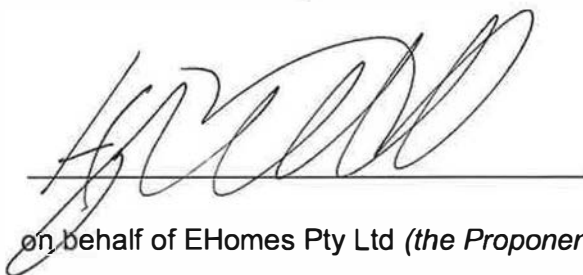


**PROPOSAL TO INITIATE AN AMENDMENT TO THE
PLANNING & DESIGN CODE**

Moorak Estate Code Amendment

On behalf of EHome Pty Ltd

 (Signature Required)
on behalf of EHome Pty Ltd (*the Proponent*)

Date: 05/07/2022

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

MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date:

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1. INTRODUCTION

The Proponent is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Allotment 21 White Road, 270 Carpenter Rocks Road, 309 McKay Road, Section 780 McKay Road and Allotments 782, 795 & 809 Mount Percy Road, Compton (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the owner of Allotment 21 White Road, 270 Carpenter Rocks Road and 309 McKay Road, Compton and has under contract to purchase Section 780 McKay Road and Allotments 782, 795 & 809 Mount Percy Road, Compton.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements of the Act.

1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act.

If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).

1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

a) Frank Brennan (Principal Consultant, Frank Brennan Consulting Services)

b) frank@fbcs.com.au

c) 0418 838 152

1.1.4. The Proponent intends to undertake the Code Amendment by engaging Frank Brennan (Frank Brennan Consulting Services) an Accredited Professional with significant experience in planning policy, land use planning and community engagement, having qualifications and experience equivalent to an Accredited Professional – Planning Level 1.

1.1.5. Specialised sub-consultants will be engaged where necessary and appropriate to assist in the Code Amendment process.

1.1.5 The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2. Rationale for the Code Amendment

The District Council of Grant area surrounds the City of Mount Gambier and together are one of the regional growth centres in South Australia. The areas around Mount Gambier are undergoing significant development and growing demand for residential and rural living development.

The population of the District Council of Grant has been projected to increase by 11.3% by 2036 and by 8.7% in the City of Mount Gambier by 2036. (DPTI "*Local Area Population Projections for South Australia, 2016 to 2036*").

The affected area represents 54.63 hectares of rural living land which is capable of accommodating some of the expected population growth.

The proponent seeks to change the zoning of the affected area from Rural Living Zone to Rural Neighbourhood Zone and to adjust the minimum site area TNV.

Through discussion with the District Council of Grant it was determined that a minimum site area of 1,300 m² was considered appropriate given the affected area can be fully serviced with reticulated water, sewer, natural gas, NBN and electricity.

This proposed minimum site area would enable the affected area to be subdivided to create up to 271 rural neighbourhood allotments and is considered not to be detrimental to the existing locality of Compton as the proposal would be seen as an orderly and economic extension of existing infrastructure supporting the rural neighbourhood style of development.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land in Certificates of Title –

- Volume 6179 Folio 6
- Volume 5896 Folio 841
- Volume 5752 Folio 56
- Volume 5473 Folio 674
- Volume 5774 Folio 750
- Volume 5692 Folio 644
- Volume 5792 Folio 824

All the land is located within the area of the District Council of Grant as shown in the map in Attachment A.

2.2. Scope of Proposed Code Amendment

Site 1 – All Land within the Affected Area

Current Policy	<p>Zone:</p> <ul style="list-style-type: none"> • Rural Living <p>Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) • Hazards (Flooding - Evidence Required) • Native Vegetation • Prescribed Wells Area • Water Protection Area <p>Technical and Numeric Variations</p> <ul style="list-style-type: none"> • Minimum Site Area (Minimum site area is 5,000 sqm)
Amendment Outline	<p>This proposal seeks to alter the current zoning.</p> <p>This proposal seeks a spatial alteration to the TNV for minimum site area which would result in a minimum site area of 1,300 m².</p>
Intended Policy	<p>Zone:</p> <ul style="list-style-type: none"> • Rural Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Hazards (Bushfire – General Risk) • Hazards (Flooding – Evidence Required) • Native Vegetation • Prescribed Wells Area • Water Protection Area <p>Technical and Numeric Variations:</p> <ul style="list-style-type: none"> • Minimum Site Area: 1,300 m²

