



DISTRICT COUNCIL OF GRANT

MEDIA RELEASE

For Immediate Release

THURSDAY 25 MAY 2017

INDUSTRIAL LAND REVIEW AND MASTER PLAN

On Monday 22 May 2017 the District Council of Grant publicly released an Industrial Land Review and Master Plan for all of the Council area.

Council engaged URPS (Urban and Regional Planning Solutions Pty Ltd) to undertake the preparation of the Industrial Land Review and Master Plan during 2016 as Stage 1 of the overall project. Stage 2 of the project is to be the preparation of an Industry Development Plan Amendment (DPA), which would amend the Council's Development Plan accordingly.

The Industrial Land Review and Master Plan can be viewed and is available on the Council's Website at www.dcgrant.sa.gov.au/StrategiesPlans.

Council's Chief Executive Officer Mr Trevor Smart stated that "the Industrial Land Review and Master Plan was prepared to guide the future zoning of land for industrial purposes, and future sustainable industrial development activity, within the Council area over the next 10-15 years".

Mr Smart went on to say that "the project was intended to positively shape future directions for industrial development and growth within the Council area. The development of an industry Master Plan and industrial land strategy is seen as an important element in ensuring, as far as possible, that the industrial land supply in the Council area is adequate for future needs".

"The Industrial Land Review and Master Plan does include recommendations which will require amendments being made to the Council's Development Plan, which is used to guide and ensure orderly and proper development activity in the Council area" Mr Smart said.

URPS commenced work on the project during April 2016. The consultants work included visits to the Council area, meetings with Council's Planning and Development Committee, consultation sessions with key stakeholders and the wider community on 1 June 2016, consultation with various Government Agencies and service providers, and the preparation of a draft Industrial Land Review and Master Plan for initial consideration by Council.

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Mr Smart also stated that “Council has notified all of the landowners specifically affected by the recommendations of the final Report with respect to their land; and advised them that Council intends to proceed with the subsequent preparation of an Industry DPA, which would involve a public and Government Agency consultation process”.

The industrial areas generally considered in the Industrial Land Review and Master Plan include the following:

- Princes Highway/Millicent Road area;
- Mount Schank area;
- Riddoch Highway/Sturm Road area;
- Riddoch Highway/Ridge Road/Hutchinson Road area;
- Port MacDonnell, including Dingley Dell Road, Irven Street, and the Boat Yard area off Elizabeth Street;
- Tarpeena;
- The Primary Production Zone;
- The Airfield Zone;
- Other Zones (i.e. retain industry opportunities in some Zones, etc); and,
- Potential Longer Term Sites (i.e. Riddoch Highway/Sturm Road area, Lake Terrace East area which adjoins the City of Mount Gambier, etc).

In addition, the final Report has identified the need to upgrade the Riddoch Highway to dual lanes from Pinehall Avenue/Bishop Road through to the Worrolong Road intersection, and then in the longer-term to extend the dual lanes out to the Mount Gambier Airport. The Report has also recommended that Council implement a monitoring and analysis program of industrial/commercial land uptake within a 12 monthly reporting cycle to the Council’s Planning and Development Committee.

The recommendations of the Industrial Land Review and Master Plan will now largely form the general basis of preparing an Industry DPA – which will amend the industrial provisions contained in the Council’s Development Plan. The preparation of such an amendment does involve a further public and Government Agency consultation process. The current DPA process and any final DPA requires approval from the State Government’s Minister for Planning.

Mr Smart further advised that “although Council was proceeding to progress with a draft Industry DPA, Council is aware and mindful of new provisions and requirements associated with the new Planning, Development and Infrastructure Act 2016 – which was proclaimed and came into operation on 1 April 2017, with a number of suspended provisions. This Act will replace current Council Development Plans with a new Planning and Design Code, and associated new processes to amend the Code”.

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In finishing, Mr Smart stated that "Council was now pleased to release the Industrial Land Review and Master Plan as a public document, and was looking forward to using the final Report as a strategic reference to guide industrial activity across the Council area into the future".

Council has also made Mr Tony Pasin MP, Member for Barker; Mr Troy Bell MP, Member for Mount Gambier; the City of Mount Gambier; and the Wattle Range Council, aware of the final Industrial Land Review and Master Plan.

Further enquiries concerning the Industrial Land Review and Master Plan should be directed to either Trudy Glynn, Planning Officer, or Leith McEvoy, Director of Environmental Services, at the Council.

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