District Council of Loxton Waikerie

Moorook Township Development Plan Amendment

Explanatory Statement and Analysis

April 2016

For Consultation
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The Development Plan Amendment (DPA) is available for inspection at the Local Government Centre, East Terrace, Loxton, and the Local Government Centre, Strangman Road, Waikerie – and also on the website (www.loxtonwaikerie.sa.gov.au) - from Friday 13 May until Monday 11 July 2016.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to the Chief Executive Officer, District Council of Loxton Waikerie, PO Box 409 Loxton 5333, by 5pm on Monday 11 July 2016.

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If required a public hearing will be held on Friday 22 July 2016 at 10am at the District Council of Loxton Waikerie Chambers, 29 East Terrace, Loxton.
Explanatory Statement

Introduction

The Development Act 1993 provides the legislative framework for undertaking amendments to a Development Plan. The Development Act 1993 allows either the relevant Council or, under prescribed circumstances, the Minister responsible for the administration of the Development Act 1993 (the Minister), to amend a Development Plan.

Before amending a Development Plan, a Council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

The DPA includes:

- An Explanatory Statement (this section)
- Analysis, which may include:
  - Background information
  - Investigations
  - Recommended policy changes
  - Statement of statutory compliance
- References/Bibliography
- Certification by Council’s Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

The District Council of Loxton Waikerie has identified the need to undertake a Development Plan Amendment (hereafter called a DPA) – as it affects the township of Moorook.

The DPA has been identified as a Priority DPA in the District Council of Loxton Waikerie Strategic Directions Report, 2013.

The Strategic Directions Report was approved by the Minister on 24 January 2014.

Statement of Intent

The Minister has agreed to support the Council initiating this DPA based on the background outlined in the Statement of Intent – as agreed to by the Minister on 18 November 2015.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.
Affected area

The area affected by the DPA is the township of Moorook as shown in Figure 1 below.

Figure 1: Affected Area

Summary of proposed policy changes

The DPA proposes the following changes:

- Rezone section 386 and portion of Lot 101 (comprising of approximately 2.6 hectares) to Township Zone;
- To rezone existing urban development along Kingston-Loxton Road (to the north and south of the town) to Township Zone; and
- To rezone the existing riverfront reserve to Open Space Zone.

Legal requirements

Prior to the preparation of this DPA, Council received advice from a person or persons holding prescribed qualifications pursuant to Section 25(4) of the Development Act 1993.

The DPA has assessed the extent to which the proposed amendment:

- Accords with the Planning Strategy
- Accords with the Statement of Intent
- Accords with other parts of council’s Development Plan
- Complements the policies in Development Plans for adjoining areas
- Accords with relevant infrastructure planning
- Satisfies the requirements prescribed by the Development Regulations 2008.
**Interim operation**

Interim operation pursuant to Section 28(1) of the Development Act 1993 is not sought.

**Consultation**

The following key stakeholders will be consulted on the DPA:

- Department of Planning, Transport and Infrastructure
- Department of Environment, Water and Natural Resources
- Department of Communities and Social Inclusion
- Department of Education and Child Development
- Department of State Development
- Department of Health
- Department of Primary Industries and Regions
- ElectraNet
- Environment Protection Authority
- Department of the Premier and Cabinet
- SA Water Corporation
- SA Power Networks
- SA Country Fire Service
- SA Tourism Commission.

The following agencies, Members of Parliament, interested parties, individuals and Councils will be consulted on the DPA:

- Mr Tim Whetstone, Member for Chaffey
- Mr Tony Pasin, Member for Barker
- Regional Development Australia
- SAMDB NRM Board
- Adjoining Councils

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette
- A notice in the local newspapers
- Via Council’s website
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.

All written and verbal submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

**Important Note for Agencies:** This DPA includes modules from the SA Planning Policy Library.

As the policy library was subject to Agency Consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition.