3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

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

3.1. Summary of Strategic Planning Outcomes

The proposal aligns with the following Strategic Planning Outcomes:

- State Planning Policy 1: Integrated Planning
 - SPP 1.1
 - SPP 1.2
 - SPP 1.6
- State Planning Policy 5: Climate Change
 - SPP 5.5
- State Planning Policy 6: Housing Supply and Diversity
 - SPP 6.2
 - SPP 6.4
 - SPP 6.10
 - SPP 6.11

3.2. Alignment with State Planning Policies

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

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy: Integrated Planning	
1.1 <i>An adequate supply of land (well serviced by infrastructure) is available to accommodate housing and employment growth over the relevant forecast period.</i>	<p>The population of the District Council of Grant has been projected to increase by 11.3% by 2036 and by 8.7% in the City of Mount Gambier by 2036. (DPTI "Local Area Population Projections for South Australia, 2016 to 2036")</p> <p>The affected area represents 54.63 hectares of rural living land which is capable of providing neighbourhood allotments to accommodate some of the expected population growth and associated demand for land and housing.</p> <p>The alteration of the zoning of the affected area from Rural Living Zone to Rural Neighbourhood Zone, adjustment to the minimum site area TNV would enable up to 271 rural neighbourhood allotments to be created ranging in site area from 1,300 m² to 5,000 m².</p>

	<p>This proposal is considered to be orderly and economic given it extends the existing infrastructure (water, sewer, natural gas, NBN & electricity) servicing the affected area.</p> <p>The alteration of the affected area's minimum site area TNV to a minimum of 1,300 m² would be complementary with the existing rural living development in the immediate locality.</p>
<p>1.2 <i>Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</i></p>	<p>As stated within State Planning Policy 1.1, Mount Gambier and the District Council of Grant areas are expected to experience increased growth up to 2036.</p> <p>The affected area is well positioned in respect to infrastructure, services and employment lands.</p> <p>Existing water, sewer, electricity, NBN & natural gas infrastructure is available on the affected area and is capable to be connected to future rural neighbourhood allotments.</p> <p>Services, such as education, medical, retail and recreation, are available within Mount Gambier, along with employment lands (located within 1.5 kilometres from the affected area).</p>
<p>1.6 <i>Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long term sustainability.</i></p>	<p>This proposal is not in relation to land known to be required for strategic infrastructure, and thus does not present any negative impact on the State's strategic infrastructure.</p> <p>It can be expected through subdivision of the site that future residents will be able to support existing and future infrastructure.</p>
State Planning Policy 5: Climate Change	
<p>5.5 <i>Avoid development in hazard prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</i></p>	<p>The affected area is located within a general bushfire risk area and is subject to Hazards (Bushfire – General Risk) Overlay.</p> <p>The proposal to facilitate reduced site areas can be considered appropriate, as the Hazards (Bushfire – General Risk) Overlay seeks development, including land division, which responds to the general level of bushfire risk.</p> <p>The provision of SA Water reticulated water supply to the affected area will mitigate against the potential bushfire risk in this locality.</p> <p>The site is also located within a Hazards (Flooding – Evidence Required) Overlay which further seeks development to adopt a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.</p>

