

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Cameron Lloyd	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	120.1	Amend	Considers that RLZ-R5 (Minor residential unit, a residential care facility, an education facility) net site area should be reduced from 5000m2 to 4000m2 for Nos. 553, 555, 565, 567 Main North Road, Bay View as these properties are now precluded from Permitted Activity Status for an additional minor residential unit under the new rule despite being possible under the Operative Plan; lot sizes are larger than surrounding residential properties such as Rogers Road that does not have Rural character; have their own sewage treatment systems; and without intensification will result in the inefficient use of land that is too small for agricultural economic purposes.	Amend RLZ-R5 (Minor residential unit, a residential care facility, an education facility) as follows: RLZ-R5A Activity Status: Permitted Where: The activity complies with all of the Rural Lifestyle Zone Standards; The net site area is more than 5000 4000 m2;
Cameron Lloyd	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	120.2	Amend	Considers that SUB-S3 (Minimum allotment sizes - rural) minimum allotment size should be reduced from 5000m2 to 1000m2 for Nos. 549, 553, 555, 565, 567 Main North Road, Bay View as these properties are larger than surrounding residential properties that they have been grouped together with such as Rogers Road that does not have Rural character and has average 1000m2 lot sizes; have or can build their own sewage treatment systems; and without needed intensification for housing shortages will result in the inefficient use of land that is too small for agricultural economic purposes.	Amend SUB-S3 (Minimum allotment sizes - rural) as follows: SUB-S3: Minimum allotment sizes - rural <u>Rural Lifestyle Zone</u> <u>1,000 m2 minimum allotment size.</u> Rural Lifestyle Zone , Mission Rural Residential Precinct 5,000 m2 minimum allotment size with a minimum average allotment size of 1.5 ha. The minimum average allotment size must be calculated using the parent allotment in existence as at 11 November 2000. This parent allotment will be the base for any further proposed subdivision. Or else seeks that areas labelled RLZ in Bay View are included in a new zone under SUB-S3 with a smaller minimum lot size (e.g. Jervois town Precinct). (Inferred relief requested)
Cameron Lloyd	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB - Subdivision /SUB - Subdivision - Standards Table /	192.1	Amend	Wishes to Amend SUB-S3. Line 2 stating that in Rural Lifestyle relating to subdivision, the minimum lot size is 5000m2, wishes to Amend this to 1000m2. In regard to the property 17 Villers Street Bay view it currently falls under the Rural Residential Zone, in the proposed plan it is set to move to Rural Lifestyle. The property has unique history as it has moved from one title to two. Within the area the property is surrounded by residential housing. Submitter does not know the reasons why council is discouraging infill development of housing in this area. Feels the rural lifestyle character is not evident, the area has become industrial and has outgrown this designation. States that if sewage is an issue than landowners within the area are prepared to build their own treatment as all want to develop more housing in their titles. The lot size of 5000m2 is too small to be a productive form of agriculture and horticulture. With current housing shortages they expect housing infill would be more achievable. Under the proposed Rural Lifestyle Zone, they are grouped with smaller property titles yet the lot zone for the proposed zone is 5000m2. If the property on 17 Villers Road can be grouped in the Settlement Zone, then the Rural Lifestyle zone seems to lose its meaning. The point here is that if we are to be categorized as the same as areas which have higher density, then we should have the right to develop residential housing at higher density too.	Seeks to Amend SUB-S3 to make the minimum lot size for Rural Lifestyle Zones 1000m2. Or seeks that the council plans infill developments in Bay View. Details states in full in the submission.

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Cameron Lloyd	SUB - Subdivision /SUB - Subdivision - Standards Table /SUB-S3: Minimum allotment sizes - rural	194.1	Amend	<p>Wishes to Amend SUB-S3. Line 2 stating that in Rural Lifestyle relating to subdivision, the minimum lot size is 5000m2, wishes to Amend this to 1000m2.</p> <p>In regard to the property 5 Villers Street Bay view it currently falls under the Rural Residential Zone, in the proposed plan it is set to move to Rural Lifestyle. The property has unique history as it has moved from one title to two.</p> <p>Within the area the property is surrounded by residential housing. Submitter does not know the reasons why council is discouraging infill development of housing in this area. Feels the rural lifestyle character is not evident, the area has become industrial and has outgrown this designation.</p> <p>States that if sewage is an issue than landowners within the area are prepared to build their own treatment as all want to develop more housing in their titles. The lot size of 5000m2 is too small to be a productive form of agriculture and horticulture. With current housing shortages they expect housing infill would be more achievable.</p> <p>Under the proposed Rural Lifestyle Zone, they are grouped with smaller property titles yet the lot zone for the proposed zone is 5000m2.</p> <p>If the property on 5 Villers Road can be grouped in the Settlement Zone, then the Rural Lifestyle zone seems to lose its meaning. The point here is that if we are to be categorized as the same as areas which have higher density, then we should have the right to develop residential housing at higher density too.</p>	Seeks to Amend the Rural Lifestyle Zone to make the minimum lot size or 1000m2, or for the council to plan for infill development in the Bay View area.
Cameron Lloyd	RLZ - Rural Lifestyle Zone /RLZ - Rural Lifestyle Zone - Rules Table /RLZ-R5: Minor residential unit, a residential care facility, an education facility	194.2	Amend	<p>Wishes to Amend RLZ-R5A, line 2 states that a minor residential unit is permitted if the net site area is more than 5000m2. Submitter wants the net site area amended to 3000m2. The property 5 Villers Street currently falls under the Rural Residential Zone, the plan suggests the shift to the Rural Lifestyle Zone.</p> <p>Under the current zoning the properties could construct a major dwelling along with a supplementary unit. The property has a unique history going from one title to two. The proposed plan restricts the development to a one dwelling for land sizes under 5000m2 and it is not an option to have an additional minor residential unit, due to the properties overall land size.</p> <p>The occupiers had not received news of the proposed plan. 3000m2 is still a large enough size to sustain a dwelling and a minor residential unit while retaining the rural lifestyle character.</p> <p>Residential housing exists north of the area. Submitter wishes to maintain the rural character but develop their properties with an additional minor residential unit. Highlighted in attached document those properties all wish to build a minor residential unit. With the proposed plan changes land will be underutilised.</p> <p>If the property on 5 Villers Road can be grouped in the Settlement Zone, then the Rural Lifestyle zone seems to lose its meaning. The point here is that if we are to be categorized as the same as areas which have much higher density, then we should have the right to have an additional minor residential unit.</p>	Seeks to Amend RLS-R5A to make the threshold 3000m2 for permitting a minor residential unit in addition to a dwelling in the Rural Lifestyle Zone.