Agencies are invited to comment on any additional issues (if relevant).
The final stage

Upon the conclusion of the consultation process, Council will consider the comments received and make any appropriate changes. A report on this (the Summary of Consultations and Proposed Amendments Report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.
1. Background

The District Council of Loxton Waikerie has identified the need to undertake a Development Plan Amendment (hereafter called a DPA) – as it affects the township of Moorook.

Strategic Directions Report 2013

The DPA has been identified as a Priority DPA in the District Council of Loxton Waikerie Strategic Directions Report, 2013.

The Strategic Directions Report was approved by the Minister on 24 January 2014.

District townships

The Council has recognised the important role that the smaller townships and settlements have within the district.

In addition to the main townships of Loxton and Waikerie, the Council district also incorporates the townships of Ramco, Kingston on Murray, Moorook, Loxton North, Maggea, Wunkar, Taldra, Taplan, Alawoona, Malpas, Paruna, Meribah and Peebinga.

These townships play a very important role in the provision of community facilities and housing that service the local and regional community – not only do these townships provide services to the horticultural and agricultural areas, they also provide quality lifestyle areas for rural residential living and for dry land farming areas. The Development Plan recognises these townships within a Township Zone – with scope for small scale redevelopment and infill housing opportunities.

As part of the Strategic Directions Report 2013, the Council has acknowledged that the Development Plan is relatively up-to-date as it relates to the main township of Loxton and Waikerie and other towns throughout the district – however, it has specifically identified the need to review the Development Plan as it relates to the township of Moorook.

2. The strategic context and policy directions

2.1 Consistency with South Australia’s Strategic Plan

South Australia’s Strategic Plan outlines a medium to long-term vision for the whole of South Australia.

It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The DPA supports the targets of South Australia’s Strategic Plan under the headings of:

- Our community
- Our prosperity
- Our environment
- Our health
- Our education.

Key objectives sought by the Council are reflected in the direction adopted by the Government through these priorities. This alignment will place the Council in a strong position to meet these goals and aspirations.
The changes to the Development Plan are of a minor nature only – and do not seek to alter the vision of the SA Government, but only relate to minor zoning changes.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The DPA will support the Murray and Mallee Region Plan – a volume of the Planning Strategy.

A summary of key relevant policy includes:

<table>
<thead>
<tr>
<th>Policy and Mallee Region Plan</th>
<th>How the policy will be implemented:</th>
</tr>
</thead>
</table>
| 1.5 Minimise the adverse impacts of development on the ecological health of riverine, estuarine and coastal environments, especially those important to the health of the River Murray, the Ramsar-listed Coorong wetlands and the Lower Lakes ecosystem. | • Recognition of existing uses along Kingston-Loxton Road.  
• Proposed extension of the Township Zone is subject to investigations to ensure its suitability and location outside of flood plain.  
• Recognition of riverfront reserve in an appropriate zone, such as an Open Space Zone or similar.  
• Development Plan has benefit of SA Planning Policy Library modules developed via cross-government agreement. |
| 4.2 Identify the desired character of towns and parts of towns, and ensure the design of buildings and public places, such as streetscapes and entrances, supports the desired character. | • No impact as a result of the DPA. |
| 6.1 Prevent loss of productive agricultural land and potential conflict with incompatible uses by: | • The main parcel of land identified for rezoning is on the town's outer northern boundary, which is currently surrounded mostly by the Township Zone.  
• The existing township development along Kingston-Loxton Road to be rezoned as Township Zone as recognition of existing land uses. |
| • focusing housing (including rural living allotments) and industrial development in and adjacent to towns and industrial estates, unless directly related to primary industry  
• limiting and carefully locating rural living areas | |
| 10.1 Focus growth and development in existing towns and settlements based on their roles and functions, as described in Principle 9 and shown on Map D3. | • Moorook is identified as an existing township on Map D3 and proposed rezoning will be in line with Principle 9. |
| 10.2 The expansion of towns should: | • Minor expansion of town boundaries, making efficient use of existing infrastructure.  
• The future expansion of the town will not be compromised by service availability or infrastructure. |
| • ensure new areas are continuous with and form compact extensions of existing built-up areas, and prevent linear development along the river, coast and arterial roads  
• support the cost-effective provision of | |
### Policy

