New Dwellings in Rural Areas

Current situation:

The Development Plan currently seeks to preserve the viability of primary production land and the rural qualities of the landscape by restricting the construction of new dwellings in rural areas. This is achieved by only allowing the construction of one dwelling per allotment, and in many areas, allotments must be of a minimum size for any dwelling to be approved. The policies vary across the council area, with different minimum allotments sizes applying in different areas, and in some areas, no minimum lot size required.

The current Development Plan also allows for the amalgamation of small allotments by providing for three or more allotments to be combined into a single title in return for the right to develop a dwelling, even if the size of the single allotment is smaller than the minimum size for that area.

Issue:

Some land owners would like to be able to build new dwellings on their properties which, at present, may be restricted by planning controls that are not consistent across the council area. A suggestion has been made that allowing dwellings on primary production land could increase its viability by facilitating new primary production activities. Any increase in the number of dwellings in rural areas would however need to protect the rural qualities of the landscape which are valuable to the Barossa.

Questions that have been asked:

- Should there be a minimum allotment size required to construct a new dwelling in rural areas?
- What should a minimum allotment size be and how should it be determined?
- If minimum allotment sizes apply could allotments be amalgamated based on area rather than number of allotments as at present?
- Should a second dwelling be allowed on an allotment to accommodate family members or workers to that site?
- Should landowners be able to transfer their right to develop a dwelling on one allotment to another allotment in a different area?
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- Should the infill dwelling list that identifies selected allotments in rural areas where dwellings can be built remain (or even be expanded) in the Development Plan?
Possible policy options:

**Minimum allotment sizes for new dwellings**

1. **Remove minimum allotment size restrictions for new dwellings across rural areas.**
   **Implications:** This would allow a greater number of new dwellings to be developed in rural areas.
   **Feedback from the Stakeholder Working Group:** This option was not supported by the Group.

2. **Retain minimum allotment restrictions in most areas but reduce the minimum allotment size in some places such as Concordia and Moculta.**
   **Implications:** This would allow a greater number of new dwellings to be developed in some rural areas.
   **Feedback from the Stakeholder Working Group:** This option was generally supported by the Group.

3. **Introduce minimum allotment restrictions where none currently apply.**
   **Implications:** This would restrict the number of new dwellings that can be developed in Eden Valley.
   **Feedback from the Stakeholder Working Group:** This option was generally supported by the Group.

4. **Identify smaller allotments in rural areas that could be permitted to develop a new dwelling (as part of an infill dwelling list in the council Development Plan).**
   **Implications:** This would allow a small number of new dwellings to be created in certain defined areas.
   **Feedback from the Stakeholder Working Group:** This option was not generally supported by the Group.

**Potential for Land Amalgamation**

5. **Allow for amalgamation of small allotments by allowing landowners to amalgamate two instead of three or more allotments to gain approval for a new dwelling.**
   **Implications:** This would allow a greater number of dwellings to be created in rural areas.
   **Feedback from the Stakeholder Working Group:** This option was not generally supported by the Group.

**More than one dwelling on a single allotment**

6. **Allow more than one dwelling (such as worker’s residence, ageing-in-place dwelling, and extended family accommodation) on an existing allotment within the rural areas.**
   **Implications:** This would provide greater flexibility for housing and accommodation but could lead to more residential development in rural areas.
   **Feedback from the Stakeholder Working Group:** This option was generally supported by the Group.