	<p>The affected area is not subject to flooding and the provision of dual purpose reserves / stormwater basins across the affected area will provide appropriate infrastructure to deal with localised inundation events.</p> <p>As both of these overlays are present, the reduction in site areas can be considered appropriate as any subsequent subdivision and development of the site from the proposed amendment would be required to appropriately address hazard mitigation.</p>
State Planning Policy 6: Housing Supply and Diversity	
<p>6.2 <i>The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</i></p>	<p>The affected area is vacant land, with the exception of rural outbuildings and structures, and is of a size which is capable of supporting some of the expected demand forecasted for Mount Gambier and the District Council of Grant to 2036.</p> <p>The site is located within close proximity to social services, and has all necessary infrastructure required to support a liveable rural living neighbourhood.</p>
<p>6.4 <i>The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.</i></p>	<p>The affected area is located abutting the City of Mount Gambier boundaries on the eastern side and immediately adjoins an existing Rural Living Zone and partly abuts a Rural Zone on the western side.</p> <p>The Rural Living Zone surrounding the affected area is predominantly developed for rural living.</p> <p>The affected area was previously zoned as Deferred Urban Zone under the Development Plan (Grant DC – 17 January 2013).</p> <p>The affected area is serviced with water, sewer, natural gas, NBN and electricity.</p> <p>The existing road infrastructure is capable of accommodating the additional traffic from rural neighbourhood development.</p>
<p>6.10 <i>Limit the establishment of rural living allotments in areas that impact on the future expansion of townships and result in the inefficient delivery of infrastructure and social services.</i></p>	<p>The affected area is located abutting the City of Mount Gambier boundaries to the east and immediately adjoins an existing Rural Living Zone and partly abuts a Rural Zone on the west.</p> <p>The Rural Living Zone surrounding the affected area is predominantly developed for rural living.</p> <p>The rezoning of the affected area to Rural Neighbourhood Zone will provide for the expansion of the city and will not result in the inefficient delivery of infrastructure and social services.</p>

<p>6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.</p>	<p>As the affected area is located immediately adjoining a Rural Living Zone and partly adjacent a Rural Zone, the rezoning of the affected area as Rural Neighbourhood Zone will not fragment primary production land or create interface issues or impede the continued use of adjoining land for rural living and primary production activities.</p> <p>The affected area on its south-eastern boundary is located within 400 metres of the Mount Gambier Volcanic Complex being a state heritage area.</p>
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3.3. Alignment with Regional Plans

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

The Limestone Coast Region Plan (August 2011) volume of the Planning Strategy is relevant for this Code Amendment.	
Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Principle 5 <i>Protect and build on the region's strategic infrastructure</i></p>	<p>The affected area is serviced with water, sewer, natural gas, NBN & electricity and the proposed rezoning of the affected area to Rural Neighbourhood Zone builds on this strategic infrastructure and is considered to be orderly and economic development through the expansion of the existing infrastructure.</p>
<p>Principle 11 <i>Strategically plan and manage the growth of towns</i></p>	<p>The rezoning of the affected area to Rural Neighbourhood Zone seeks to expand Mount Gambier's 'residential style' development where there is existing infrastructure capable of servicing this style of development in an orderly and economic manner.</p> <p>This level of infrastructure is not available in other parts of Mount Gambier to support and enable the orderly and economic growth of the city.</p>
<p>Principle 13 <i>Provide residential land for a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors.</i></p>	<p>The rezoning of the affected area to Rural Neighbourhood Zone is considered to be appropriate to meet the expected population growth of Mount Gambier and the District Council of Grant to 2036 and the increased demand for land and housing.</p>

3.4. Alignment with Other Relevant Documents

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

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
<p>District Council of Grant Strategic Management Plan 2020 - 2030</p>	<p>The District Council of Grant's Strategic Management Plan 2020-2030 has been developed to guide the region's aspirations, interests and priorities.</p> <p>The Plan is focused on five Strategic Goals –</p> <ol style="list-style-type: none"> 1. Develop Vibrant & Connected Coastal & Rural Communities. 2. Support a Prosperous Local Economy. 3. Retain & Enhance Our Natural & Built Environments. 4. Provide Quality Services & Infrastructure. 5. Lead & Engage with our Communities. <p>The Plan seeks to have a sustainable population supporting sustainable business and services and the rezoning of the affected area for rural neighbourhood purposes will contribute to accommodating the expected population growth to 2036 and the associated demand for land and housing.</p> <p>The rezoning of the affected area to Rural Neighbourhood Zone for development for rural residential purposes is considered to be in accord with the Plan's strategic goals – develop vibrant & connected coastal & rural communities and support a prosperous local economy.</p>
<p>District Council of Grant Rural Living and Township Zone Boundaries Review and Master Plan (March 2020).</p>	<p>The District Council of Grant's Rural Living and Township Zone Boundaries Review and Master Plan (March 2020) report made the following recommendations that are considered to be relevant to the proposed rezoning of the affected area to Rural Neighbourhood Zone –</p> <ul style="list-style-type: none"> ▪ <i>Further investigation is also recommended within the existing Tollner Road Rural Living zoned area to review existing planning policy and define suitable areas for lower density residential development within the existing zone boundaries in close proximity to the City of Mount Gambier.</i> ▪ <i>However, it is recommended that further policy investigation and community consultation be undertaken to define an area for lower density residential development from 1,300 to 3,000 square metre allotments within the zone.</i> <p><i>Amending policy to permit more intense, 'large lot residential' type development would acknowledge the proximity of the area to the City of Mount Gambier, with good transport linkages and the opportunity for economic extensions of existing service infrastructure.</i></p>