<table>
<thead>
<tr>
<th>Issue</th>
<th>How the policy will be implemented:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure and services such as health and education, avoiding unnecessary expansion or duplication of existing regional infrastructure and services</td>
<td>• Development Plan has benefit of SA Planning Policy Library modules developed via cross-government agreement.</td>
</tr>
<tr>
<td>• promote development on vacant land, surplus government land and infill sites, and renew existing developed areas (where it does not compromise town character or heritage) in preference to broad acre or greenfield sites</td>
<td></td>
</tr>
<tr>
<td>• locate land for rural living in towns in such a way that opportunities for future town expansion are retained</td>
<td></td>
</tr>
<tr>
<td>10.7 Provide opportunities for lifestyle/retirement village type accommodation.</td>
<td>• Proposed rezoning will provide opportunity for lifestyle blocks and compact form of development.</td>
</tr>
<tr>
<td>10.10 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.</td>
<td>• Existing township - minor expansion of town boundaries and the recognition of existing uses.</td>
</tr>
<tr>
<td>• Proposed rezoning of lot 101 and section 386 is currently under two titles which will allow for efficient development.</td>
<td></td>
</tr>
<tr>
<td>10.11 Prevent the expansion and/or intensification of existing, or creation of new, rural living zones in areas of primary production significance.</td>
<td>• Minor expansion of town boundaries and the recognition of existing uses not impacting on primary production.</td>
</tr>
<tr>
<td>12.2 Ensure that appropriately serviced towns provide a range of housing types and densities to enable people to stay in their community as their housing needs change and to cater for the region’s changing demographics.</td>
<td>• Proposed rezoning will provide opportunity for lifestyle blocks, housing choice and compact form of development.</td>
</tr>
</tbody>
</table>

The DPA is consistent with policy contained in the Murray and Mallee Region Plan.

**2.3 Consistency with other key strategic policy documents**

The DPA accords with other key policy documents in the following manner.

**2.3.1 Council’s Strategic Management Plan**

The DPA is consistent with the goals and aspirations outlined in Council’s Strategic Management Plan.

The Strategic Management Plan seeks to promote a sustainable, growing and prosperous region, where residents are enjoying a quality lifestyle and environment.
2.3.2 Strategic Directions Report, 2013

The DPA is consistent with, and implements, the key findings of the Council’s Strategic Directions (Section 30) Report, as approved by the Minister on 24 January 2014.

2.3.3 Infrastructure planning

The following infrastructure planning is of relevance to this DPA:

<table>
<thead>
<tr>
<th>Council Infrastructure Planning</th>
<th>Response/Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>No infrastructure barriers relate to the DPA.</td>
<td>Noted.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Government Agency Infrastructure Planning</th>
<th>Response/Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>No significant issues identified at the Statement of Intent stage.</td>
<td>Noted.</td>
</tr>
<tr>
<td>SA Planning Strategy</td>
<td>There are no identified Planning Strategy infrastructure barriers.</td>
</tr>
</tbody>
</table>

2.3.4 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed or recently authorised:

<table>
<thead>
<tr>
<th>Council DPAs</th>
<th>Response/Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Amendments DPA</td>
<td>No impact on this DPA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ministerial DPAs</th>
<th>Response/Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to Area Affected.</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

2.3.5 Existing Ministerial Policy

This DPA proposes changes to the following existing Ministerial policy:

<table>
<thead>
<tr>
<th>Existing Ministerial Policy</th>
<th>Proposed Change and Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>No changes proposed</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>
3. Investigations

3.1 Investigations undertaken prior to the SOI

Investigations previously undertaken (prior to the preparation of the DPA) that informed the DPA include the following:

- Strategic Directions Report, 2013

3.2 Investigations undertaken to inform this DPA

The investigations identified in the Statement of Intent are outlined and discussed in further detail under the following subheadings.

