 - Residential
 - Rural Landscape Protection
 - Rural Living
 - State Heritage Area (Mintaro)
 - Town Centre
 - Township
- Policy Areas**
- Clare Low Density Housing
 - East Terrace
 - Horticulture
 - Residential (Mintaro)
 - Riverton Low Density Housing
 - Rural Living (Mintaro)
 - Town Approach
 - Town Centre (Mintaro)
 - Township Fringe (Mintaro)
 - all others



Counter

Claire & Patrick McCann
 26 Hicks Road
 ARMAGH SA 5453
 Ph 88423952/0433459289



FILE NO.
3.71.7.8
Reg No. A/A
14-009906
Officer
Kathy J.

Kathy Jones
 Development Officer
 Clare & Gilbert Valleys Council

22nd October 2014

Dear Kathy

We wish to make a written submission to the council in response to the notification mailed to us re the public consultation process for the Development Plan Amendment.

We own; Lot 11 (6.28ha – rural), Lot 12 (1.503ha- rural living) and F212696 (69/70) which constitute 26 Hicks Road Armagh. Lot 12 was subdivided from the main property in 2010 (Appendices 1).

Our proposal is to subdivide Lot 12 into 3, approximately ½ ha, residential blocks with frontage onto Mine Street. This would require the zoning on this Lot to be changed from rural living to residential. We believe this is a worthy development proposal for the following reasons:

- Historically Lots 11 & 12 were divided into smaller allotments reflecting the 1859 surveying of Armagh as a small township (Appendices 2)
- In approx. 1950s most of the titles on our Lots were subsumed (Appendices 3)
- This means our property is now a large acreage in the Armagh township surrounded by smaller residential allotments. We believe that dividing Lot 12 into 3, ½ ha blocks (considerably larger than the surrounding blocks) would be consistent with the lot size along Mine Street and achieve modest infill of a vacant acreage within the township boundary.
- Excluding Lot 12, Mine Street to the Dame Street T junction has 14 residential titles on it of which 9 have housing on them. Lot 12 is an open paddock (formerly vineyard) fronting an essentially built up residential street. We believe our proposed subdivision would be in

keeping with the current and probable future land use and zoning of Mine Street rather than leaving Lot 12 as a rural living anomaly.

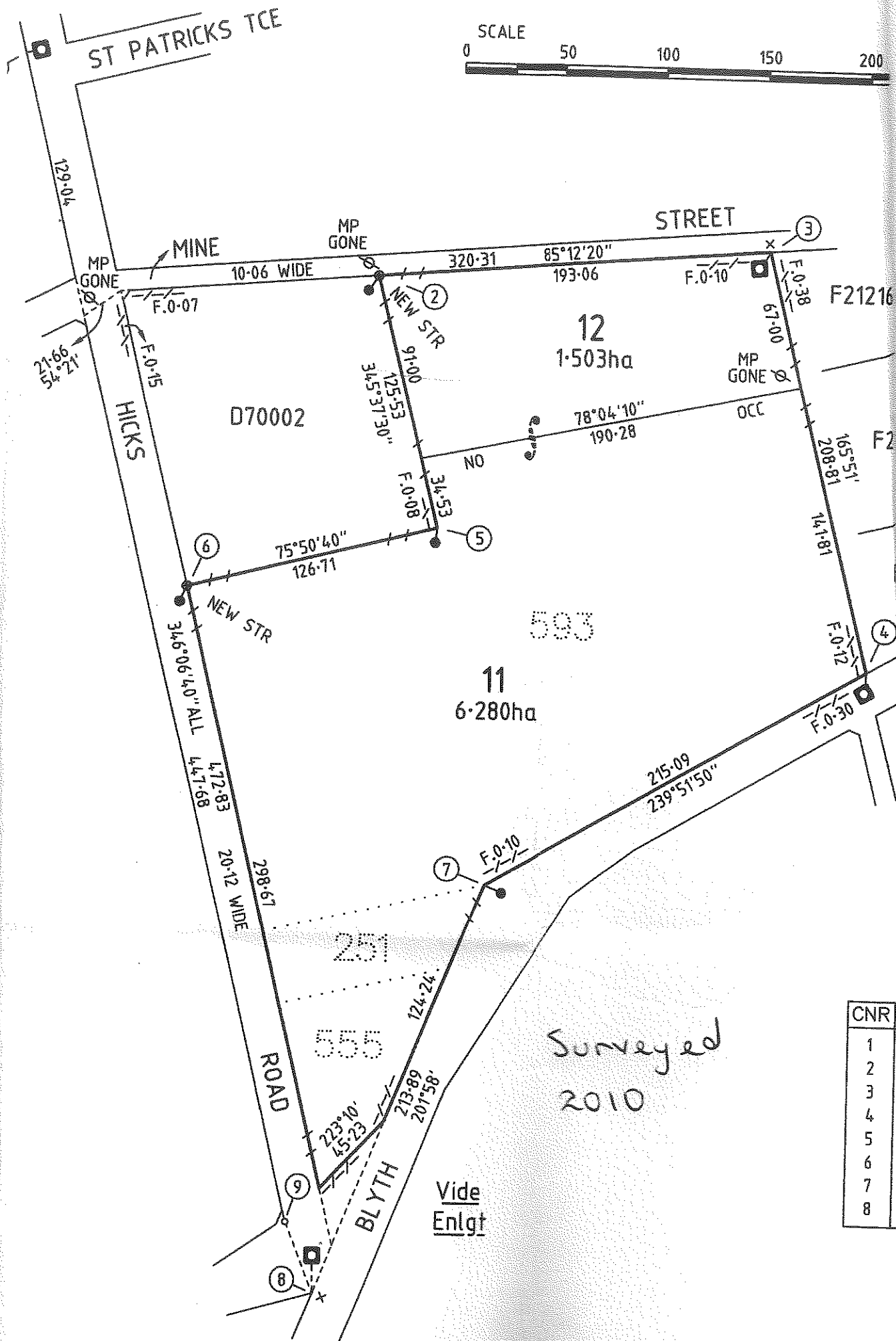
- The 3 blocks we envisage would not be problematic to develop because; the 3 driveways could be well spaced as each road frontage would be approximately 64 metres in length , power runs along the street, a compacted road exists and the land is sloping to flat.

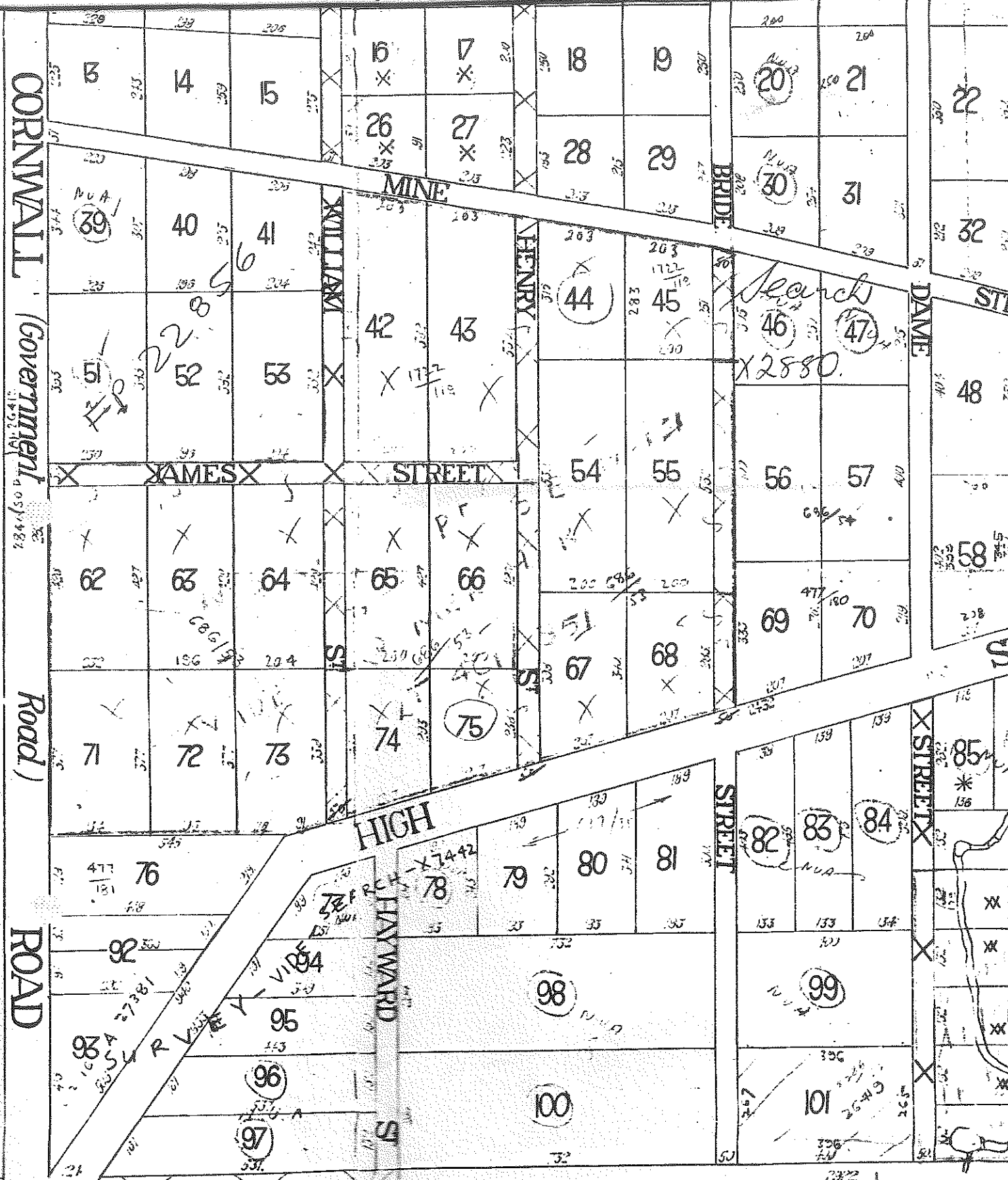
In conclusion we believe that our change of land use/ subdivision proposal has merit for the reasons outlined and we recommend it for your favourable consideration.

Yours Sincerely

Claire & Pat McCann

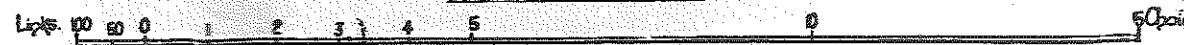
Appendice Le 2010 Survey





1859 Surveyed.
Appendice 2.

Scale of Chains



X Amendment to lots. 104, 106, 108, 110 and 112 vide Dkt. 464/51.

pro R.G. 15/a/90.

1950's

Appendice 3



Lynda Salter

From: Jill [Jill@ho.awvater.com.au]
Sent: Thursday, 23 October 2014 11:00 AM
To: AdminGroup
Subject: Saddleworth Rezoning

File No.
3.71.7.7.4
Reg No. A/I
14-009930
Officer
Kathy J.

To Whom It May Concern,

As the major employer in the Saddleworth township and supplier of agricultural goods to the wider rural district myself and our company fully support the rezoning of the land on the north western corner of Crawfords Road and Behns Road to Industry Zone.

Like many towns in the Mid North, Saddleworth is small, emphasising the need for council to work together with local businesses to encourage employment in rural areas.

The rezoning has the full support of AW Vater & Co,

Kind regards,
Jill Vater and Tania Nicholls

Regards,

JILL VATER
Manager



A.W. Vater & Co
11 Belvidere Road
Saddleworth SA 5413
T 08 8847 4109
F 08 8847 4166
M 0417 853315
✉ jill@awvater.com.au
✓ www.awvater.com.au



SERVING THE RURAL COMMUNITY

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Lynda Salter

From: Carter, Martin (DSD) [Martin.Carter@sa.gov.au]
Sent: Wednesday, 22 October 2014 11:55 AM
To: AdminGroup
Cc: Mares, Tim (DSD)
Subject: District Townships and Settlements DPA - Agency Consultation

File No.
3.71.7.7.4
Reg No. 111
14-009853
Officer
Roy + Kathy J.

