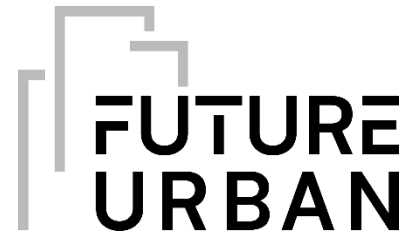


APPENDIX 8. ZONE AND LAND USE ASSESSMENT

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments



ZONE AND LAND USE ASSESSMENT

WALLAROO CODE AMENDMENT

Prepared for:
Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd

Date:
09.08.2024

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Proprietary Information Statement

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1. INTRODUCTION

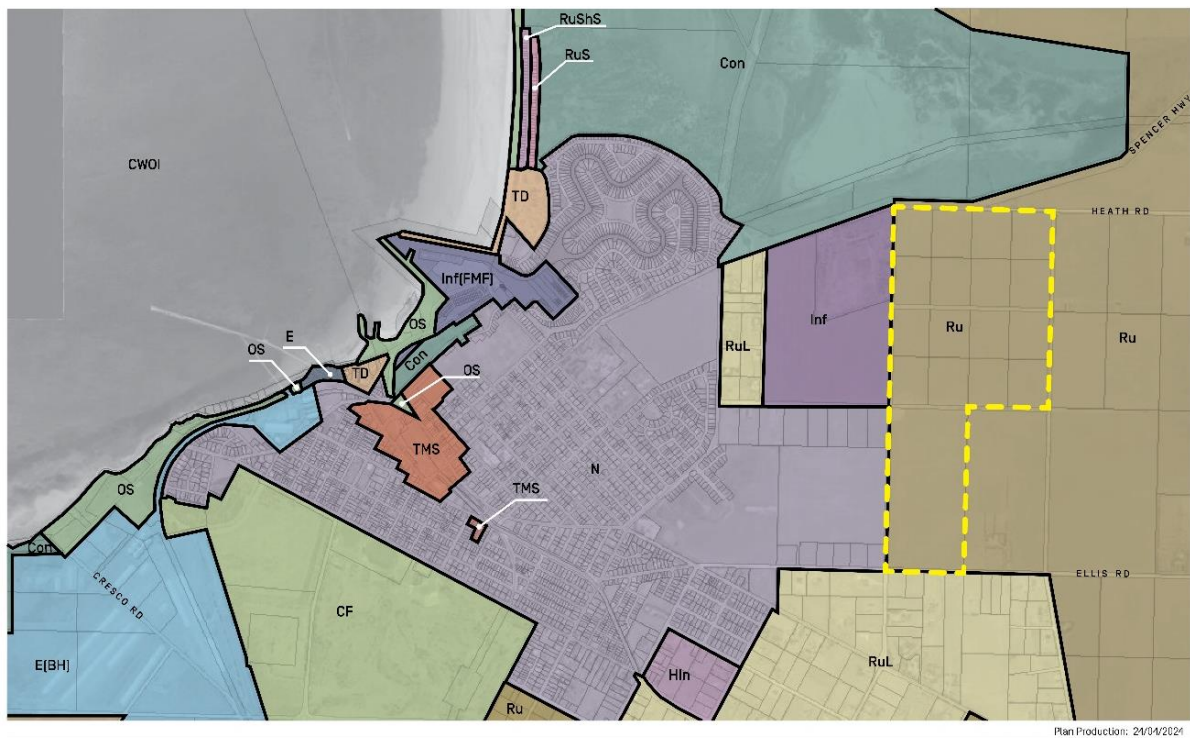
Future Urban has been engaged by Demo Super Fund, Silvergate (SA) Pty Ltd and Silvergate (SA) No. 2 Pty Ltd (the 'Designated Entity') to provide a zoning assessment relating to the Wallaroo Code Amendment. The purpose of this report is to assess the existing land uses in the Wallaroo town centre (the 'town centre') and ensure that land uses anticipated by the Wallaroo Code Amendment (the 'Code Amendment') will not compete with the existing land uses in the town centre.

The Code Amendment seeks to rezone approximately 107 hectares of land from the Rural Zone to the Employment Zone (77 hectares) and Neighbourhood Zone (30 hectares) to facilitate employment-type land uses and low-density residential development outcomes.

The Affected Area for the Code Amendment is:

- surrounded by residential, rural living and rural land uses;
- currently in the Rural Zone;
- currently unused and has previously been used for cropping;
- relatively flat and has minimal vegetation; and
- approximately 2.5 to 3km from the town centre.