3.2.1 Consideration of demand/supply and demographic factors

Background

Moorook is located in the Riverland region approximately 220km north-east of Adelaide, accessible via both the Sturt Highway and Kingston/Loxton Road. The main towns surrounding Moorook are Barmera, Berri and Loxton as shown in Figure 1.

At the last Census the entire census district of Moorook had a population of 645 (ABS, 2011) - however, the actual population of the Moorook township is approximately 175-200 people, as the township is of a smaller size than the census district.

The Moorook settlement was established in May 1894 following the South Australian government establishment of communal settlements, known as village settlements. The village settlements scheme was created in response to the economic depression at the time.

The aim of the village settlements scheme was to settle unemployed people from Adelaide on the land and for the village settlements to become self-supporting and providing work on communalistic principles.

From 1909, the government established irrigation areas along the upper Murray River. As the number of residents declined the Moorook village settlement finally ceased in July 1903. It was then incorporated in the Moorook Irrigation Area. Moorook has since become a small riverside township with a strong focus on horticulture, agriculture and tourism.

Figure 1: Location of Moorook with reference to Riverland region major townships.
Discussion

In terms of demand and supply the Strategic Directions Report, 2013 has outlined considerable analysis at a regional and local context.

Regional

In 2010-12, through the Riverland Futures Prospectus project (Riverland Futures Taskforce) it established a growth target for the Riverland of an addition 7000 people over the next 30 years – equating to an additional 3180 new dwellings (assuming an occupancy rate of 2.2 people per dwelling).

To accommodate this growth, the three Riverland Councils (Loxton Waikerie, Berri Barmera and Renmark Paringa) in association with the Department for Planning, Transport and Infrastructure, established Structure Plans for the region and principal townships – the growth areas were then reflected in the Better Development Plan and Alignment DPA, 2010/11 with the zoning of sufficient urban and employment land to help encourage or stimulate investment in the region. The Structure Plans and DPAs acknowledged that more than 30 years land supply would be available at current growth rates, but specifically set aside additional land to help stimulate the market (at the six main Riverland townships, not Moorook) and allow for long term growth opportunity.

Based on calculations of existing undeveloped land within current Residential and Deferred Urban Zones of the six main Riverland townships, coupled with the proposed additional Rural Living expansion (not including in-fill housing opportunities), the Structure Plans catered for 15,000 additional people, over up to 50 years.

District Council of Loxton Waikerie district

In terms of the District Council of Loxton Waikerie the Statement of Investigations that accompanied the Better Development Plan and Alignment DPA 2010/11 identified the following growth scenario:-

- Available zoned urban land at Loxton and Waikerie – 400 hectares approx.
- Potential lot yield – 2,500 lots approx. (including rural living, but excluding rural areas and smaller townships)
- Estimated population growth 5,500 people.

Based on statistics of 40 dwelling approvals per year over the five years from 2005 to 2010 (and allowing for a targeted acceleration in potential growth), the investigations found that the District Council of Loxton Waikerie area had approximately a 50 year land supply available – noting a land bank of 25-30 years was considered satisfactory by DPTI for planning purposes at the time.

Since that time, during the 2013 and 2014 period approximately 84 new dwellings have been approved at a Council-wide level and there has been a general flat cycle in the real estate market State-wide. Therefore, with this in mind and having regard to the current availability of longer term suitably zoned land, the Strategic Directions Report concluded that there was no need to consider any further re-zoning of future urban land (at that point in time) in the main townships.

Moorook

Notwithstanding the above, the Strategic Directions Report recognised the important role that the smaller townships have within the district, and specifically identified the need to review growth options at Moorook.

The table below details the population data for Moorook over a ten year period.
Table 1: Census data detailing the population increase over a ten year period.