Attention: Chief Executive Officer

Good Morning

Thank you for the opportunity to provide comment on the above Development Plan Amendment (DPA) currently being proposed by the Council. The relevant divisions of the Department of State Development (DSD) have reviewed the DPA and provide the following response:

Energy Markets and Programs

- The Development Plan Amendment refers to the existing Energy Efficiency and Land Division policy modules, which require subdivisions to promote energy efficiency and solar access through building orientation, such as via north-facing living areas, and energy efficient housing design to ensure buildings are cooler in summer and warmer in winter (ie maximise energy efficiency through passive design and orientation).
- There is also mention that land division should avoid overshadowing.
- The rezoning of several land zones to Residential and Rural Living Zones provides the opportunity to incorporate further requirements and detailed recommendations specific to each allotment orientation from the planning guide:
http://www.sa.gov.au/data/assets/pdf_file/0017/15236/Land_division_how_best_practice_land_division_can_contribute_to_household_energy_efficiency.pdf.
- The DPA could also consider alignment with SASP Target 60 – *Energy Efficiency of Dwellings*.

Mineral and Energy Resources

- Page 160 of the submission, in relation to Waterloo township, notes that “there are opportunities for further residential development and service development within the area bounded by Queen, Sydney and Mahood Streets”. It is worth noting that there is an operating quarry there: PM 301 (Kruse Quarry), located immediately south from Sydney Road. The quarry production rates range between 24,000 and 247,000t of dolomite per year, with estimated reserves of 40 million tonnes. There were recently some complaints from nearby residents relating to dust, blasting and noise. Consideration to further development in this vicinity should be addressed. There is a high pressure pipeline (the Moomba to Adelaide Gas Pipeline) PL1 in the vicinity of the affected townships of Mintaro and Auburn. The pipeline directly enters the Mintaro township and is less than 1km from the township centre of Auburn. The DPA will need to consider the compatibility of the proposed changes of land use classification surrounding the pipeline which may be inconsistent with the pipeline design (i.e. requiring the pipeliners to conduct further risk assessment). Furthermore, there may be issues with services associated with any future developments crossing the pipeline. It is strongly recommended that Epic Energy is consulted during the process.

Education Infrastructure Directorate

- The Council’s DPA identifies three of the 35 SASP targets for which DSD has lead: T47 Jobs; T64 Renewable energy, T93 Tertiary education and training
- Skills and Employment Directorate (SED) has the department’s lead responsibility for SASP T93 and employment related targets including SASP T47.
- The key parts of this DPA of relevance to SED relate to the interactions amongst DSD’s role in economic development and achieving the employment related SASP targets, and the Council’s reviews of urban, commercial and industry zones at Riverton and Saddleworth and the availability of future employment lands (DPA pp24–28).

22 OCT 2014
CLARE & GULF VALLEYS COUNCIL

- DSD should support Council's review of its zones at Riverton and Saddleworth as it should resolve potential land use issues noted in the DPA and expand the availability of employment lands for future economic growth in the region.
- Economic development plays a key role in facilitating the region's growth through providing employment opportunities (jobs). The creation of employment opportunities depends partly on a good supply of development land that is not constrained by a lack of infrastructure.
- In Riverton, Council is proposing to convert the zoning of the existing Commercial Zone (a 6.5 hectare parcel of land to the south of the town centre on Horner Street) to a Residential Zone as the land is not well suited for commercial development. This rezoning would be offset by a proposed future allocation of commercial land within a Deferred Urban Zone.
- In Saddleworth, Council is seeking to review the Rural Living Zone (a parcel of land of about 17 hectares) that is located between a Bulk Handling Zone and Industry Zone with a view to combine the 17 hectare parcel of land with the adjoining Industry Zone and provide the scope for future employment lands integrating with the Industry Zone.

Please contact me if you have any queries or wish to seek clarification on the comments provided.

Regards...Martin

Martin Carter
Senior Economic Officer

Strategic Economics and Policy Coordination
Department of State Development

T +61 (8) 303 2283

www.statedevelopment.sa.gov.au
[Twitter.com/StateDevSA](https://twitter.com/StateDevSA)

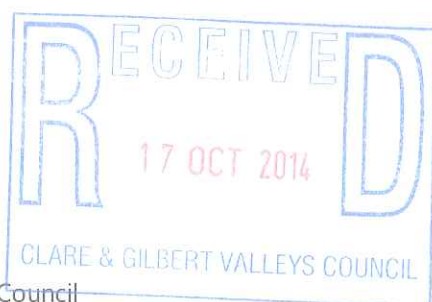


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MASTERPLAN

TOWN + COUNTRY PLANNERS



File No.
3.71.7.7.4
Reg No. A/T
14-009708
Officer
Kathy J.

16 October 2014

CEO - Roy Blight
 Clare and Gilbert Valleys Council
 4 Gleeson Street
 CLARE SA 5453

Dear Roy

**Re: District Townships and Settlements
 Development Plan Amendment (DPA) Submission
 Allotments 93 to 99 Main North Road, Sevenhill**

MasterPlan SA Pty Ltd has been engaged by Mark and Robyn Bormann, the owner of Allotments 93, 94, 95, 96, 97, 98 and 99, Main North Road, Sevenhill, to prepare a submission in relation to the Clare and Gilbert Valleys District Townships and Settlements DPA currently undergoing public consultation. Written submissions are scheduled to close on 27 October 2014.

The submission information outlines the merits that the subject property demonstrates for potential future rezoning for residential township purposes. In doing so, we provide further background information, detail of the subject land and locality and provide commentary on existing and historical policy and further justification for the rezoning.

Subject Land

The subject land is located to the south of the existing township of Sevenhill and is located on the eastern side of Main North Road. The subject property is formally identified as part of Allotments 93 to 99 of Filed Plan 174447 contained within Certificate of Title Volume 5355 Folio 395. Allotments 93 to 98 are comparatively similar in size ranging from 1,216 square metres to 1,283 square metres while larger Allotment 99 equates to 39,716 square metres.

In general, the land slopes towards the Main North Road frontage. The subject land contains an existing dwelling, associated outbuildings and access sited across Allotments 96, 97, 98 and 99 while the balance of the allotments contain no structures and are either cleared or contain existing vegetation.

The subject land is located within the Primary Production Zone of the Clare and Gilbert Valley Development Plan (consolidated 10 January 2013) and lies immediately to the south of the Township Zone of the settlement of Sevenhill.

SOUTH AUSTRALIA

33 Carrington Street
 Adelaide, 5000
 P (08) 8221 6000

masterplan.com.au

NORTHERN TERRITORY

Unit 33, 16 Charlton Court
 Woolner, 0820
 P (08) 8942 2600

ISO 9001:2008 Certified

ABN 30 007 755 277

14291LET01



Background

In 2003, Council undertook a Section 30 Development Plan Review which at the time supported and outlined an expansion of the Sevenhill township to include the subject land and several other allotments south of the settlement. The *Section 30 Development Plan Review Background Report for Public Consultation* as prepared by GHD recommended the then Country Township Zone boundary be amended to run along Mountain Street, Stonecutting Road and to the east of properties adjacent to the Sevenhill-Mintaro Road (Main North Road). Unfortunately, these recommendations were never undertaken and the subject land remained within the Rural (Horticulture) Zone which later became the Primary Production Zone to better accord with the Department's Planning Policy Library.



Within the figure above, the red line details the envisaged township boundary of Sevenhill as recommended within Council's 2003 Section 30 Review (imposed over the current Development Plan Map CGV/6). In addition, the blue line details the SA Water Township Boundary of Sevenhill as discussed below.

The property owners are seeking to again promote the subject site as a beneficial and strategically positioned land holding suitable for expansion of the Sevenhill township.



Planning Considerations

As above, the subject land has been previously identified and considered as being suitable for the future residential development of Sevenhill for over 10 years. Understandably we also consider that the nature and pattern of these existing allotments demonstrates a degree of merit and the reasons for this are obvious given the nature and size of the land, its proximity to the existing settlement and services, the ease of augmentation of all the essential services, and its location in a highly desirable area of the town.

The subject land is considered to demonstrate the following merits:

- Notwithstanding the availability of vacant land within the township rationalisation of the existing residential development south of the township would form a logical and reasonable extension.
- Development within the township is constrained due to current tenure and land use patterns and the inclusion of the subject land would enable the township to expand rationally and unimpeded.
- The subject land is located within the Township Boundary of the SA Water Sevenhill Reticulated Water Supply Scheme Plan which details that the subject land is already suitably serviced.
- The rural landscape character and appearance of the subject land would remain relatively unchanged.

The submitted Allotment Size Plan details the direct comparisons between the township allotments and the allotments within the subject land. As this plan shows, many of the allotments surrounding the township are clearly not suitable or desirable for horticultural or primary production purposes. The allotments within the subject land are entirely inappropriate sizes for conducting primary production activities. In general and consistent with zoning provisions within South Australia the use of the 40 hectare minimum rural allotment for primary production is a common standard. In the more marginal areas of South Australia where pastoral activities are predominant, 100 hectares is the more common allotment benchmark.

The provisions of the Primary Production Zone and Horticulture Policy Area are heavily restrictive and explicitly preclude the reasonable development of the subject land for uses that would be typically associated with allotments of this size and proximity to the township. The function of the Primary Production Zone is unlikely to be impacted by the removal of these allotments from within the zone and in addition to reducing the potential for land use conflict and interface issues between primary production and more sensitive township uses. It is our respectful submission that Council should review the existing Primary Production Zoning upon the subject land and seek to implement alternative zoning.

The proposed District Centres and Settlements DPA does not propose any changes to the township of Sevenhill. The DPA focusses on the townships of Armagh, Auburn, Leasingham, Mintaro, Riverton and Saddleworth in addition to other general amendments.



In addition, the DPA proposes to alter the existing list of non-complying development as contained within the Primary Production Zones procedural matters section in relation to Zone Principle of Development Control (PDC) 14 in order to address policy inconsistency affecting boundary realignments. This however would still maintain the current policy stance of boundary realignment and trigger the non-complying application process.

The overall basis of this submission is to again bring to the forefront the subject land in the context of the strategic growth of the residential area of Sevenhill. The subject land demonstrates a high degree of accessibility and serviceability, forms a continuation of the existing and emerging settlement pattern within close proximity to the existing township and services. The nature of the land and topography lends itself well to future residential development.

The position of the subject land in relation to the existing township provides the opportunity for services to be expanded subject to normal augmentation requirements while the slope of the land provides opportunities for appropriate stormwater management.

On behalf of the owner of the land, we submit that the subject land, as described above, should be considered as a priority for any future rezoning as it demonstrates a high degree of strategic merit for residential purposes and should be included within the Township Zone of Sevenhill or within a precinct supportive of reduced allotment sizes similar to the objectives and principles of the Rural Living Zones Town Approach Policy Area 5. This policy area precinct supports low density residential development on large allotments intended to create an attractive town approach into a settlement.

It is also considered that such a precinct or policy area would provide the opportunity to suitably protect the landscape approach to the township which maintains the level of rural character and amenity of the area. As existing, there are a number of dwellings that currently exist within the southern approach to Sevenhill and such a precinct or policy area would formalise this existing allotment pattern. Whereas the Rural Living Zones Town Approach Policy Area 5 desires allotments of 1.5 hectares in this circumstance given the existing form of development it would not be unreasonable to promote allotments of 1,500 square metres. Such a precinct could form an additional policy level within the existing Primary Production Zones Horticulture Policy Area 2.

Should any further information or clarification be required in respect of this submission, please contact the writer at this office.

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd



Zone Boundary
PrPro Primary Production
T Township

Locality Plan

ALLOTMENT SIZE COMPARISON

SEVENHILL
CLARE AND GILBERT VALLEY COUNCIL



1:10000 @ A4
0 200m

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Government of South Australia

Department of Planning,
Transport and Infrastructure

In reply please quote #2013/23505/01
Enquiries to Catherine Hollingsworth
Telephone: 8648 1813

Planning Division

Roma Mitchell House
136 North Terrace
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

Telephone: 08 8303 0760
ABN 92 366 288 35

<http://www.dpti.sa.gov.au>

File No.	3.71.7.7.4
Reg No.	ATI
Officer	Kathy J.

