



**Development Act 1993**

**Mount Gambier (City) and Grant (DC) Development Plans**

**Greater Mount Gambier Deferred Urban  
Development Plan Amendment by the Minister**

**Summary of Consultation and Proposed  
Amendments Report for the Minister**

**by the Development Policy Advisory Committee**

## 1. INTRODUCTION

This report provides an account of the consultation process and the matters raised during this period in respect to the Greater Mount Gambier Deferred Urban Development Plan Amendment and recommendations.

## 2. CONSULTATION

### Consultation process

Statutory consultation with State Government Agencies and the public, was undertaken in accordance with the DPA process B and in accordance with Section 26 of the *Development Act 1993*.

The consultation period commenced on 28 February 2008 and concluded on 24 April 2008.

A list of the State Government Agencies and persons who were directly notified of the Development Plan Amendment is included in **Attachment A**.

### Public notification

A notice was published in The Advertiser on 28 February 2008.

Copies of statutory and other public notification documents are included in **Attachment B**.

The DPA was on display at the offices of Planning SA (North Tce, Adelaide) and the Planning SA website. Copies of the DPA were also provided to the City of Mount Gambier and the District Council of Grant for public display purposes.

## 3. SUBMISSIONS

### Public submissions

Four (4) public submissions have been received and a summary of the issues raised in the submissions set out below.

- There was support for the DPA as a holding measure for the Northern Gateway Precinct.
- Some concern has been expressed that there was no reference to Penola Road Neighbourhood Centre and Bulky Goods Zone DPA and associated retail investigations.
- Requests for a detailed design framework to be released prior to rezoning again.
- There is some concern that industrial uses will now be allowed in the zone. These comments appear to relate to the District Council of Grant's Transport Services PAR, which proposes to rezone land immediately west of the Riddoch Highway, in order to accommodate transport related activities. The Council's PAR partly overlaps with the area affected by this Ministerial DPA.
- There is some concern that a DPA covering two Local Government Areas (i.e. the whole Northern Gateway Precinct), may experience considerable time delays and, on this basis, there is support for individual council initiated DPAs to be prepared.

A table containing a summary of each submission is contained in **Attachment C**.

### **Council submissions**

A summary of the issues raised in the submissions is set out below. Both the City of Mount Gambier and the District Council of Grant have lodged submissions.

- There is support for the DPA as a holding measure for the Northern Gateway Precinct.
- There is concern that the DPA does not acknowledge the review of retail facilities within the City of Mount Gambier.
- Clarification has been sought about the detailed design framework and timing.
- Concern has been raised about the lack of reference in the DPA to the Greater Mount Gambier Master Plan and that this Plan should not be overlooked in any future rezoning.
- Clarification has been sought as to whether the Deferred Urban (NG) Zone reflects the Master Plan.
- The need to consider the long term use of the Kalganyi Holiday Park has also been raised.

A table containing a summary of each submission is contained in **Attachment C**.

### **Agency submissions**

Ten (10) responses have been received from State Government Agencies. A summary of the responses is set out below.

- The DPA has been generally supported.
- 15% affordable housing should be provided in significant development sites.
- Detailed design framework should include a Traffic Impact Statement.
- The desirability of securing the Kalganyi Holiday Park as Tourist Accommodation has been raised and the Agency has recorded that this should be investigated.

The responses from the State Government Agencies generally seek to ensure that matters appropriate to the subsequent rezoning and development of the land, will be taken into account.

A table containing a summary of the responses from State Government Agencies is contained in **Attachment D**.

### **Public's access to submissions about the DPA**

Copies of all submissions were made available on the Planning SA website and at the offices of Planning SA for public review from the close of the period for written submissions until the public meeting held on 12 May 2008.

### **Public Meeting**

Four (4) submitters requested to be heard and therefore a Public Meeting was held on 12 May 2008. Only two (2) of the original submitters spoke at the meeting, however verbal comments were also made by an Elected Member from the District Council of Grant.

No additional matters were raised at the Public Meeting that were not already mentioned in at least one of the written submissions.

4. **RECOMMENDED AMENDMENTS FOLLOWING CONSULTATION**

No changes are proposed as a result of the consultation process.

5. **RECOMMENDATION**

The DPAC is of the opinion that the draft Great Mount Gambier Deferred Urban Development Plan Amendment, is in a form suitable for approval (without amendment) pursuant to Section 26(8) of the Development Act 1993.



Mario Barone FPIA  
**PRESIDING MEMBER, DPAC**

Date: *30 June 2008.*

**LIST OF ATTACHMENTS**

**Attachment A:**

A list of the agencies and persons who were advised of the Development Plan Amendment

**Attachment B:**

Copies of statutory and other public notification documents

**Attachment C:**

Summary of public and council submissions

**Attachment D:**

Summary of agency submissions