While the above graph shows a population increase over a ten year period, it should be noted that the data was obtained from the Australian Bureau of Statistics where the Moorook defined geographical location changed slightly each census year – this was specifically evident during the 2011 census where the graph shows a large increase in population. While this is an outlier it would be reasonable to assume that there has been an increase in population over the ten year period - and as outlined earlier, the defined township is smaller than the Census district with a township population of approximately 175-200 people.

Currently, within the township boundary there is a total of 22 ha (approximately) of land. Of that total, approximately 6.44 ha is vacant - that is approximately 29% is undeveloped. Figure 2 below shows the portions of developed and vacant land within the township boundary.

Legend

Vacant Land  Development Land  Census Data Population Numbers

Figure 2: Developed and vacant allotments in the Moorook township boundary
Approximately half of the undeveloped land has been subdivided into allotments – of which approximately 23 allotments are vacant. Currently, allotments in a Township Zone with a CWMS connection should be a minimum of 800 square meters. At this present time it is unlikely these blocks could be further subdivided. These allotments are likely to be developed for residential or small scale commercial purposes.

Of the vacant land that is not yet divided there is scope to potentially divide a further 32 allotments within the township boundary.

Therefore, the sum total of existing vacant lots and potential for additional division gives the existing township scope for the future development of approximately 55 housing lots.

In the past five years there has been 111 of Development Approvals for the broader Moorook district - comprising a mixture of dwellings, dwelling additions, as well as minor residential developments. In the two years of 2013 and 2014 there were six (6) dwelling approvals in the Moorook township. Based on these statistics the township would have around an eighteen year land supply.

### 3.2.2 Desktop analysis of allotment sizes and yields in relation to the current and proposed township boundary

As outlined in the Statement of Intent, the proposed rezoning includes the land to the north and south of the Moorook township boundary, as shown in **Figure 3 and 4** below.

![Figure 3: Moorook (affected areas outlined in red)](image-url)
The additional land (Lot 101 Section 386) to be rezoned (as shown in Figure 4) has an area of 2.6ha. Should this land be divided into allotments with a minimum size of 800 square metres, there is potential for approximately 26 additional allotments (inclusive of land for roads, services, and open space).
In summary:

- There are currently 23 vacant allotments;
- There is current scope for approximately an additional 32 allotments within the current township boundary;
- Rezoning will allow for approximately an additional 26 allotments; and
- There is the sum total potential for 81 allotments, and some limited scope for infill housing.

At say three dwelling approvals per year, this would equate into an approximate 27 year land supply. A 25 year land supply is consistent with the objectives of the Strategic Directions Review, 2013, and consistent with the general planning practice adopted by DPTI for the availability/growth supply for townships.

The northern and southern sections proposed to be rezoned to Township Zone are simply a reflection of the existing use and the rezoning will not provide any significant scope for development in those areas.

Having regard to the above statistics, the growth potential at Moorook will have marginal/negligible impact on the overall population growth as it relates to the wider district/region – however, the modest growth options at Moorook, via the current Development Plan, and via this DPA, are important to the local community/Council – and are consistent with the Strategic Directions Report and the Statement of Intent.

3.2.3 Review of Community Wastewater Management System capacity/capability

Currently the township of Moorook is serviced by a Community Waste Management System (CWMS).

There is sufficient capacity in the system to cater for the growth outlined – there is also (where appropriate) scope for onsite wastewater disposal options, as envisaged by the Township Zone provisions, subject to relevant approvals.

3.2.4 Interface between land uses - in relation to any land proposed to be rezoned for residential purposes

The proposed rezoning of the allotments noted in Figure 3 and 4 will adjoin the Primary Production Zone – ample scope exists at a land division design stage to address interface buffers to the north/north west of Lot 101 and Section 385, with the application of existing Development Plan land division and interface modules. The other areas identified for rezoning reflect existing land uses along the Kingston-Loxton Road.

More specifically, there is ample scope for inclusion of appropriate buffers within the design of future land division based on the provisions for a 40 metre buffer, as per Principle of Development Control 13 (Interface between Land Uses) of the Loxton Waikerie Development Plan.