Mr Roy Blight
Chief Executive Officer
Clare and Gilbert Valleys Council
4 Gleeson Street
CLARE SA 5453

Dear Mr Blight

CLARE AND GILBERT VALLEYS COUNCIL – DISTRICT TOWNSHIPS AND SETTLEMENTS DEVELOPMENT PLAN AMENDMENT

Thank you for providing the Department of Planning, Transport and Infrastructure (the Department) with an opportunity to comment on the District Townships and Settlements Development Plan Amendment (DPA).

The relevant sections within the Department have been consulted and our agency comments are provided in Attachment A – Agency Comments.

Many of the other investigations in this DPA are agency specific and the Department will be guided by their advice in this regard.

It is requested that Council's response to the Department's submission be included in the summary of agency submissions. Should changes suggested by the Department not be incorporated into the DPA, Council is requested to contact Catherine Hollingsworth.

Please note that there may be instances where discrepancies arise between the views of one government agency and another on certain issues. In such instances, please contact the Department so it can assist Council in resolving these issues (once all agency submissions have been received).

Following the consultation period, Council is required to consider submissions made and determine whether Council wishes to proceed with the DPA, and if so any changes that are proposed.

As noted in the Statement of Intent, government agencies must be provided with a summary of their submission and Council's response. In this regard, a copy of the relevant excerpt from the submission summary table would be appropriate. Further, if Council intends to make the agency's comments publicly available, Council should seek each agency's approval in writing, prior to release.

Approval Package

The approval package to the Minister should consist of the following documents:

- a covering letter
- the Amendment
- summary of Consultation and Proposed Amendments Report
- summary and response to agency submissions
- hard copy of all submissions
- a copy of the amendment instructions in track changes showing the changes made in response to consultation.

More information on the documents that are required to be submitted at the final approval stage can be found at the following web address:
www.sa.gov.au/planning/practitionersguide.

The information can then be accessed by referring to the *Practitioners Guide to Preparing Development Plan Amendments* PDF document and by accessing the *templates and guides* hyperlink.

Please also note that, prior to submitting the final approval package to the Minister, you should submit all maps in Adobe Illustrator format and a copy of the Amendment Instructions to Ray Nash, Implementation Unit. Authorised PDF maps will be returned to Council to submit as part of the approval package to the Minister.

Council is also required to ensure that the Local Member of Parliament has been consulted on the DPA. If the Local MP changes following consultation, a copy of the approval DPA should be forward to the current MP for comment, prior to lodging the final approval package.

Hand-over meeting

The Department encourages Council and/or Consultant to arrange a meeting with the relevant Planning Officer to discuss and hand over the approval package. This will ensure all documentation is included in the package and provides Council the opportunity to discuss the key issues arising out of the process.

If you have any questions on this matter, please contact Catherine Hollingsworth by phone on 8648 1813 or email at catherine.hollingsworth@sa.gov.au.

Yours sincerely



Chris Zafiropoulos
GENERAL MANAGER, STATUTORY PLANNING
PLANNING DIVISION
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE

10 / 10 /2014

DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE
AGENCY COMMENTS
CLARE AND GILBERT VALLIES COUNCIL

No.	Page No/Ref	Issue/Topic	Comment
Policy Comments			
1.	Rural Living Armagh	Council has advised that proposed Rural Living at Armagh will reflect existing land use established through the recent Hayward Heights rural living development. The allotments are currently located within the Primary Production Zone and cadastre would indicate approximately 16 allotments, however Council has not provided details on the number of allotments and how many have already been developed.	Confirm the number of allotments affected by the zoning extension and advise how many of these allotments have already been developed for rural living purposes.
2.	Rural Living Auburn	Land identified for rezoning at Auburn comprises approximately 32 hectares with 67 existing allotments. Council has advised that of these approximately 30 have been developed with housing and associated buildings. It is noted that the land is currently zoned Primary Production and rezoning of this land will enable Council to assess future dwelling applications against relevant rural living zone provisions.	The area proposed for rezoning is not well connected to the existing Auburn township. Council should provide comment on the potential demand for improved service provision, including social services, that the zoning change may create and how this may be addressed.
3.	Rural Living Mintaro	The area at Mintaro comprises four vacant allotments located within the State Heritage Area (Mintaro), Township Fringe (Mintaro) Policy Area 9. Council is seeking to rezone the allotments to the Rural Living (Mintaro) Policy Area 8 and is seeking to amend existing policy to remove the minimum allotment size. While cadastre would indicate it is unlikely that additional dwellings may be possible, the potential impact on development potential over the whole of the Policy Area has not been identified.	Council should provide details on what impact, if any, the proposed zoning and policy amendments may have on the development potential over the whole of Policy Area 8. Council should also provide advice on the potential impact of further development on the heritage character of Mintaro.

4.	Rural Living Zone – Policy 10	<p>Council is seeking the deletion of Policy 10 from the Rural Living Zone. The policy provides that a dwelling should have an allotment area of at least 1.5 hectares and a frontage to a public road not less than 25 metres.</p> <p>Policy 12 states that land division should create allotments with an area of at least 1.5 hectares and a frontage to a public road not less than 25 metres.</p> <p>Council has argued that Policy 10 is to be deleted as it confuses criteria for dwellings with criteria relating to land division that is already appropriately covered by the same criteria in Policy 12.</p>	<p>It is unclear however how this may affect dwelling development potential on existing allotments of less than 1.5 hectares and the potential impact this may have on amenity and infrastructure provision within the Rural Living Zone. Council should provide detail on the potential impact of this policy change on the number of potential additional dwellings that could be developed across the Rural Living Zone.</p>
5.	Residential Mintaro	<p>Council has developed Concept Plans for Precincts 3 and 4 within the Residential (Mintaro) Policy Area 7 and is also seeking removal of the minimum allotment size. It is unclear if the proposed concept plans and removal of the minimum allotment size will increase or decrease the existing development potential in the area.</p> <p>It is also noted that Council proposes to delete the non-complying status for access within the State Heritage Area (Mintaro) 'Development with access to Burton Street in Precinct 3 Northern Residential'. It is unclear however what the reason behind this is.</p>	<p>Council should clarify what impact the concept plans and removal of the minimum allotment size will have on the development potential for these Precincts.</p> <p>Council should advise the reasons for the proposed removal of the non-complying trigger for access to Burton Street.</p>
6.	Residential Riverton	<p>In response to an upgrade of the Community Wastewater Management System, two areas will be removed from the Riverton Low Density Housing Policy Area 4 and will fall under existing Residential Zone policies with a reduced allotment size.</p> <p>While the CWMS upgrade will provide for the more efficient use</p>	<p>Council should provide details on the development potential as a result of the zoning change with regard to the number of additional dwellings that may be possible and how this will relate to overall supply.</p> <p>It is also noted that Council has removed policy 6, which relates to access from the Riverton Low</p>

		of residentially zoned land, Council has not indicated the development potential and the number of additional dwellings this may facilitate. Council has also noted that the Development Plan already provides substantial long-term growth opportunities at Riverton and in particular has considerable scope for in-fill housing.	Density Housing Policy Area 4. It is unclear why this has occurred along with the reason for reducing the minimum allotment frontage for the Residential Zone within the Riverton Township.
7.	Residential Auburn	<p>Two areas at Auburn are proposed for rezoning to Residential to the north and south of the township and will provide for approximately 70 additional allotments.</p> <p>Council has argued that residential land at Auburn is predominately developed with the exception of limited infill opportunities and undeveloped pockets of land. Council has not clearly identified the overall land supply situation however.</p>	Council should provide detail on the number of existing vacant allotments together with the number of allotments available for development with regard to development limitations due to configuration or ownership etc. and how the proposed rezoning will affect this situation.
8.	Residential and Deferred Urban Saddleworth	<p>Land proposed for rezoning at Saddleworth comprises approximately 7.3 hectares as Residential and 25 hectares to Deferred Urban.</p> <p>It is noted that the land proposed for Deferred Urban is located over four allotments and provisions within the Zone accommodate construction of a detached dwelling on existing allotments and could therefore provide for the construction of 4 additional dwellings. Aerial photography would indicate there may already be three existing dwellings however.</p>	Council should provide detail on the potential for additional dwellings, if any, within the Deferred Urban Zone as a result of the proposed amendment.
9.	Supply and Demand	<p>Council undertook an analysis of supply and demand, where land is proposed to be rezoned for urban purposes at Auburn, Riverton and Saddleworth.</p> <p>Analysis concluded that Council's growth targets were achievable in terms of available zoned land and</p>	Council should provide information on what the total number of allotments available for residential and rural living development is currently and what will be available as a result of the proposed amendments. Council should also provide detail on what the anticipated

		<p>land identified for rezoning with in fact an over-supply of land to 2030. Council has argued that in the context of promoting and stimulating well managed development within townships, that this is appropriate.</p> <p>It is unclear however what the total number of allotments available for development is currently and what will be as a result of Council's proposed amendments with respect to rural living and residential land use across the Council area and areas subject to zoning changes.</p>	<p>development capacity will be as a result of the zoning amendments and how this will affect anticipated demand.</p>
10.	Transport and Access	<p>The Transport Services Division has provided comment on land proposed for rezoning at Auburn and Riverton abutting arterial roads and the proposed Industry Zone at Saddleworth. DPTI Transport does not object in principle, but requires changes to the relevant concept plans at Riverton and Auburn to indicate explicitly that individual property access to major roads is not envisaged, that only a single junction at Riverton will be supported and that the envisaged junction at Auburn is removed. DPTI – Transport also recommend Council consider the potential impacts of increased heavy vehicle movements on junctions as a result of the proposed Industry Zone straddling an arterial road. A number of other minor amendments to mapping were recommended, the details of which are provided in the copy of correspondence attached from DPTI - Transport Services Division.</p>	<p>Council is requested to amend Concept Plan Maps CGV/3, CGV/4 and CGV/5 with regard to the location of envisaged junctions and access.</p> <p>Council should note comments with regard to the proposed Deferred Urban zoning and Industry Zoning at Saddleworth and requirements for a Traffic Impact Assessment.</p> <p>Council is requested to make amendments to mapping with regarding to the correct identification of arterial roads on Overlay maps, an existing private railway line and a closed line.</p> <p>It is recommended that Council identify land outside of the 100 year ARI event as "outside of the 'x' year ARI flood plain" rather than "flood free".</p>

Technical Comments

11.	Transportable Buildings:	The BCA has minimum requirements and heights for sub-	Council is requested to consider Policy 9 with respect to
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	Policy 9, Page 78	<p>floor ventilation. The requirement to solidly enclose conflicts with the ventilation requirements.</p> <p>The BCA also calls up Australian Standard AS 3660.1 which prescribes the minimum inspection height above the ground to the under floor level for suspended floors for the purposes of termite management.</p>	requirements within the Building Code of Australia.
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Mapping Comments

12.		Minor comments with regard to mapping are enclosed with this letter.	Council is requested to note comments for amendments to Council Index Map, Zone Map CGV/1, Overlay Map CGV/1 and Concept Plan Map CGV/2.
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MAPPING COMMENTS

SUBJECT:	MAPPING COMMENTS ON DPA – 26/9/14
COUNCIL:	CLARE AND GILBERT VALLEYS
DPA:	DISTRICT TOWNSHIPS AND SETTLEMENTS
STAGE:	AGENCY CONSULTATION – CATHERINE HOLLINGSWORTH

COMMENTS:

Maps with minor comments marked in red are enclosed.

DPTI Implementation team requires an electronic (.Ai) file for all maps prior to Approval.

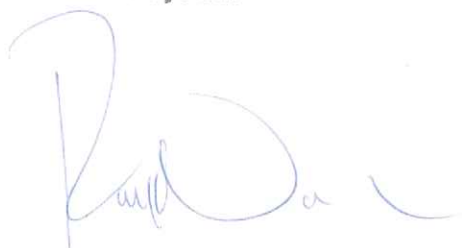
The Implementation Team require advanced notice from Plan Amendment Team as to when this DPA is to be approved, so that it can be captured on the DPTI zoning Layer.

Plan Amendment Team should notify Implementation Team of this in advance.

Please forward a copy of this minute to council/consultant.

Any problems please call Ray Nash on 83030813.