Figure 1.1 Affected Area and Zoning Map



<p>Zoning</p>	<p>LEGEND</p> <p>--- Affected area boundary</p>	<p>--- Zone boundary</p>	<p>N - Neighbourhood Zone Con - Conservation Zone TMS - Township Main Street Zone Inf[FMF] - Infrastructure (Ferry and Mailing Facilities) Zone E - Employment Zone</p>	<p>TD - Tourism Development Zone RuL - Rural Living Zone Ru - Rural Zone Inf - Infrastructure Zone HI - Home Industry Zone RuShS - Rural Shack Settlement Zone</p>	<p>OS - Open Space Zone CF - Community Facilities Zone E[BH] - Employment (Bulk Handling) Zone CWOI - Coastal Waters and Offshore Islands Zone RuS - Rural Settlement Zone</p>	<p>Plan Production: 24/04/2024</p> <p>↑ N</p>
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The Wallaroo township comprises a range of different zones (demonstrated in **Figure 1.1**) and includes, but is not limited to, the:

- Township Main Street Zone;
- Tourism Development Zone;
- Infrastructure (Ferry and Marina Facilities) Zone;
- Conservation Zone;
- Employment (Bulk Handling) Zone; and
- Neighbourhood Zone.

The area of land in the Township Main Street Zone is generally considered to reflect the are of the town centre.

2. TOWNSHIP MAIN STREET ZONE

2.1 Zone Provisions

The Desired Outcomes (DO) of the Township Main Street Zone include:

- DO 1: A cohesive, active, accessible and welcoming main street environment for residents and visitors to shop, work, meet, entertain and relax.
- DO 2: Development contributes to the vibrancy and activity of public spaces and reinforces the traditional main street character.

Land uses envisaged in the Township Main Street Zone include retail, office, entertainment and recreation related uses supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district. This may include the following types of land uses:

- Advertisement
- Child care facility
- Cinema
- Community facility
- Consulting room
- Dwelling
- Hotel
- Indoor recreation facility
- Library
- Office
- Place of worship
- Shop
- Tourist accommodation.

Performance Outcome (PO) 1.5 of the Township Main Street Zone seeks development that is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas. The corresponding Designated Performance Feature (DPF) 1.5 states::

- shop, other than a bulky goods outlet with a gross leasable floor area more than 500m²
- cinema
- hotel
- licensed premises.