	<p><i>More intense development should occur with a requirement for typical residential standards of infrastructure including reticulated wastewater disposal and appropriate management of stormwater.</i></p> <ul style="list-style-type: none"> ▪ <i>11.9 Restrict ad hoc construction of isolated rural dwellings and subdivision of rural lands through the planned expansion of towns, increasing density within town boundaries, appropriate intensification of existing rural living zones, and strategic designation of new rural living zones outside areas of primary production significance.</i> ▪ <i>11.11 Manage the interface between primary production activities and urban areas and towns through appropriate separation buffers, screening vegetation and appropriate alignment of allotment boundaries.</i> <p>The Rural Living and Township Zone Boundaries Review and Master Plan (March 2020) provides support for the proposed rezoning of the affected area from Rural Living Zone to Rural Neighbourhood Zone.</p>
<p>The Greater Mount Gambier Master Plan (February 2008)</p>	<p>The “Greater Mount Gambier Master Plan” (February 2008) is a volume of the Planning Strategy for South Australia pursuant to Section 22 of the Development Act 1993.</p> <p>The Master Plan was developed in response to ensure that Mount Gambier retained its identity as a vibrant regional city and expands in a sustainable and ordered manner and it sets out directions for future growth of Greater Mount Gambier by identifying where different land uses such as housing, industry and retailing activity should and should not be located.</p> <p>In exploring the need for future expansion of residential development the Master Plan made the following observations –</p> <ul style="list-style-type: none"> ▪ Broadacre (‘greenfields’) land – future broadacre residential expansion of the Greater Mount Gambier area should be to the north of the city. ▪ Staging of broadacre land release – a preferred staging for development of the future residential land. The aim of staging is to guide development according to a logical and efficient extension of physical infrastructure and assist in concentrating demand for services and facilities. ▪ If this staging is followed, there is a high prospect there will be benefits to service providers, developers and builders, councils and ultimately the new residents.

	<p>The land identified for staged future residential / housing development has in the most been developed or is not available for development.</p> <p>This is due to the following issues –</p> <ul style="list-style-type: none">▪ The lack of appropriate zoning.▪ The lack of infrastructure services (the land not being serviced with reticulated water & sewer).▪ The land continues to be utilised for primary production activity. <p>The rezoning of the affected area as a Rural Neighbourhood Zone and to provide for rural residential style development will form a compact extension of the city utilising the existing infrastructure services making the development orderly and economic.</p>
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4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcomes or Recommendations
Water Supply	<p>There is reticulated water supply available to service the affected area.</p> <p>Preliminary discussions and investigations have been held with SA Water regarding the viability of extending the water supply into the affected area.</p>	<p>SA Water reticulated water supply is connected to the affected area capable of servicing rural neighbourhood style development.</p>
Sewer	<p>There is reticulated sewer available to service the affected area.</p> <p>Preliminary discussions and investigations have been held with SA Water regarding the viability of extending the sewer into the affected area.</p>	<p>SA Water reticulated sewer is connected to the affected area capable of servicing rural neighbourhood style development.</p>
Electricity	<p>There is electricity available to service the affected area.</p> <p>Preliminary discussions and investigations have been held with SA Power Networks regarding the viability of extending the electricity into the affected area.</p>	<p>The affected area is connected to SA Power Networks' existing electricity infrastructure capable of servicing rural neighbourhood style development.</p>
Natural Gas	<p>There is natural gas available to service the affected area.</p> <p>Preliminary discussions and investigations have been held with Australian Gas Networks regarding the viability of extending the electricity into the affected area.</p>	<p>The affected area is able to be connected to existing natural gas infrastructure.</p> <p>An investigation will need to be completed by Australian Gas Networks to identify the expected demand generated from the proposed subdivision of the site and identify any potential infrastructure upgrades required.</p>
NBN	<p>There is NBN available to service the affected area.</p> <p>Preliminary discussions and investigations have been held with NBN Co regarding the viability of extending the NBN into the affected area.</p>	<p>The affected area is connected to the NBN capable of servicing the affected area.</p>

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Traffic Impact Report	Identify the impact of the proposed Code Amendment on the road network.
Site Contamination Report	To ensure the affected area is suitable for a more sensitive land use in accordance with Practice Direction 14 – Site Contamination Assessment.