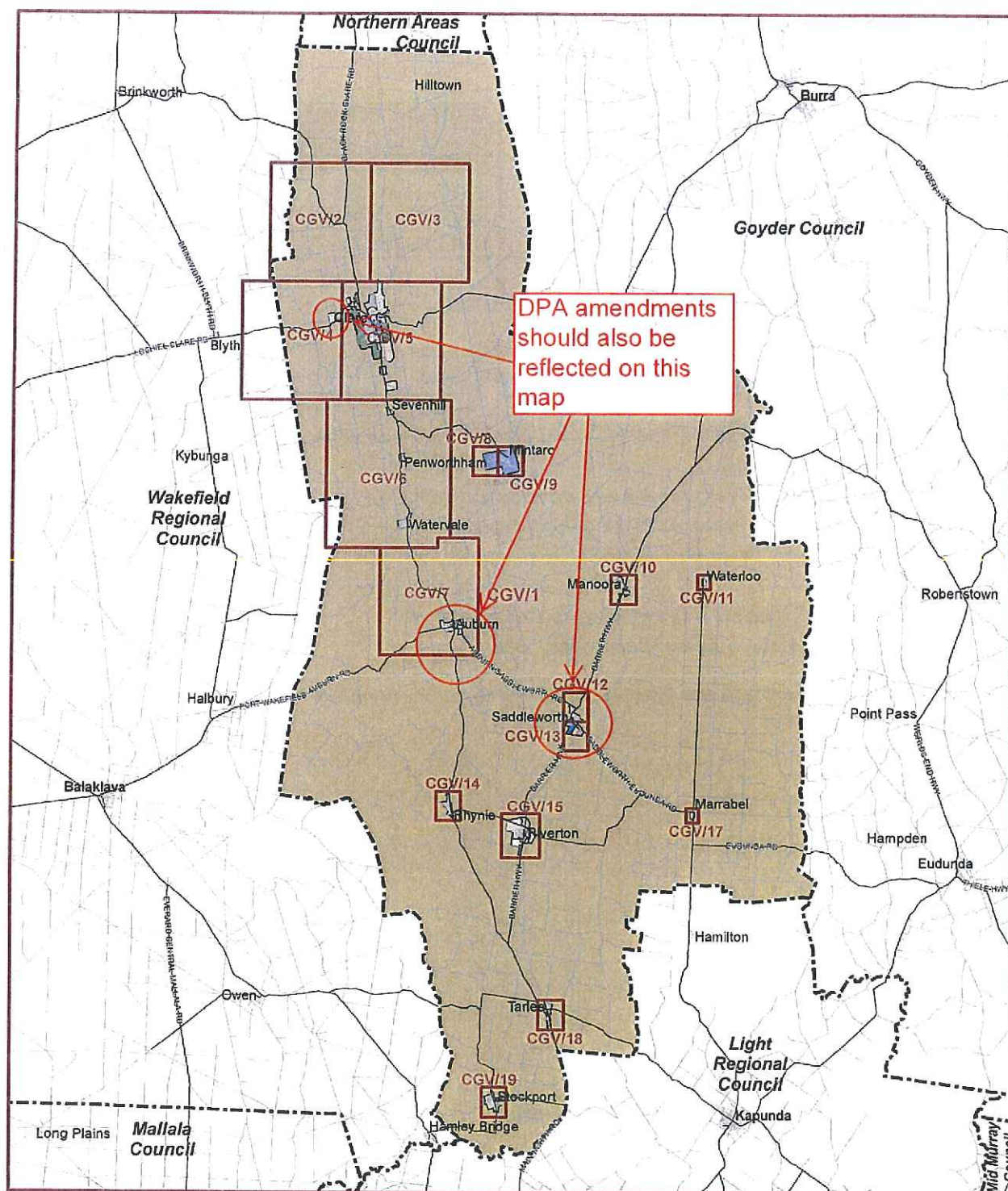
NB: These comments are subject to the approval sequence of other DPAs currently in the system



Ray Nash
Senior Project Officer
**DEVELOPMENT PLAN MAPPING
IMPLEMENTATION TEAM
STATUTORY PLANNING
PLANNING DIVISION, DPTI**

Any problems, please call Ray on 8303 0813

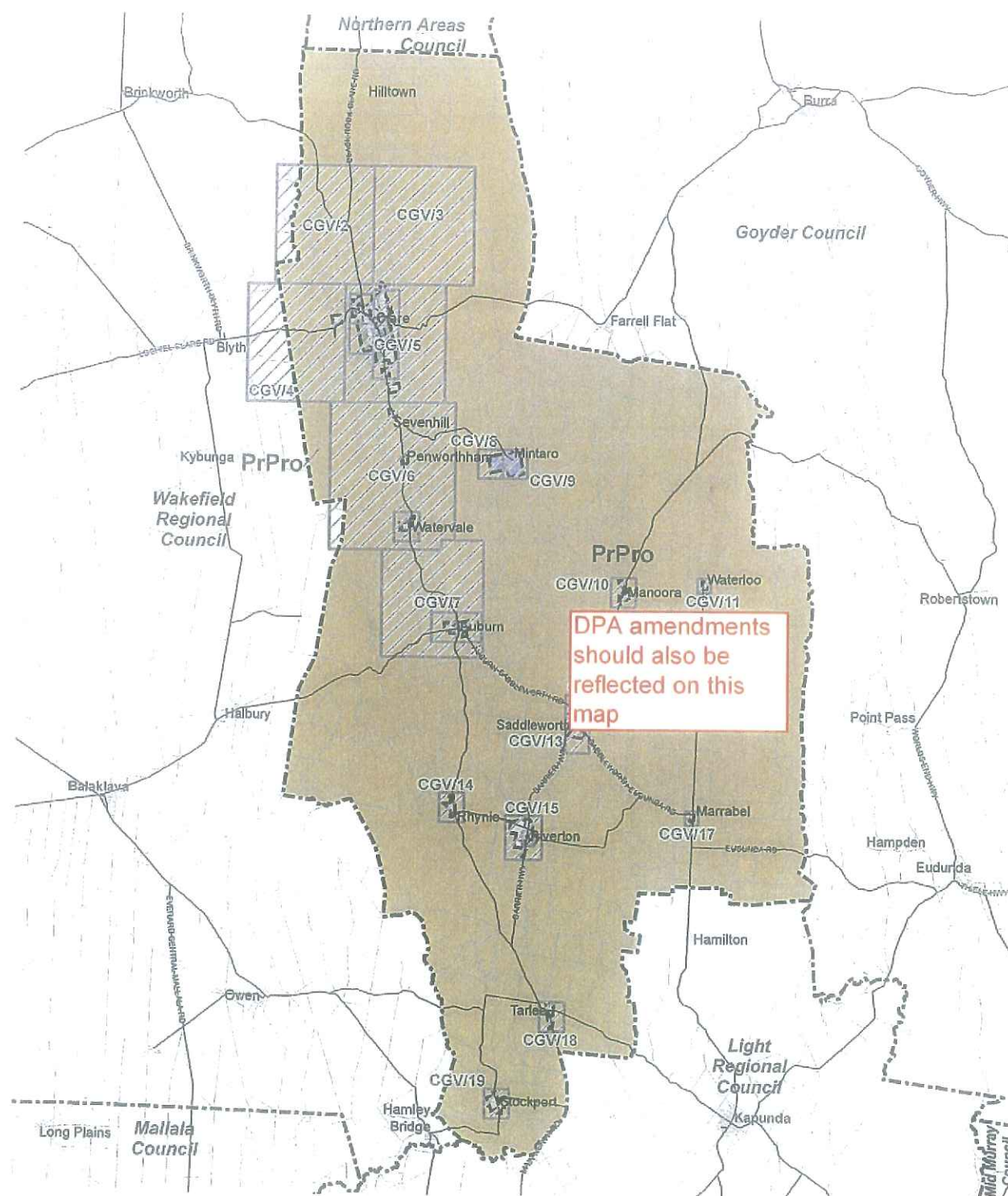
Template_Mapping_Referral_LJ_29_Sep_14.doc



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps CGV/1 to Map CGV/27 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

Council Index Map

CLARE AND GILBERT VALLEYS COUNCIL
Consolidated - 10 January 2013



See enlargement map for accurate representation.

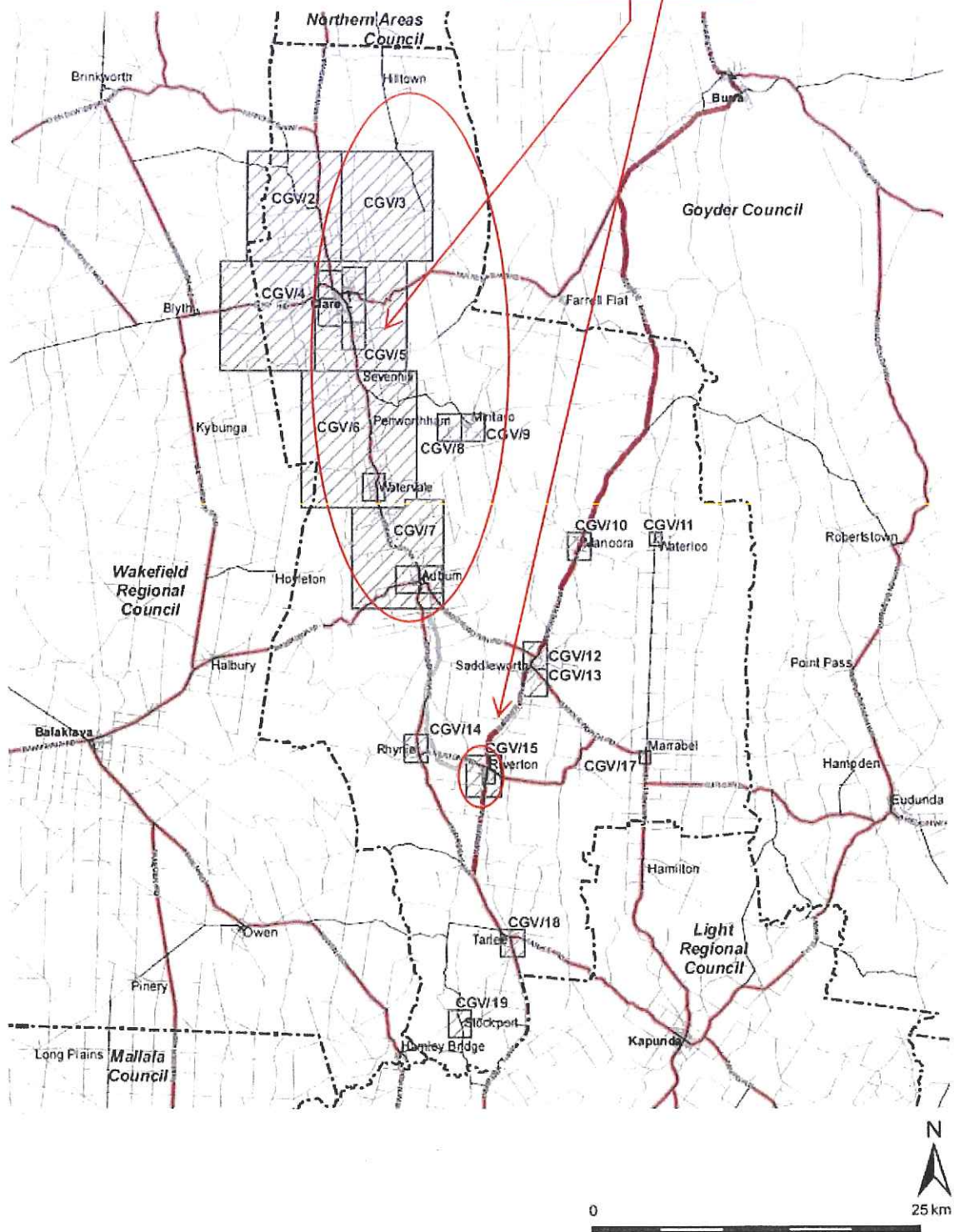
- Zones**
- PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map CGV/1

CLARE AND GILBERT VALLEYS COUNCIL
Consolidated - 10 January 2013

DPA

Reflect Reisling and Rattler?