3.2.5 Infrastructure analysis in relation to any land that is proposed to be rezoned for residential purposes

Moorook has a high level of infrastructure available which services the town as detailed in the following headings:

Electricity

The areas proposed for rezoning have access to the South Australian Power Network (SAPN) 66kV network which is in turn supplied by the ElectraNet 132kV Riverland Network.

The current capacity of the power network is 14.1MVA and is capable of providing 8.0MVA additional load. Under the SA Electricity Transmission Code the Moorook township is a category 4 connection point meaning that ElectraNet must maintain transformer and line duplication and capacity based on load forecasts. The transmission network must be provided to supply the agreed maximum demand at the connection point (which is based on load growth projections).

There are no known system limitations.
Scope also exists for solar renewable energy options for individual households.

Traffic and Access

The areas proposed for rezoning will have access to an already formed road network.

Council own all public roads within the Moorook township (with the exception of the Kingston-Loxton Road which is owned by DPTI) and are all connected to the proposed rezoned land. Therefore, additional road works would only be required at the land division stage for internal roads.

DPTI owns the Kingston-Loxton Road which is a primary arterial road that connects Loxton with the Sturt Highway. No new road interconnections to DPTI roads are anticipated, and would be addressed at a development application stage.

Water

SA Water has a pipe which runs along the Kingston to Loxton Road which services some allotments in the Moorook area. Some allotments are also connected to the Central Irrigation Trust (CIT) which is non-potable water generally used for stock, irrigation, and not for drinking purposes.

The proposed allotments for rezoning have the capability to be connected to both the SA Water services and to the CIT.

Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) is an approach to urban planning and design that integrates the management of the total water cycle into the urban development process.

WSUD provides for the sustainable use and reuse within developments of water from various sources, including rainwater, stormwater, groundwater, mains water and wastewater, while at the same time protecting environmental, recreational, and cultural values.

Currently the Loxton Waikerie Development Plan makes use of the Planning Policy Library modules containing environmental, conservation, biodiversity and sustainability principles:

- Design and Appearance
- Energy Efficiency
- Hazards
- Infrastructure
- Interface between Land Uses
- Landscaping, fencing and walls
- Natural Resources
- Open Space and Recreation
- Orderly and Sustainable Development
- Residential Development
- Siting and Visibility
- Waste.

Various provisions promote the reuse of water, for consideration at a development application stage.

3.2.6 Investigation of any potential site contamination to determine whether the land is suitable for the intended use

In relation to Section 386 and part Lot 101 a Site History Report was undertaken by TMK Consulting Engineers in 2012.

The Site History Report was undertaken on the original parcel of land prior to subdivision (i.e. Allotment 3, 638 Kingston Road, Moorook South) as shown in Figure 6 below.
Figure 6: Approximate Site Boundary as identified in the TMK Site History Report, 2012

The South Australian Environment Protection Agency (EPA), as part of their legislative requirements, requires Council to determine if a potentially contaminating land use has occurred on the land and/or if further assessment of the site contamination is necessary.

The scope of the work was undertaken in accordance the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) Schedule A pertaining to Basic Site Information as outlined in NEPM Schedule Bi(2). The site history report also makes reference to the Planning Advisory Notice 20 (PAN 20).

The report found that the site was originally used for agricultural purposes, mainly to grow fruits and vegetables, and had a contamination rating of no greater than low-medium. Since the time the report was completed a minor subdivision of the land was undertaken.

Given the findings of the report (i.e. low-medium contamination rating) it is considered that the land is suitable for future residential development and no further investigations were recommended.

The land proposed to be rezoned shown in Figure 3 and 4, outside of Section 386 and part Lot 101, is primarily developed. Given, their current urban use it was not considered necessary for this land to be subject to a separate site history report as the rezoning reflects the current land use.

Furthermore, in accordance with the requirements of the Hazards module provisions of the Development Plan, future development will only occur once the site has been assessed (at a development assessment stage) to ensure that it is suitable and safe for its proposed use.