4.3. Engagement Already Undertaken

In accordance with Practice Direction 2, the District Council of Grant has been consulted on this proposal. In summary, the following in-principle support provided by Council at their meeting held on 20 June 2022 (refer to Council's letter in Attachment C) -

- Council has indicated in-principle support for a landowner-initiated Code Amendment over the affected area;
- Council would expect the landowner to fund the Code Amendment process;
- Council has indicated in-principle support for the rezoning of the affected area from Rural Living to Rural Neighbourhood Zone; and
- Council has identified 1,300 m² as a preferred minimum allotment size.

In addition to the engagement with the District Council of Grant, the Proponent has met with all adjoining landowners to inform them of the intention to initiate the Code Amendment.

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
Notification and meetings with Neighbouring Landowners	Identify the potential impact of the proposed Code Amendment on the neighbouring land.
Notification with State and Federal Members of Parliament	Notify Mr Troy Bell, State Member for Mount Gambier, and Mr Tony Pasin, Federal Member for Barker of the proposal.
Notification and meeting with the local Councils	Discuss the proposed Code Amendment with District Council of Grant and the City of Mount Gambier.
Notification and meeting with the CFS	Identify the potential impact of bushfire on the proposed Code Amendment.
Notification and meeting with utility providers	Identify the potential impact of the proposed Code Amendment on utility infrastructure.

5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

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

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment.
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land.
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act.

The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

5.3. Code Amendment Timetable

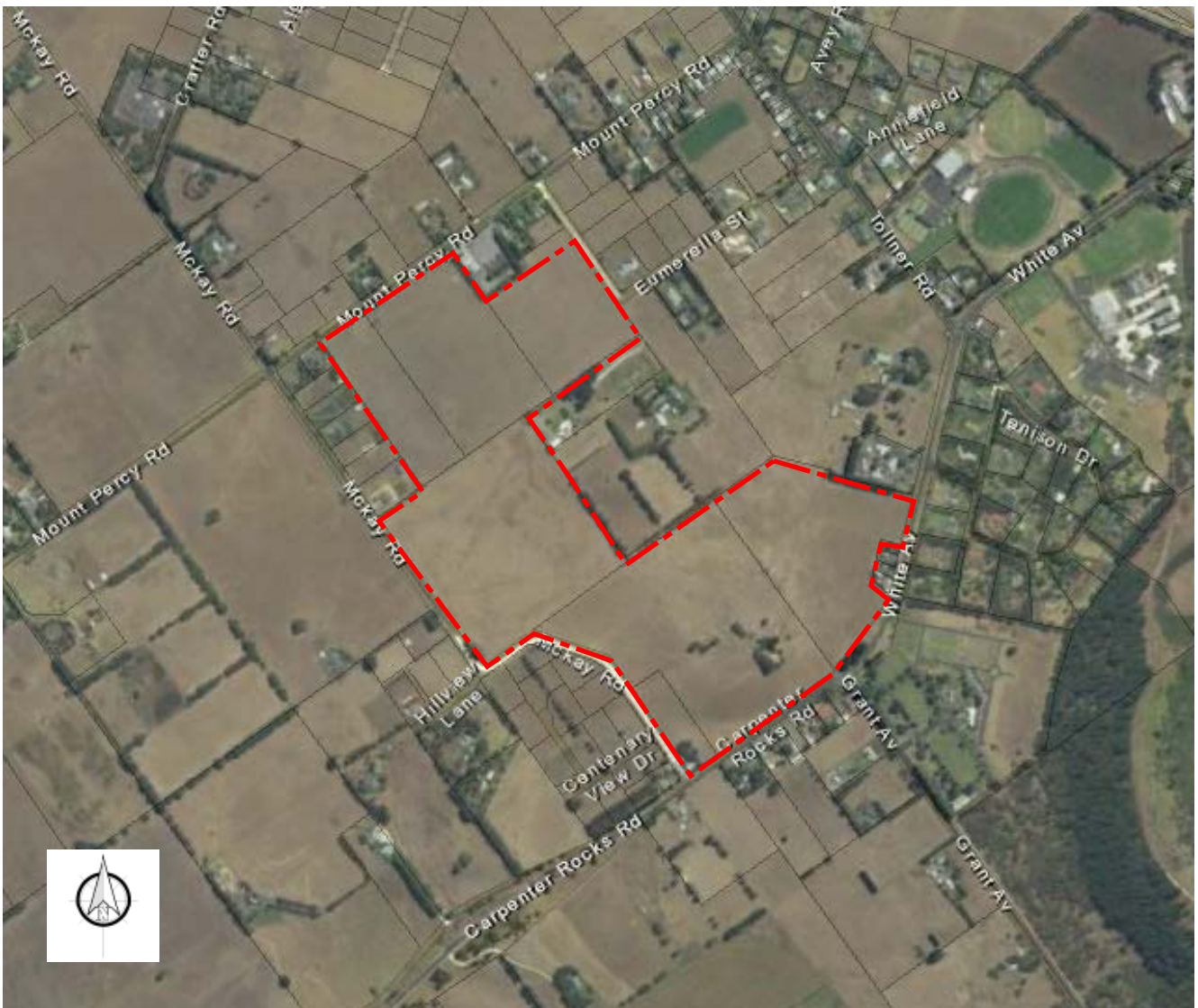
The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined in Attachment B.