- Rattler Trail
- Primary Arterial Roads
- Secondary Arterial Roads
- - - - Development Plan Boundary

Overlay Map CGV/1

TRANSPORT

CLARE AND GILBERT VALLEYS COUNCIL

Version A 20/4/14



MINUTES forming ENCLOSURE to 2014/02336, 8865384

TO: CATHERINE HOLLINGSWORTH

RE: CLARE AND GILBERT VALLEYS COUNCIL – DISTRICT TOWNSHIPS
AND SETTLEMENTS DPA**CONSIDERATION**

I refer to your email of 3 September 2014 regarding the above Development Plan Amendment (DPA), which has been submitted to DPTI – Planning for agency consultation. The following comments are provided:

Residential Rezoning

DPTI – Transport notes that it is proposed to rezone land at Auburn and Riverton for residential purposes. The land at the north western extremity of the Riverton township and the land at the northern and southern extremities of Auburn abut arterial roads. The following comments are provided regarding these sites:

Riverton:

The land at Riverton is shown in Concept Plan Maps CGV/4 and CGV/5. A land division proposal has previously been approved over the subject land (DA 433/D036/04), and the resulting DP 67542 appears to put in place master lots for development. It does not appear that any development has occurred since the creation of DP 67542 in July 2005.

It is acknowledged that DPTI agreed to the creation of a new junction with Washington Road/Riverton Road as part of DA 433/D036/04, subject to detailed design. It appears that the location of the "connector (collector) street" shown on Concept Plans CGV/4 and CGV/5 is generally consistent with the location of the previously agreed junction. In line with this, DPTI – Transport is prepared to consider the installation of a single junction only serving the affected area. Direct property access will not be contemplated.

The zoning proposed provides for a higher dwelling density than the existing zoning and the approved plan of division. DPTI – Transport expects that a Traffic Impact Assessment (TIA) will be undertaken at the land division stage to identify if the previously agreed junction location is still the best possible location and what level of treatment will be required to accommodate development. Opportunities to maximise connectivity back into the town centre via Paul Street and Masters Street must also be canvassed and implemented. All upgrades to the road network required to accommodate development of the land will be at the developer's cost.

To summarise, although DPTI – Transport does not object in-principle to the rezoning of the affected area to accommodate smaller lot sizes, nor to the inclusion of Concept Plans CGV/4 and 5 in the development plan (subject to amendment), it needs to be made clear that the final location and design of a single junction with Washington Road/Riverton Road is subject to the outcomes of a TIA and the satisfaction of DPTI. Individual property accesses will not be contemplated. Consequently, Concept Plans CGV/4 and 5 require amendment to remove the dashed lines that extend south from Washington Road/Riverton Road as these imply additional access locations, and the placement of a bold line along Washington Road/Riverton Road that makes it explicit that individual property accesses are not envisaged.

Auburn:

The land at the northern extremity of the Auburn township is located between Horrocks Highway/Main North Road and West Street. Bleechmore Street intersects with the land from the south and provides a further connection to the local network.

Concept Plan Map CGV/3 delineates the anticipated locations of the road reserves within the subject land. It is noted that the proposed connection to Horrocks Highway/Main North Road falls within a section of road that has w-beam barrier along the western side. Given that this barrier is installed in response to road safety concerns, DPTI – Transport does not support the notion that a junction may be possible at this location and requests that no connection to Horrocks Highway/Main North Road be shown at this location. Concept Plan Map CGV/3 must be amended accordingly.

The land at the southern extremity of Auburn has limited frontage to Horrocks Highway and should be accessed solely via South Street.

Deferred Urban Land

DPTI – Transport notes the proposal to rezone land to the north of Saddleworth as Deferred Urban. DPTI – Transport recommends that any rezoning of the land for urban development be accompanied by a TIA and that the creation of new junctions with the Barrier Highway be avoided.

Industry Zone – Saddleworth

DPTI – Transport does not object in-principle to the expansion of the Industry Zone in Saddleworth (Zone Map CGV/13). However, the rationale for the Zone straddling the arterial road is unclear and, as a general rule, should be avoided. Council should seek to understand the impacts of increased heavy vehicle movements on the junctions with Marrabel Road as part of any future development of the land. This will require the applicant to produce a Traffic Impact Assessment, with all costs associated with any required upgrades being borne by the developer.

Mapping

It is noted that the Overlay Map – Transport does not show Jolly Way/Burton Street from Horrocks Highway/Main North Road, Sevenhill to Leasingham Road, Mintaro as an arterial road. This road is maintained by DPTI and should therefore be shown as an arterial road in the development plan.

Additionally, DPTI – Transport advises that the term “Primary and Secondary Arterial” shown in the Overlay Maps should be replaced with the terminology used within the “Functional Hierarchy for South Australia’s Land Transport Network document”, which can be located on the web via the following link: www.sa.gov.au/transport/corridors. For example, Horrocks Highway and Barrier Highway are Freight and Direct Tourist Routes, Barrier Highway is also a Major Traffic Route.

It is further advised that:

- The railway line from Hamley Bridge to Burra, while currently dormant, is privately-owned and therefore could be reactivated in the future. This rail line should be shown on Overlay Map CGV/1 Transport.
- Concept Plan Map CGV/4 Riverton Residential Areas shows a rail line branching off the above railway that runs through Riverton and heading west towards Rhynie. This line has been closed – it's now part of the Rattler Trail -

and therefore should be removed from this map or delineated as 'Rattler Trail', consistent with the overlay maps.

- Overlay Map CGV/15 Transport (for Riverton) should show the existing railway than runs through the township and heads north to Burra.

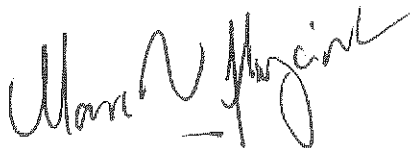
Flood Risk / Mapping

Council is commended for undertaking detailed flood mapping and explicitly discouraging development in high risk areas (Concept Plan Maps CGV 7 and 8 are examples of this). However, the land outside of the 100 year ARI event cannot be considered "flood free" in a pure sense as even this land would be inundated in a rarer flood event. It is recommended that references to "flood free" be replaced with "outside of the 'x' year ARI flood plain" to be absolutely accurate.

CONCLUSION

DPTI – Transport does not object to the intent of the DPA. Notwithstanding this, DPTI – Transport reiterates that the junction proposed to/from Horrocks Highway/Main North Road at Auburn (see Concept Plan Map CGV/3) is not supported and must be removed. DPTI – Transport is prepared to consider a single junction serving the north-western rezoning at Riverton subject to the provision of a TIA and all works being undertaken to DPTI standards at the developer's cost. It is therefore recommended that Concept Plan Maps CGV/4 and 5 make it clear that the junction location shown is indicative only and that this will be the sole connection to the arterial road (i.e. no individual property accesses will be permitted along Washington Road/Riverton Road).

There are also a number of amendments to mapping detailed above that should be undertaken prior to approval of the DPA. DPTI – Transport is happy to assist with this if required.



MANAGER, TRAFFIC AND ACCESS STANDARDS
Transport Services Division

30 September 2014

CONTACT	Marc Hryciuk	2nd CONTACT	Matthew Henderson
POSITION	Senior Planning Officer	POSITION	Planning Officer
DIRECTORATE	Road and Traffic Management	DIRECTORATE	Road and Traffic Management
PHONE/MOBILE	8343 2301	PHONE/MOBILE	8343 2811

10 October 2014

Chief Executive Officer
 Clare and Gilbert Valley Council
 4 Gleeson Street
 CLARE SA 5453

Attention: Mr Roy Blight



File No.
3.71.7.7.4
Reg No. A/I
9526 14-00
Officer
Kathy J

Dear Sir

**Re: District Townships and Settlements
 Development Plan Amendment**

We act for Ms Petrie McCabe. Our client owns Allotment 58 Main North Road, Auburn.

On 10 July 2012 we made a submission on behalf of our client, requesting that Allotment 58 be considered for urban development purposes as part of Council's Review of the Development Plan.

We are pleased to note that most of the suggestions made in our submission have been taken into account in the Clare and Gilbert Valleys Council - District Townships and Settlements Development Plan Amendment currently out on public consultation until 27 October 2014 ('the DPA').

Our client has asked us to make this submission on her behalf in response to the DPA. In forming our response we have reviewed all documentation accompanying the DPA, specifically that regarding:

1. the rezoning of land at Auburn to north of the township (as depicted on corresponding Zone Map CGV/26 and Concept Plan Map CGV/3);
2. updated Desired Character Statements for the Residential Zone;
3. updated Residential Zone and Council-wide policy provisions regarding:
 - external materials and finishes;
 - water sensitive urban design techniques;
 - building style (in keeping with the heritage quality and precedent set within the Township);



- environmentally sustainable design techniques including solar panels, stormwater retention and reuse, building orientation and insulation; and
 - minimum allotment sizes (1200 square metres, with a 20 metre minimum road frontage).
4. traffic and access investigations, specifically those relating to the proposed functionality of Allotment 58 and the surrounding street network.

For ease of understanding our response follows these numbered points:

1. We note and endorse the proposal to rezone our client's land and in particular:
 - the rezoning of Allotment 58 from Primary Production to Residential as depicted in Zone Map CGV/26; and
 - the adoption and inclusion of the Concept Plan into the Development Plan to promote its orderly development as depicted in Concept Plan Map CGV/3.
2. We note and endorse Council's desire to maintain a high standard of urban development which complements and is respectful of Auburn's village character and heritage significance. We also agree that the supply of land must match the controlled and steady growth of the Auburn Township to 500 residents. In this regard our client endorses Council's update to the Desired Character Statement for the Residential Zone.
3. We endorse the policy changes noted within both the Council-wide section and the Residential Zone relating to development pattern, setbacks and scale of development. In particular we endorse the policy regarding the minimum allotment size of 1,200 square metres and the minimum primary road frontage of 20 metres.

We believe that the inclusion of a Policy Area which guides the specific direction of the future development of Allotment 58 may be beneficial and would complement the Concept Plan at Map CCV/3. Contextually, development of this land with detached dwellings should be encouraged, provided such development draws on the heritage quality and style precedents set by existing housing within Auburn. A new Policy Area could, for example, specify further design guidance in the context of modern building techniques, as well as environmentally sustainable design techniques.

4. With reference to page 35 of the DPA; "Traffic and Access – Auburn", we agree with the comments made in the DPA regarding the projected traffic volumes, capacity of the road network and the need for a variety of road connections to be provided.



We note the Concept Plan at Map CCV/3 in the DPA (Auburn North Residential) proposes links with the existing road network at Main North Road, North Street, Beechmore Street and Dennis Road. These links will ensure that local roads are not unreasonably overloaded, but we make the point that most traffic entering and leaving Allotment 58 is likely to use Main North Road in preference to these other internal roads, as this road will provide the most direct and convenient access for most motorists.

We would be pleased to elaborate on this submission if required at the public hearing to be held on Monday, 1 December 2014.

Yours sincerely

Graham Burns
MasterPlan SA Pty Ltd

cc: Petrie McCabe.

Lynda Salter

From: Rachel [Rachel@awwater.com.au]
Sent: Friday, 10 October 2014 5:16 PM
To: AdminGroup
Subject: Saddleworth Rezoning

File No.
3.71.7.7.4
Reg No. A/I
14009504
Officer
Kathy J

To Whom It May Concern,

I wish to advise of my support for the rezoning of the land in Saddleworth to industry as per the strategic plan (North Western corner of Crawfords Road and Behns Road).

As a young 24 year old citizen of Saddleworth I believe development and consequently growth is crucial to sustaining the economy and livelihood of this town and area.

Already we have seen too many businesses close or relocate (Bank SA, Ramsey Brother's, the main street pub, the bakery, Schmidtke's flowers, the Salvation Army shop, etc.) The main Foodworks store in town is also suffering as the ANZ bank agency was moved out of their store, so more and more people have no reason to visit our town anymore. It's happened in other areas like Snowtown. I don't want to see our town degrade into one of those places you only drive through on your way to somewhere else. I don't want it to be one of those places where all it has to offer is cheap housing. That will open up a different can of worms. While other towns around us grow and prosper (as we're seeing evidently in Auburn and Riverton) we will be held back and forgotten if we don't have anything to offer.

We need more reasons for people to come visit, and more importantly, we need locals to stay local. We see too often people driving away from our district to get what they need instead of keeping the economy going here. I fully support the rezoning of the proposed land, give Saddleworth a chance.