3.2.7 Location of the 1956 flood plain of the River Murray

The location of the 1956 flood plain of the River Murray is shown in Figure 7 below.

Of the undeveloped allotments there is a small portion along the Kingston to Loxton Road that will be in the 1956 flood plain as shown in Figure 8 below.
The whole of the proposed Open Space Zone will be located in the 1956 flood plain (as shown in Figure 8). The proposed rezoning to Open Space will simply reflect the current land use of the Riverfront reserve.

Figure 7: 1956 flood plain of the River Murray.

Figure 8: Portion of proposed rezoned Township land to be located in 1956 flood plain circled.

The small/negligible amount of Township zoned land within the 1956 flood plain is not considered a significant issue – the Development Plan clearly identifies the land (Constraints Map overlays) and also has benefit of various related provisions in the Hazards and Land Division module to ensure appropriate land division design at a development assessment stage. In some instances a mandatory referral to DEWNR will be required pursuant to Schedule 8 of the Development Regulations 2008.

As stated previously, the whole of the proposed Open Space Zone will be located in the flood plain. The Open Space Zone is a zone primarily to recognise the Riverfront Reserve and the nature of existing
riverfront development such as the bowling club, toilet block, barbeque facilities, and recreation areas. Given that development in the zone will comprise mostly of low scale conservation focused development there is no impact to the flood plain.

3.2.8 Review of the current policies in the Township Zone

The Moorook township is located within a Township Zone

The current zone remains appropriate (based on SA Planning Policy Library) for the current township and for the minor extension of the township boundary, and does not need refinement.
4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of the DPA:

- Rezone section 386 and portion of Lot 101 (comprising of approximately 2.6 hectares) to Township Zone;
- To rezone existing urban development along Kingston-Loxton Road (to the north and south of the town) to Township Zone; and
- To rezone the existing riverfront reserve to Open Space Zone.

4.1 State Planning Policy Library update

The DPA does not alter any SA Planning Policy Library core text.

5. Consistency with the Residential Code

The DPA has no impact on the existing determined areas for the purposes of Schedule 4—Complying development, clause 2 B—New dwellings.

6. Statement of statutory compliance

Section 25 of the Development Act 1993 prescribes that the DPA must assess the extent to which the proposed amendment:

- Accords with the Planning Strategy
- Accords with the Statement of Intent
- Accords with other parts of Council’s Development Plan
- Complements the policies in Development Plans for adjoining areas
- Accords with relevant infrastructure planning
- Satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

The DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent, approved by the Minister on 18 November 2015.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Development Plan.

6.4 Complements the policies in the Development Plans for adjoining areas

The DPA will not impact on the policies from the adjoining Council Development Plans.

The proposed DPA does not propose any policies that will compromise the orderly and proper planning of adjoining Council areas. Furthermore, it is considered that the proposed DPA will not jeopardise the implementation of Development Plans applicable to any adjoining Council area.
Accordingly, the policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas and through the use of SA Planning Policy Library policy.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.
References/Bibliography

1. The District Council of Loxton Waikerie Development Plan
2. Statement of Intent, 18 November 2015
3. Department of Planning, Transport and Infrastructure, 2013, Development Plans and Development Plan Amendments (DPA's) - Land use zoning and rezoning in South Australia
5. Department of Planning, Transport and Infrastructure, Practitioners Guide to the DPA Pro-forma, January 2012, Version 2
6. SA Government, South Australia’s Strategic Plan
7. SA Government, Planning Strategy – Murray and Mallee
8. District Council of Loxton Waikerie - Strategic Management Plan
10. The Department of Planning, Transport and Infrastructure – Planning Policy Division
11. District Council of Loxton Waikerie - Infrastructure & Environment Services Department
13. State Library of South Australia, 2015
15. TMK Consulting, Site History Report, Gogel Road, Moorook, 2012.
CERTIFICATION BY COUNCIL’S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A
DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC
CONSULTATION

I Peter Ackland, Chief Executive Officer of the District Council of Loxton Waikerie, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments -

(a) accord with the Statement of Intent (as agreed between the District Council of Loxton Waikerie and the Minister under Section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the Development Regulations 2008; and

(b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and

(c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and

(d) complement the policies in the Development Plans for adjoining areas; and

(e) satisfy the other matters (if any) prescribed under Section 25(10)(e) of the Development Act 1993.