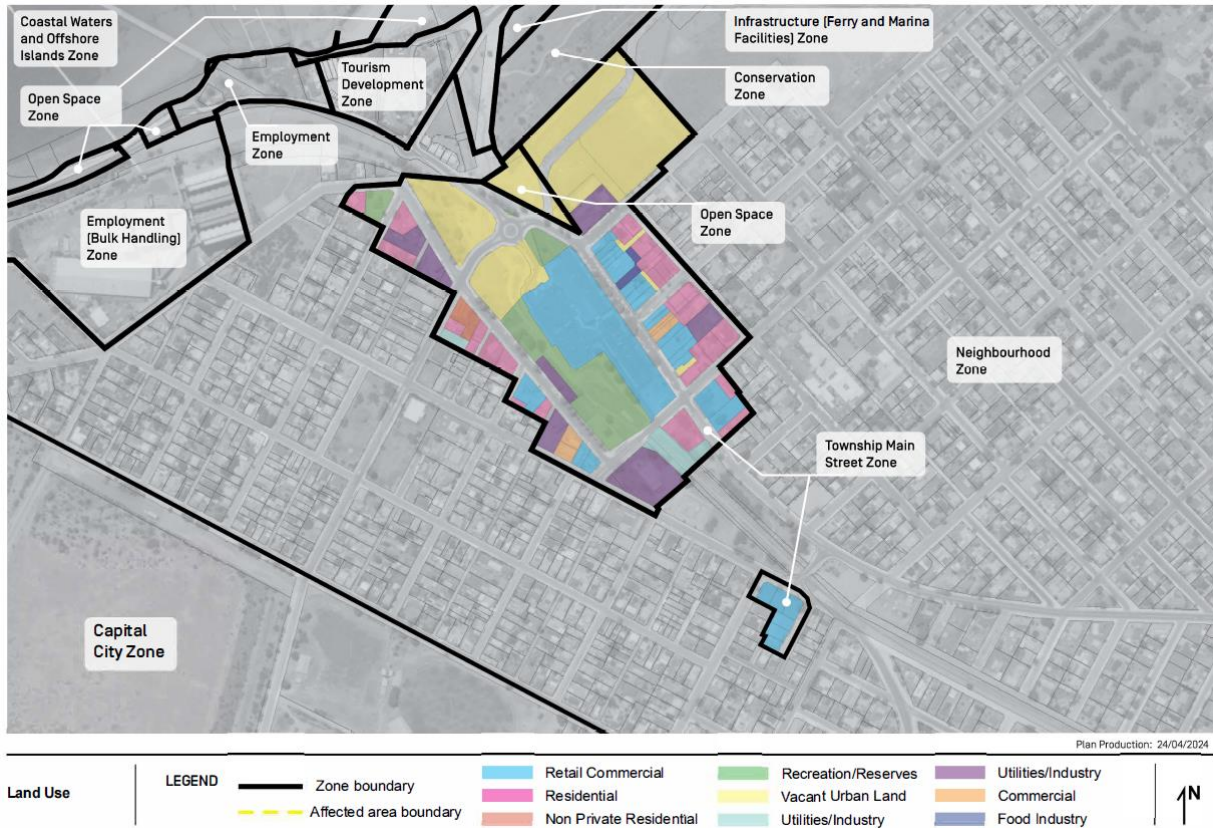
2.2 Restricted Development

Special industry is a restricted form of development within the Township Main Street Zone.

2.3 Existing Land Uses

Existing land uses within the Township Main Street Zone primarily include retail commercial, recreation/reserves, public institutions and residential, as shown in **Figure 2.1**.

Figure 2.1 Land Uses in the Township Main Street Zone



2.4 Vacant Land

There is very limited vacant land within the Township Main Street Zone except for approximately 2.5 hectares of land in the northern corner of the Zone, as shown in **Figure 2.1**. This vacant land is within proximity to sensitive land uses.

The land surrounding the roundabout is used for open space/community uses and is not available for development.

There is no available employment zoned land in the Wallaroo township.

3. EMPLOYMENT ZONE

3.1 Zone Provisions

The Desired Outcomes (DO) of the Employment Zone include:

- DO 1: A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
- DO 2 Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Performance Outcome (PO) 1.1 of the Employment Zone envisages a range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity. This may include the following types of land uses:

- Advertisement
- Consulting room
- Indoor recreation facility
- Light industry
- Motor repair station
- Office
- Place of worship
- Research facility
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Training facility
- Warehouse.

In relation to shops, PO 1.2 of the Employment Zone seeks that they provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres. The corresponding Designated Performance Feature 1.2 provides the following guidance on shops in the Employment Zone:

- with a gross leasable floor area up to 100m²;
- is a bulky goods outlet;
- is a restaurant;
- is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.

Designated Performance Feature 1.4 also provides guidance on shop development in seeking bulky goods outlets and standalone shops that are located on sites with a frontage to a State Maintained Road.

3.2 Restricted Development

The following table identifies Classes of Development that are classified as Restricted in the Employment Zone subject to any 'Exclusions'.

Table 3.1 *Restricted Development – Employment Zone*

Class of Development	Exclusions
Shop	Any of the following: <ul style="list-style-type: none"> (a) shop with a gross leasable floor area less than 1000m² (b) shop that is a bulky goods outlet (c) shop that is ancillary to a light industry on the same allotment (d) shop located in the Retail Activity Centre Subzone (e) shop located in the Roadside Service Centre Subzone.
Special industry	None specified

4. ANALYSIS

The Township Main Street Zone and Employment Zone envisage different but complementary types of land uses, both of which support the function of the township.

The land uses envisaged in each zone are summarised below:

- Township Main Street Zone: emphasis on commercial, retail, entertainment and recreational uses;
- Employment Zone: emphasis on low-impact light industrial, commercial and business activities.

A key difference between these two zones are the provisions relating to shops. The Employment Zone contains policy, refer PO 1.2, specifying that shops otherwise complement the role of Activity Centres. The Township Main Street Zone falls within the definition of an Activity Centre in accordance with the definition in Part 8 of the Code. The restricted development table of the Employment Zone limits the types, size and nature of shops that are envisaged.

Having regard to the zone provisions, the Employment Zone is not intended to support development that will directly compete with the town centre. Further, it does not envisage land uses that would decentralise or change the nature and function of the Township Main Street Zone.

5. CONCLUSION

The intent of the Code Amendment is to facilitate employment generating uses, such as warehousing, bulky goods, light industry and general industry, which cannot currently be facilitated in the Rural Zone, and are not uses supported in the Township Main Street Zone. In addition, there is little to no vacant land currently available in the township to support these types of uses.¹

Based on this analysis, the application of the Employment Zone over approximately 77 hectares of the Affected Area will not impact, interfere or compete with the function of the Township Main Street Zone.

¹ Land Supply Report for Wallaroo Code Amendment prepared by Future Urban