Kind regards,
Rachel

5th November 2013

Clare & Gilbert Valleys Council
4 Gleeson Street
CLARE SA 5453

Attention: Planning Officer

Dear Sir

Re: Lot 5 D54928 HD Clare Kurrang Avenue 9

I am writing with regard to the zoning of the above lot. The property in question is on the town boundary on Kurrang Avenue and has approximately 2.362 hectares of vines and vacant land of 1.706 hectares. As the property is less than 15 hectares, under the current zoning, it cannot be built on.

The original lot of approximately 1.7 hectares was created prior to planning rules changes (circa 1997) and then increased in size with a boundary realignment to include the vineyard area after the planning change without knowledge of the change. Had the realignment not happened the original smaller lot would be within guidelines allowing building development.

The situation we now have is a prime rural living block on the town boundary on a sealed road with access from Kurrang Avenue with an unviable size vineyard on it and currently no ability to develop. The rated value is now \$78,000 reduced from \$260,000 because of the planning anomaly (recently changed following a representation to the Valuer General in March this year).

If the lot were able to be developed then obviously the potential rated value would significantly increase, especially with a house on it.

It is my understanding from discussions with the council's CEO that the issue of these types of lots and how to deal with their zoning was to be addressed in the strategic planning process in 2012 (from memory).

The purpose of this letter is to ask whether this type of issue was addressed, whether the planning rules have or are going to change and if not, the process I need to go through to try and get development approval/rezoning for this lot. A visual inspection of the property, its position and the potential for increased rates revenue will show why it makes no sense to not be able to develop the lot.

I look forward to your reply.

Kind Regards

A handwritten signature in black ink, appearing to read 'Rob Stanway', with a stylized, flowing script.

Rob Stanway
Director - Willowtree Pty Ltd
Mobile 0417 836 599

Lynda Salter

From: Vicki [admin@ho.awvater.com.au]
Sent: Friday, 10 October 2014 4:30 PM
To: AdminGroup
Subject: Land Re-Zoning

File No.
3.71.7.7.4
Reg No. 35
9492
14-00
Officer
Kathy J.

Chief Executive Officer,
 Clare & Gilbert Valleys Council,
 4 Gleeson Street,
 CLARE, SA 5453

Dear Chief Executive Officer,

I wish to advise of my support for the rezoning of land on the north western corner of Crawfords Road and Behns Road to Industry as per Council's strategic plan. As a long standing employee in Saddleworth I believe jobs are dependent upon local business growth and development.

Regards,

Vicki Heffernan
 Administration Officer

A.W. Vater & Co
 11 Belvidere Road
 Saddleworth SA 5413
 T 08 8847 4109
 F 08 8847 4166
 E admin@awvater.com.au
 W www.awvater.com.au

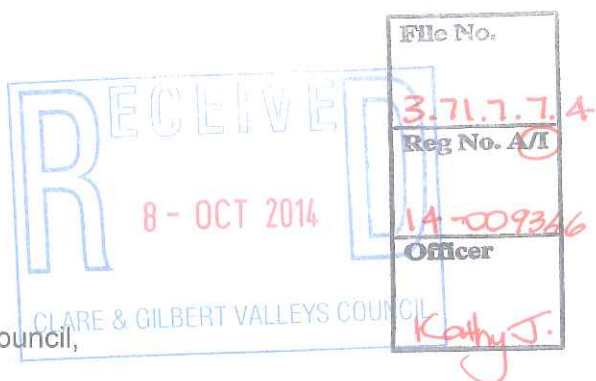


SERVING THE RURAL COMMUNITY

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29 September 2014

Chief Executive Officer,
Clare and Gilbert Valleys Council,
4 Gleeson Street,
CLARE SA 5453



Dear Sir,

Re : Development Plan Amendment (DPA) Report

We thank Council for the opportunity to have input into the proposed Development Plan Amendment (DPA) Report.

We would like to refer to an anomaly in the present Development Plan which relates to the State Heritage Area (Mintaro) Township Fringe zone (Policy Area CGV/9).

We note that Principle of Development Control #3 for this policy area states that *"the minimum allotment size for detached dwellings in the zone should be 10 hectares."*

However, the list of non-complying development for the State Heritage Area (Mintaro) zone lists a dwelling as being non-complying development, except for *"(a) detached dwelling:*

- (i) within the Residential (Mintaro) Policy Area 7*
- (ii) on allotments of 1.7 hectares or greater in the Rural Living (Mintaro) Policy Area 8*
- (iii) on an allotment of 10 hectares or greater created after 30 June 2000 in the Town Fringe (Mintaro) Policy Area 8"*

We note too that all land division within the State Heritage Area (Mintaro) is classified as non-complying *"except:*

- (a) where there is no increase in the number of allotments within Residential (Mintaro) Policy Area 7 or within Precinct 2 Western Residential*
- (b) creating allotments of 1.7 hectares or greater within Rural Living (Mintaro) Policy Area 8*
- (c) for one additional allotment that may be created immediately east of the oval in the Town Fringe (Mintaro) Policy Area 9"*

There is an inconsistency in the existing plan whereby provision is made for dwellings to be complying development if the land parcel is 10 hectares or more in area, but where the list of non-complying development shows that a dwelling on such a sized allotment is excepted from being non-complying only if the land parcel was created after 30

29
sawleylock
o'callaghan
survey & spatial



surveying

planning

engineering

project management

spatial information

directors

craig j lock
damian j brogden
max a m sayer
michael l cameron

adelaide

176 prospect rd
prospect sa 5082

phone: 08 8344 1522

fax: 08 8344 1588

email: adelaide@sawleylock.com.au

mount gambier

45 helen st
po box 289
mt gambier sa 5290

phone: 08 8725 8422

fax: 08 8725 7361

email: office@sawleylock.com.au

mid-north

visiting office in laura

phone: 0408 548 099

email: max@sawleylock.com.au

Established in 1962
www.sawleylock.com.au
sawley lock pty ltd
abn 24 099 533 516

June 2000. It would seem appropriate that the date was removed from this clause so that a dwelling could be exempted from non-complying status on all allotments of 10 hectares or greater.

The major inconsistency though is in regard to land division. Principle of Development Control number 3 in the Township Fringe (Mintaro) Policy Area 9 states that the minimum allotment size for detached dwellings should be 10 hectares, but then the list of non-complying development states that all land division within the policy area is non-complying except for one additional allotment that may be created immediately east of the oval. It would seem appropriate that land divisions creating allotments of 10 hectares or greater within the Policy Area 9 should all be exempted from non-complying status, so as to be consistent with the Principle of Development Control.

We ask that Council amend the Development Plan so that the construction of a dwelling on all allotments of 10 hectares or greater within the Township Fringe (Mintaro) Policy Area 9 is merit based, and that land divisions creating allotments of 10 hectares or greater in area are removed from the list of non-complying development.

We do not wish to be heard in support of this submission at the Public Meeting. We are satisfied that this written submission will alert Council to this existing inconsistency in the Development Plan.

Yours faithfully,

Sawley Lock O'Callaghan



Per : Max Sayer

On behalf of Mr Mark Sandow, PO Box 7, SA 5415

Lynda Salter

From: DSD-AAR:HeritageSites [DSDAARHeritageSites1@sa.gov.au]
Sent: Thursday, 2 October 2014 8:49 AM
To: AdminGroup
Subject: Aboriginal Heritage Site Search - Clare & Gilbert Valleys District Townships & Settlements DPA
Attachments: DPC14D05308.pdf

Hi Roy,

Please find attached a letter responding to your request for a search of the Central Archive which includes the Register of Aboriginal Heritage Sites and Objects in relation to Clare & Gilbert Valleys District Townships & Settlements DPA.

For further information, please contact the Aboriginal Heritage Team on telephone (08) 8226 8900.

Kind Regards

Perry Langeberg
 Senior Information Officer (Heritage)

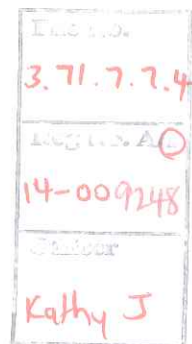
Aboriginal Affairs and Reconciliation
 Department of State Development

T +61 (8) 226 7981
 F +61 (8) 226 8999
 E perry.langeberg@sa.gov.au

www.statedevelopment.sa.gov.au
[Twitter.com/StateDevSA](https://twitter.com/StateDevSA)

GPO Box 320
 Adelaide, South Australia 5001

Level 7, 11 Waymouth Street, Adelaide, 5000



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Physical Id. DPC14D05308
File No. DPC14/0169



Government
of South Australia

Department of
State Development

Roy Blight
Chief Executive Officer
Clare & Gilbert Valleys Council
4 Gleeson Street
CLARE SA 5453

Dear Roy,

Thank you for your correspondence (email) dated 29 August 2014, regarding the District Townships & Settlements Development Plan Amendment (DPA) Report.

I advise that the central archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by the Department of State Development, Aboriginal Affairs and Reconciliation (DSD-AAR), has no entries for Aboriginal sites in the localities identified in the above mentioned DPA, these being Armagh, Auburn, Leasingham, Manoora, Saddleworth, Rhynie, Riverton, Tarlee and Stockport.

You are advised that other sites or objects may exist in the proposed development area, even though the Register does not identify them. All Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* (the Act), whether they are listed in the Register or not. Land within 200 metres of a watercourse (particularly the River Murray and its overflow areas) in particular, may contain Aboriginal sites and objects.

Pursuant to the Act, it is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Section 20 of the Act requires that any Aboriginal sites, objects or remains, discovered on the land, need to be reported to the Minister. Penalties apply for failure to comply with the Act.

It should be noted that this correspondence only addresses Aboriginal heritage matters in the context of the *Aboriginal Heritage Act 1988* and does not relate to any native title considerations that may, or may not, be relevant to the land area over which you have requested information.

For further information please contact the Aboriginal Heritage Branch on telephone (08) 8226 8900.

Yours sincerely

Perry Langeberg
SENIOR INFORMATION OFFICER (HERITAGE)
ABORIGINAL AFFAIRS & RECONCILIATION

01 October 2014

Aboriginal Affairs and Reconciliation

Level 7, 11 Waymouth Street | GPO Box 320 Adelaide SA 5001

Tel (+61) 08 8226 8900 | Fax (+61) 08 8226 8999 | www.statedevelopment.sa.gov.au | ABN 83 524 915 929



Ref: 132198
File Ref: 50961



29 September 2014

Chief Executive Officer
Clare & Gilbert Valleys Council
4 Gleeson Street
CLARE SA 5453

By Email: admin@cgvc.sa.gov.au

Dear Roy

RE: Clare & Gilbert Valleys Council – District Townships and Settlements Development Plan Amendment - Consultation

Thank you for the opportunity to review and provide comment on the abovementioned DPA.

Light Regional Council (LRC) would like to commend the Clare & Gilbert Valleys Council on the preparation of a comprehensive DPA.

LRC staff have reviewed and considered the draft DPA and advise that Council has no specific comments to make, nor wishes to be heard at a public hearing

Please don't hesitate to contact me on 8525 3200 or via email at achown@light.sa.gov.au if you wish to discuss this matter further.

Yours sincerely

Andrew Chown
Principal Project Planner

Postal Address:

PO Box 72, Kapunda, South Australia 5373

Telephone: (08) 8525 3200
Email: light@light.sa.gov.au
Website: www.light.sa.gov.au

Principal Office

93 Main Street, Kapunda, SA 5373
Fax: (08) 8566 3262

Light Regional Council ABN: 35 455 841 625

Branch Office

12 Hanson Street, Freeling, SA 5372
Fax: (08) 8525 2441

2.6.2014



Ms.K.Jones,

Clare & Gikbert Valleys Council Planning Dept.,

4 Gleeson Street,

Clare 5453

Dear Ms. Jones

Re Dual Zoning of Title 5556/355 in Watervale

Following our recent meeting I submit a Formal request that the title mentioned which has both rural and residential zones be considered for zoning as residential.

The original small title, zoned residential, was expanded in 1997 to allow a house to be built on the larger rural title. At this time the zoning of the smaller title was not expanded to suite the new title size resulting in the dual zone problem.

We request that this problem be addressed in the upcoming review.