The following persons have provided advice to the Council for the purposes of Section 25(4) of the Act:

- David Altmann, BA Planning, GDip (Regional and Urban Planning), MPIA, CPP
- Daniel Brown and Maddie Dobbin.

DATED ……………………………

…………………………………………
Peter Ackland
Chief Executive Officer
District Council of Loxton Waikerie

Moorook Township Development Plan Amendment

The Amendment

April 2016

*For Consultation*
Amendment Instructions Table

**Name of Local Government Area:** District Council of Loxton Waikerie

**Name of Development Plan:** Loxton Waikerie Council Development Plan

**Name of DPA:** Moorook Township DPA

The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 25 July 2013.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

<table>
<thead>
<tr>
<th>Amendment Instruction Number</th>
<th>Method of Change</th>
<th>Detail what is to be replaced or deleted or detail where new policy is to be inserted.</th>
<th>Detail what material is to be inserted (if applicable, i.e., use for Insert or Replace methods of change only).</th>
<th>Is Renumbering required (Y/N)</th>
<th>Subsequent Policy cross-references requiring update (Y/N) if yes please specify.</th>
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</thead>
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<td>Replace</td>
<td>Objective (Obj)</td>
<td>(if applicable, use for Insert or Replace methods of change only).</td>
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<td>Principle of Development Control (PDC)</td>
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<tr>
<td></td>
<td>Insert</td>
<td>Desired Character Statement (DCS)</td>
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<tr>
<td></td>
<td></td>
<td>Map/Table No.</td>
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<td>Other (Specify)</td>
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**COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)**

Amendments required (Yes/No): **No**

**ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)**

Amendments required (Yes/No): **Yes**

**Open Space Zone**

1. **Insert**
   - Insert new text at the end of the Desired Character Statement.
   - Insert the contents of Attachment A.
   - No
   - No

**TABLES**

Amendments required (Yes/No): **No**

**MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)**

Amendments required (Yes/No): **Yes**

**Map Reference Table**

**Zone Maps**

2. **Insert**
   - Insert new Map Reference Number in ‘column 2’ of the Open Space Zone as it relates to the Open Space Zone at Moorook.
   - Insert the following Map Reference Number:-
     - LoWa/31
   - No
   - No
<table>
<thead>
<tr>
<th>Map(s)</th>
<th>Zone maps</th>
<th>Policy Area maps</th>
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<td>Replace Zone Map LoWa/18 and 31</td>
<td>Replace Policy Area Map LoWa/18 and 31</td>
</tr>
<tr>
<td></td>
<td>Replace with the map contained in <strong>Attachment B</strong></td>
<td>Replace with the map contained in <strong>Attachment C.</strong></td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
Attachment A

Open Space Zone

Insert new text at the end of the Desired Character Statement
**Moorook**

The Moorook riverfront reserve is primarily used as an open space area for public recreation and associated riverfront facilities.

The riverfront reserve has a strong connection to the River Murray and the township of Moorook.

Any future development will be limited to where it is integral to the function of the riverfront, and where development does not dominant the natural qualities and features of the riverine environment – the zone will provide for the retention, enhancement and conservation of the riverfront for community and recreational use.

Existing and future vegetation will be incorporated as an important element of the landscape and conservation value of the zone, and offer an attractive and inviting place for the community and visitors to recreate.
Attachment B

Replacement Zone Map LoWa/18, 31
Replacement Policy Area Map LoWa/18, 31
Policy Area Map LoWa/18