If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT A

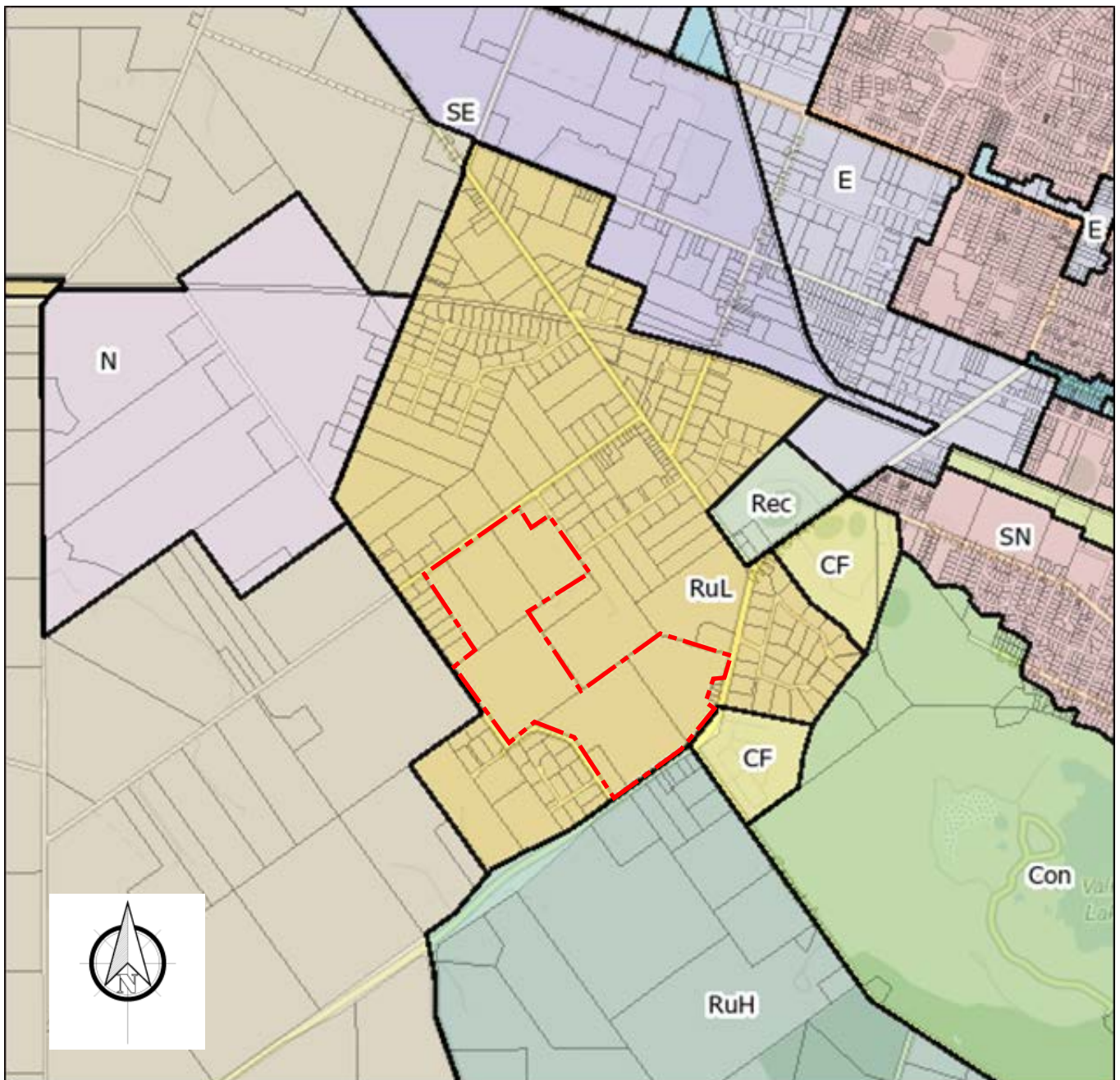
Maps of Affected Area

Figure 1 - Affected Area



 Affected Area

Figure 2 - Current Zoning (Code Version 2022.10 - dated 9 June 2022)

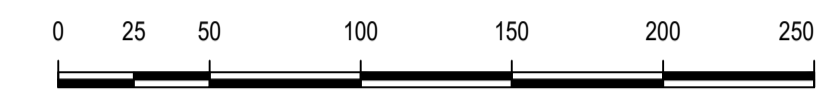
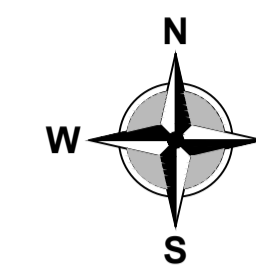


 Affected Area

Figure 3 - Moorak Estate Concept land Division Plan



MOORAK ESTATE
Concept Plan



1:2500

Proposed allotments (Station Run)	269
Average size allotments	1552m ²
Total area	54.63ha
Reserve area Required @ (12.5%)	6.829ha
Supplied	5.368ha

Dimensions and areas are subject to survey.

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LICENSED SURVEYOR

REF:	20G0043
DWG NO.:	20G0043-CONCEPT SMITH(M)
REVISION:	M
LJM	12/05/2022

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+ Construction + Mining +
+ Spatial Information Management +



ATTACHMENT B
Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks (Includes lodgement and allocation + referral to Government Agencies within the first week)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD and Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to AGD	Designated Entity	4 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	2 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	4 weeks
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	2 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	2 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (Includes 1 week to process through Minister's office)
	Commission	+ 3 weeks
Step	Responsibility	Timeframe