The house on the title is currently rated as residential even though it is on the rural part of the title.

Sincerely Yours,

J.C. & W.E. Sullivan

A handwritten signature in blue ink, appearing to read 'J.C. & W.E. Sullivan', written over the printed name.

Lot 50 Quelltaler Road Watervale 5452

Enclosed

- Copy of title
- Diagram of title area
- Policy area map CGV/25
- Zone map CGV/25
- Power of Attorney



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5556 FOLIO 355 *

COST	: \$25.75 (GST exempt)	PARENT TITLE	: CT 5122/68 & OTHERS
REGION	: EMAIL	AUTHORITY	: RTU 8453055
AGENT	: SALK BOX NO : 000	DATE OF ISSUE	: 17/07/1998
SEARCHED ON	: 19/03/2014 AT : 15:19:11	EDITION	: 1

REGISTERED PROPRIETOR IN FEE SIMPLE

CHRISTA LOUISE SULLIVAN OF C/- POST OFFICE WATERVALE SA 5452

DESCRIPTION OF LAND

ALLOTMENT 10 DEPOSITED PLAN 49627
IN THE AREA NAMED WATERVALE
HUNDRED OF UPPER WAKEFIELD

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

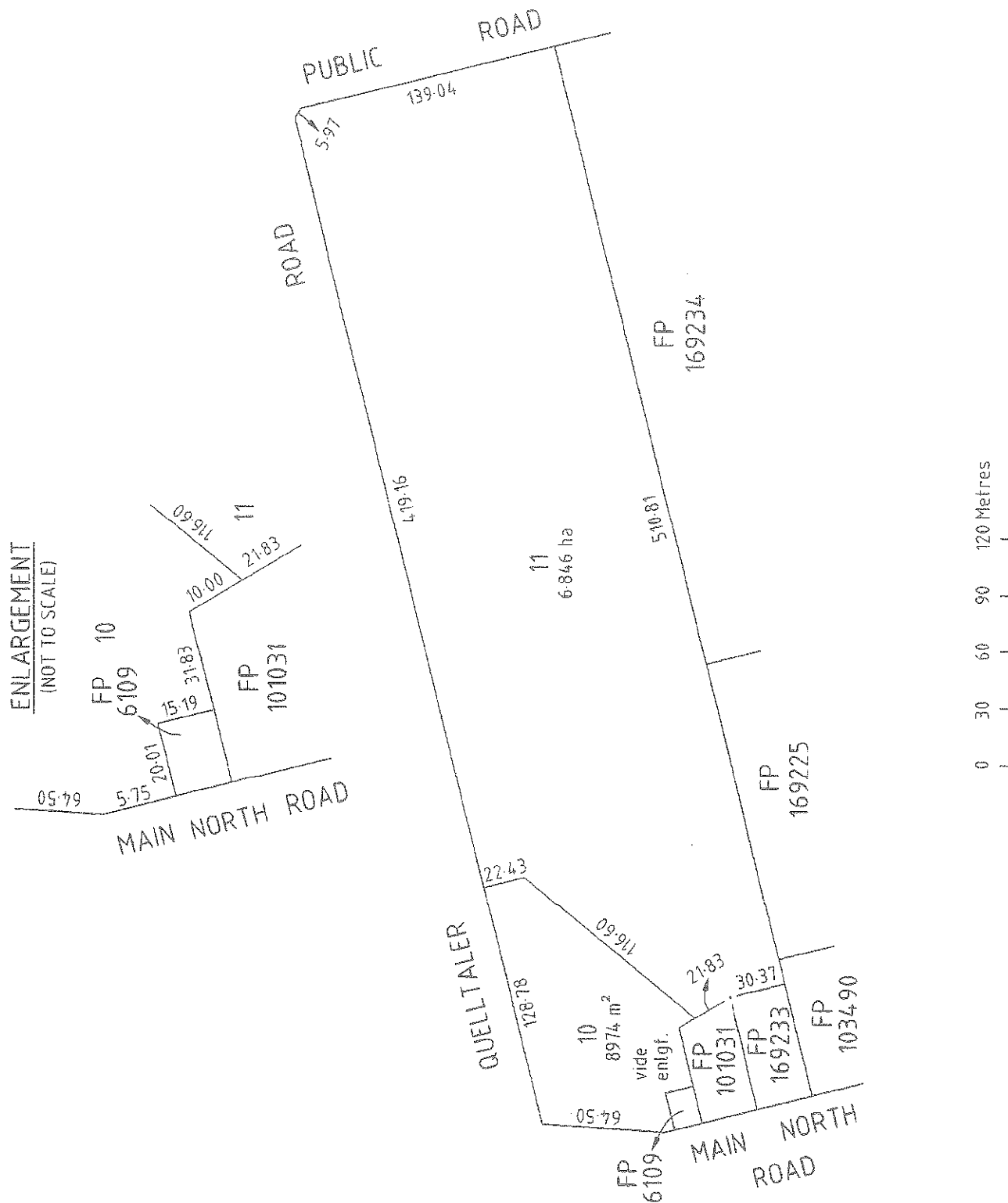
REGISTRAR-GENERAL'S NOTES

PLAN FOR LEASE PURPOSES GP 201/86

END OF TEXT.



LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
 DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5556 FOLIO 355
 SEARCH DATE : 19/03/2014 TIME: 15:19:11





Lamberts Conformal Conic Projection, GDA94

Policy Area
2 Horticulture



0 500m

WATERVALE

Policy Area Map CGV/25

 Policy Area Boundary

CLARE AND GILBERT VALLEYS COUNCIL

Consolidated - 10 January 2013

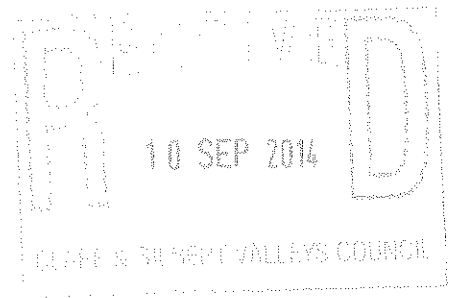
Zone Map CGV/25

Consolidated - 10 January 2013

PrPro Primary Production
T Township
 Zone Boundary

vince daly architect

po box 19 mintaro sa 5415 mob: 0438573235
abn: 28 854 665 970 email: vinedalyarchitect@gmail.com
sa architect regist. no: 876, nt architect regist no: 548



CLARE AND GILBERT VALLEYS COUNCIL
4 GLEESON STREET
CLARE SA 5453

10 September 2014

Attention: Roy Blight, Chief Executive Officer

RE: MINTARO DPA REPORT 2014

Dear Roy,

I would like to congratulate the Clare and Gilbert Valleys Council for the initiative, research and time invested in preparation of the District Townships and Settlements Development Plan Amendment Report 2014. I fully support the new proposals contained in the DPA Report.

Being resident and practicing in Mintaro I am particularly interested in the Mintaro section of the report and am impressed by the measures proposed in the report to increase the future housing development within the township. The unique heritage town needs to continue growing to maintain and support the lifestyles of this community and the new density of housing allotments will ensure that future growth occurs efficiently and without detriment to the heritage character of the town.

Yours sincerely

Vince Daly
Architect

Mintaro, SA

Filippo and Sharon Sisto
39 Dennis Rd
Auburn 5451
South Australia

RE Request of rezoning property at HD Upper Wakefield, 39 Dennis Rd Auburn South Australia
From Primary Production Zone to a Rural Living Zone.

Dear Roy

We are requesting to rezone the property above. This land adjoins the rural living blocks in Auburn Heights on the north/west side of Dennis Rd in Auburn.

The property is 40 acres which is the minimum size for a primary production zone, it also only has mains water and this makes it economically unsustainable as a whole property.

We understand the council have earmarked the property opposite to be rezoned for urban living. Our property, if rezoned would blend well, and complement the area, on the basis that our neighbouring properties on the south side are already zoned rural living, and are all occupied with dwellings (See attached plan).

The Auburn Strategic Plan (see attached copy objective 6. And 6.1) notes "more land needs to be made available by Council for possible development". There is a shortage of rural living blocks in Auburn, especially on this popular north/ west end of the town (See attached letter). The properties have some of the best views in Auburn, if this property was made up of smaller rural living blocks they would be more easily managed by hobby farmers, filling the need for rural living blocks in the area and also would be sustainable. This would also meet the requirement of the Strategic Plan.

Our property already blends into the rural living zone as it is made up of a dwelling and hobby farm. The rest of the property could fill a need of rural living properties on the north/west side of Auburn, which is closer to the town than East Auburn (which is also near capacity). The services already available are roads (Dennis Rd), with power and water passing the property. The block is a viable block for rezoning with the frontage of the property being 300m. We envisage 5 to 8 although could be more blocks being created on the property and still look very rural, with a natural flow on of land release if required in the future.

Our land has an open character away from the broad acre properties, and has very scenic views on gentle undulating hills. The property has an olive grove, vineyard and some empty land which could be divided to suit the need in the area of rural living, whilst still being productive and sustainable. This land lends itself to rural living purposes.

We would request that the rural living zone be shifted to our northern boundary.

We express a wish to be at the special meeting to be convened, and await your reply. Please feel free to contact us on 0417802686.

Yours Sincerely

Filippo and Sharon Sisto



File No. 3.71.7.7.4
Reg No. A/I 14-00
Officer Dana



Auburn Community Strategic Plan

2014 – 2018

DRAFT

Mission Statement

To maintain and develop the Auburn community as an economically sustainable community, set in a beautiful, historic environment, managed by a strong community spirit.


Values

We value:

- the people of our community
 - our historical heritage
 - the town environment
- local business enterprises

Objectives

The objectives of the Auburn community are to:

1. develop a strong community spirit in Auburn
2. preserve the historical heritage of Auburn
3. undertake works to enhance the appeal of parks and recreation facilities
4. upgrade town entrances and the streetscape of Auburn
5. work together to raise funds for community works using a collaborative approach
-  6. develop land and the services that support sustainable town development
7. undertake initiatives that will support the development of tourism in Auburn
8. source providers of services for the youth of the community
9. promote local clubs and groups

(Note: Each objective has a set of strategies that are methods by which the objective can be attained. The Auburn Community Development Committee (ACDC) will have a key role to play in supporting the implementation of these strategies. The objectives are reflective of Council's *Community Plan 2012 – 2020* and the *Strategic Directions Review – 2013*.)

Objective 6: Develop land and the services that support sustainable town development



In order for Auburn's population to increase, more land will need to be made available by Council for possible development.



6.1 Work with Council to ensure that land is available for future development in Auburn

Not only must land be available for sale, but also there must be clear, unambiguous and appropriate development policies in place in order for this to occur. Housing development must be sensitive to the heritage character of the town.

ACDC should liaise closely with Council and report back to the community on progress on a regular basis.

Outcomes

This strategy seeks to ensure that Auburn is able to grow with appropriate development and services in place for new comers to the community.

[Print](#)[Close](#)

Rural living land

From: **Daniel Schell** (daniel.schell@raywhite.com)

Sent: Monday, 30 June 2014 12:58:12 PM

To: Sharon Sisto (sfsisto@hotmail.com)

Cc: Geoff Schell (geoff.schell@raywhite.com)

Hi Sharon,

As I mentioned to you this morning although most vacant land enquiry in the Mid North area has been slow in the past 2-3 years, we do regularly receive enquiry for "rural living" land. The enquiry is often for blocks of land which are from 2 - 10 acres and close to town services. As long as the cost to connect services (power & water) is not exorbitant and the properties are listed at a reasonable market price we find these type of properties will attract genuine interest in the market.