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
Referral of approved Code Amendment to ERDC	AGD	8 weeks

ATTACHMENT C
District Council of Grant's
Letter of In-principle Support

Ref: 3.71.7/37

24th June 2022

Mr Frank Brennan and Mr Heath Mitchell
 Email: frank@fbc.com.au



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Dear Frank and Heath

Re: **CONFIDENTIAL – Planning and Design Code, Moorak**

Thankyou for your correspondence and time to present to Council on the 20th of June 2022 regarding Council support for a Planning and Design Code amendment in Moorak.

Council at its meeting of the 20th of June 2022 resolved:

RESOLUTION 22172

Moved: Cr Duncan

Seconded: Cr Kuhl

That Council:

1. Receive and note Council report Planning and Design Code - Moorak Estate Code Amendment as presented on 20 June 2022.
2. Advise Frank Brennan Consulting Services the following:
 - (a) Council provides in-principle support for a landowner-initiated Code Amendment over the affected area;
 - (b) Council confirms that it expects the landowner to fund the Code Amendment process;
 - (c) Council provides in-principle support for the rezoning of the affected area from Rural Living to Rural Neighbourhood Zone; and,
 - (d) Council provides in-principle support for 1,300 square metres being the preferred minimum allotment size.

CARRIED

Council is pleased to provide in-principle support for a code amendment and would be happy to respond to Departmental enquiries.

Thankyou.

Yours sincerely,

Darryl Whicker
 CHIEF EXECUTIVE OFFICER