Kind regards,



Daniel Schell
Sales Consultant

Ray White Clare Valley

T 05 9842 5599 M 0415 426 379

F 05 9842 2581 E daniel.schell@raywhite.com

320 Main North Road Clare SA 5463 raywhiteclarevalley.com.au

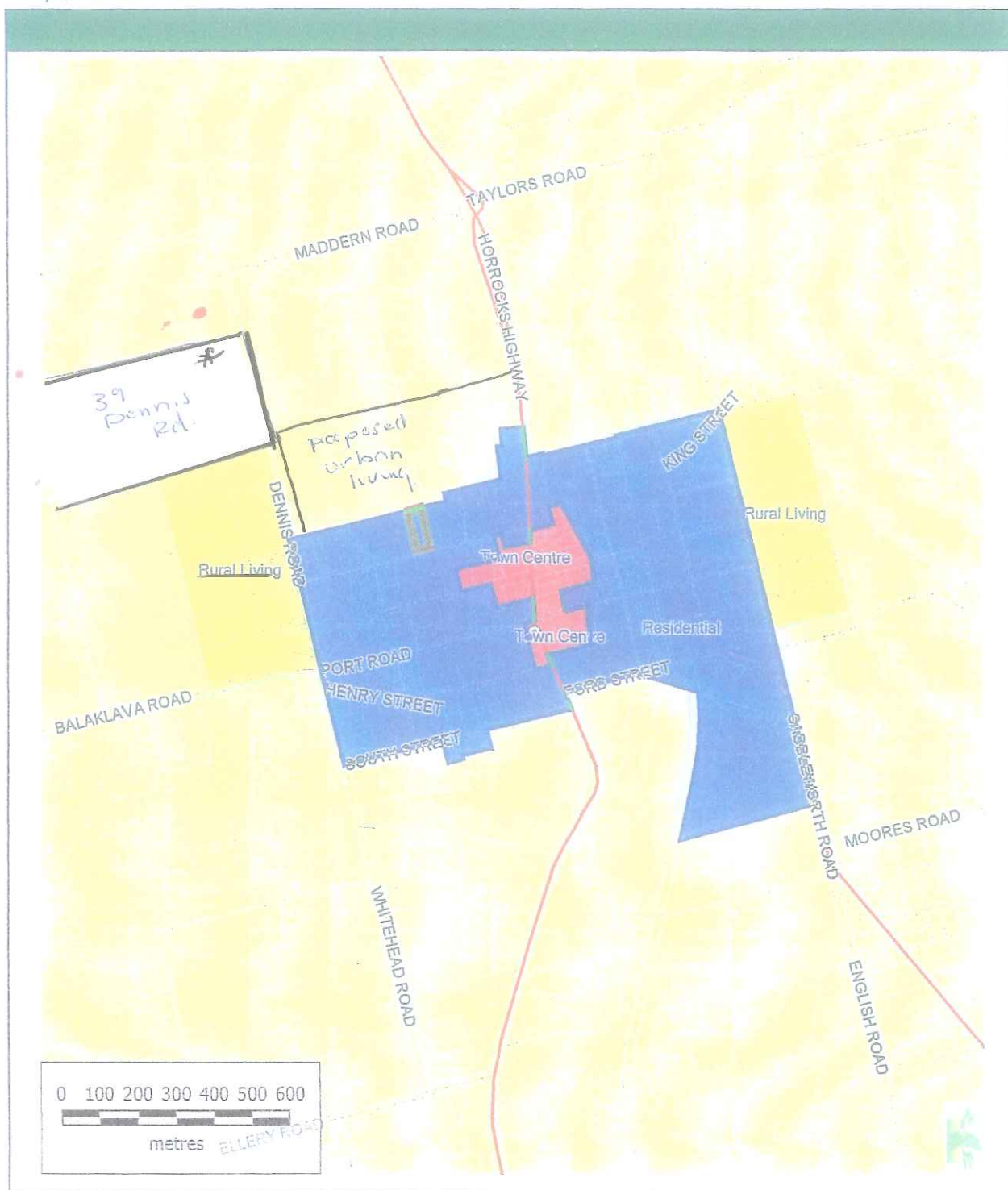
Ray White





CLARE & GILBERT VALLEYS COUNCIL

4 Gleeson Street, CLARE SA 5453
Telephone (08) 88426400
Facsimile (08) 88423624
Email: admin@cgvc.sa.gov.au
Website: www.claregilbertvalleys.sa.gov.au



Notes

Disclaimer

This map is a representation of the information currently held by Clare & Gilbert Valleys Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.

Kathy Jones

From: Kathy Jones
Sent: Tuesday, 2 September 2014 4:35 PM
To: 'David Altmann'
Subject: FW: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

Hi David,

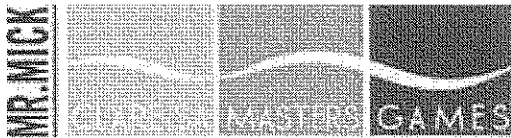
We have received our first submission, it is from Electranet - they have no issues. See below. Thanks, have a great week.

Regards

Kathy Jones

Development Officer | Development, Infrastructure and Environment Department | Clare & Gilbert Valleys Council | 4 Gleeson Street | Clare SA 5453 | P: 08 88426400 | F: 08 88423624

Find us on Facebook 



Mr. Mick Clare SA Masters Games - 26 to 29 March 2015
www.claremastersgames.com.au

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From: Somers, Myles (ENet) [<mailto:Somers.Myles@electranet.com.au>] **On Behalf Of** ENet:Planning
Sent: Tuesday, 2 September 2014 10:30 AM
To: Lynda Salter
Subject: RE: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

Dear Lynda

Please note that I have reviewed the Clare and Gilbert Valleys District Townships and Settlements DPA. ElectraNet's assets are not impacted upon by the proposed changes, therefore we have no objection to the Development Plan Amendment.

Kind regards

Myles Somers

Myles Somers
Planning Approvals Manager
ElectraNet

P: +61 8 8404 7212 F: +61 8 8404 7946 M: 0417 802 597
E: Somers.Myles@electranet.com.au W: electranet.com.au
Corporate: ElectraNet Pty Limited • 52-55 East Terrace, Rymill Park, Adelaide • PO Box 7096 Hutt Street Post Office, Adelaide, SA, 5000
My Office: 52-55 East Terrace, Rymill Park, Adelaide SA 5000

Think before you print!

From: Lynda Salter [<mailto:lmoore@CGVC.sa.gov.au>]

Sent: Friday, 29 August 2014 9:08 AM

To: 'michelle.burfield@dcsi.sa.gov.au'; 'Keith.Bartley@sa.gov.au'; 'De-Anne.Smith@sa.gov.au'; 'Adrian.Wood@sa.gov.au'; 'chris.lease@health.sa.gov.au'; 'cfsbfsu@cfs.sa.gov.au'; 'martin.carter@sa.gov.au'; 'DPTI.PDDPACoordinator@sa.gov.au'; 'DPTIPDDPACoordinator@sa.gov.au'; 'heritagesites.aard@dpc.sa.gov.au'; 'peter.houston@sa.gov.au'; 'kym.pluck@epa.sa.gov.au'; 'david.lake@tourism.sa.com'; ENet:Planning; 'realestateadmin@sapowernetworks.com.au'; 'Peter.Iliescu@sawater.com.au'; 'board@nynrm.sa.gov.au'; 'frome@parliament.sa.gov.au'; 'Nick.Champion.MP@aph.gov.au'; 'admin@wakefieldrc.sa.gov.au'; 'light@light.sa.gov.au'; 'ceo@nacouncil.sa.gov.au'; 'council@goyder.sa.gov.au'; 'info@yorkeandmidnorth.com.au'; 'Alex.Ward@sa.gov.au'; 'joshua.hopkins@health.sa.gov.au'; 'mick.petrovski@sa.gov.au'

Subject: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

Dear Sir / Madam,

The Clare & Gilbert Valleys Council has prepared a Development Plan Amendment (DPA) Report which affects the District Townships and Settlements. Your agency is invited to make a submission. The DPA report can be viewed on Council's website www.claregilbertvalleys.sa.gov.au from Monday 1 September 2014.

In accordance with the Development Act and Development Regulations the report will be out on public consultation for a 8 week period commencing on 1 September 2014 and concluding on 27 October 2014. If Council does not receive a response within the 8 week period, then it can be assumed that your agency has no comment to make. However, we look forward to your response so that we can ensure that new planning policy relating to the DPA represents best planning practice.

Regards

Roy Blight

Chief Executive Officer | Clare & Gilbert Valleys Council | 4 Gleeson Street | Clare SA 5453 | P: 08 88426400 | F: 08 88423624

Find us on Facebook 



Mr. Mick Clare SA Masters Games - 26 to 29 March 2015
www.claremastersgames.com.au

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Lynda Salter

From: Lake, David (SATC) [David.Lake@tourism.sa.com]
Sent: Friday, 17 October 2014 3:30 PM
To: Lynda Salter
Subject: RE: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

File No.
3.71.7.7.4
Reg No. A/I
9739
14-00
Officer
Kathy J.

Hi Lynda, SATC is generally supportive of the DPA.

In particular we support protection of the caravan park at Auburn via rezoning to Recreation Zone.

General support too for consideration of design in close proximity to trails.

Thanks for the opportunity to comment.

David Lake

Manager Planning and Special Projects
 Corporate and Government Relations



South Australian Tourism Commission

Level 3 121-125 King William Street
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GOOD PLANETS ARE HARD TO FIND, THINK BEFORE YOU PRINT

From: Lynda Salter [<mailto:lmoore@CGVC.sa.gov.au>]

Sent: Friday, 29 August 2014 9:08 AM

To: Burfield, Michelle (DCSI); 'Keith.Bartley@sa.gov.au'; Smith, De-Anne (DEWNR); Wood, Adrian (DSD); Lease, Chris (Health); CFS:Building Fire Safety Unit; Carter, Martin (DSD); DPTI:PD DPA Coordinator; 'DPTIPDDPACoordinator@sa.gov.au'; DSD-AAR:HeritageSites; Houston, Peter (PIRSA); Pluck, Kym (EPA); Lake, David (SATC); 'Planning.Enet@electranet.com.au'; 'realestateadmin@sapowernetworks.com.au'; 'Peter.Iliescu@sawater.com.au'; DEWNR:NYNRM Board; 'frome@parliament.sa.gov.au'; 'Nick.Champion.MP@aph.gov.au'; 'admin@wakefieldrc.sa.gov.au'; 'light@light.sa.gov.au'; 'ceo@nacouncil.sa.gov.au'; 'council@goyder.sa.gov.au'; 'info@yorkeandmidnorth.com.au'; Ward, Alex (DEWNR); Hopkins, Josh (Health); Petrovski, Mick (DPTI)

Subject: Clare & Gilbert Valleys District Townships & Settlements Development Plan Amendment

Dear Sir / Madam,

The Clare & Gilbert Valleys Council has prepared a Development Plan Amendment (DPA) Report which affects the District Townships and Settlements. Your agency is invited to make a submission. The DPA report can be viewed on Council's website www.claregilbertvalleys.sa.gov.au from Monday 1 September 2014.

In accordance with the Development Act and Development Regulations the report will be out on public consultation for a 8 week period commencing on 1 September 2014 and concluding on 27 October 2014. If Council does not receive a response within the 8 week period, then it can be assumed that your agency has no comment to make. However, we look forward to your response so that we can ensure that new planning policy relating to the DPA represents best planning practice.

Regards

Roy Blight

Chief Executive Officer | Clare & Gilbert Valleys Council | 4 Gleeson Street | Clare SA 5453 | P: 08 88426400 | F: 08 88423624

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Mr. Mick Clare SA Masters Games - 26 to 29 March 2015
www.claremastersgames.com.au

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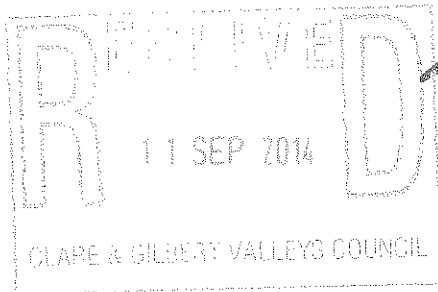
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Counters

Mr Roy Blight

CEO.

Clare & Gilday Valley Council.



Wadhvani
Mistano.
10.9.14

Dear Roy

Please pass on my thanks to the Council for passing the Mistano Amendment Report.

Jason Planning and Design did an excellent job with the investigation, they listened to the people of Mistano, and their recommendations will insure that the development of the town will proceed in an orderly and sensible manner.

Hopefully this will all be agreed so by the Department and the future of our town will be assured.

Yours sincerely,

Handwritten signature.

Member of the Investigating Committee

Immediate Past Chairman of Mistano Progress Ass.

File No. 3-71-7-7-4
Reg No. A/I
Officer File