Ref: 19ADL-0546

26 November 2019

Attention: Anita Allen

The Department of Planning, Transport and Infrastructure
By email: dpti.planningreformsubmissions@sa.gov.au

To whom it may concern

Submission - Planning & Design Code Phase 3 - Myponga Sunray Strawberries.

Introduction

URPS has been engaged by Sunray Strawberries to prepare this submission in relation to the zoning of the its property at Myponga (Volume:5468 Folio:553)

We have been asked to review and provide a submission on the Draft Planning and Design Code Phase 3 (‘the Code’) as it relates to the above properties and our client’s site.

The following maps are contained within Appendix A to assist:

- Current Development Plan Zones, Policy Areas and Precincts.
- Draft Planning and Design Code Zones.
- Recommended Draft Planning and Design Code Zone Boundary.

Ultimately, our client wishes for the proposed zoning of part of their land to be included in the immediately adjacent Rural Settlement Zone to promote more orderly, economic and practical development in the future.

Background

Sunray Strawberries currently operate a strawberry farm on the subject land as is evident within Appendix A.

The site immediately abuts the township of Myponga, which is within the Country Township Zone. Opposite the subject land fronting Hutchinson Street are seven residential properties.

The township of Myponga has experienced growth in recent times, with very limited opportunity for new residential development. A recent review of the township has revealed only a handful of undeveloped allotments and at the time of writing there were only three allotments listed for sale, two of which were under offer.

Myponga has also recently experienced a number of recent developments generating significant demand on the town. These include the success of the Smiling Samoyed Brewery and the Myponga Market, which
operates on weekends and public holidays. A Tesla destination charger has been installed in the main street of Myponga, recognising the desirability of the town as a tourist destination.

Most notably however is the recent opening up of reservoirs for recreational purposes. Myponga Reservoir was opened for new recreational access opportunities in mid-April 2019 as part of a Government program to drive regional tourism, encourage community wellbeing and promote environmental education. By September 2019, some 10,000 people had already visited the reservoir.

Minister for Environment and Water David Speirs said the huge number of visitors was a clear sign of the popularity of the government’s opening reservoirs policy.

“To have 10,000 people visit Myponga Reservoir is an outstanding result and shows that South Australians are voting with their feet when it comes to opening up our reservoirs for recreational activities,” said Minister Speirs.

“The economic impact that these visitors are having on the small town of Myponga and the Fleurieu Peninsula cannot be understated with increased tourism driving more dollars into local businesses.

“The Smiling Samoyed Brewery and Myponga General Store have since had huge uplifts in turnover, with the brewery experiencing its biggest day of sales on the opening day of public access to the reservoir.

The increased visitor demands on the town are coupled with increased interest in residential demand, which is unable to be met as a consequence of existing zoning and unavailability of suitably zoned land.

Discussion

For planning purposes, the subject allotment is located within the Watershed Zone of the Yankalilla District Council Development Plan consolidated 12 May 2016.

The land is also located within the Environment and Food Production Area.

For planning purposes, the subject land is proposed to be located within the following Zone and Overlays as per the ‘the Code’:

- Peri-Urban Zone.
- Environment and Food Production Area Overlay.
- Hazards (Bushfire – High Risk) Overlay.
- Mount Lofty Ranges Water Protection Area (Primary Catchment) Overlay.
- Native Vegetation Overlay.
- Prescribed Water Resources Area Overlay.

The proposed new zoning above, ultimately prevents the ability for the western part of the subject land to accommodate residential development, notwithstanding that residential development immediately abuts the land to the north opposite Hutchinson Street and to the west.

The proposed inclusion of the western part of the subject land within the Rural Settlement Zone that applies to the immediate north and west of the subject land will create a contiguous, orderly and economic expansion of the township to accommodate additional residential development to support the new recreational and tourism activates occurring within Myponga and its surrounds.
Moreover, the proposed expansion will not result in development extending beyond the existing southern boundary or appreciably beyond the existing eastern extent of development.

It is considered that there is no ability to the town to expand toward the reservoir in a westerly direction and that further expansion to the north or south would only undesirably elongate the town along its main road approaches rather than consolidate it in proximity to the main street.

In addition, I note the following:

- Many of the immediately adjacent allotments already comprise dwellings on them. As such, residential uses are not uncommon to the locality. The future density of residential development on the land will need to be considered in depth with all site-specific characteristics considered.
- The re-zoning will not replace the existing interface issues with others. Low density residential development on the land could be suitably distanced from other primary production land uses in the wider locality.
- The boundaries of the EFPA (Environment Food Production Areas) will need to be re-considered in association with the suggested change.

The subject land is well suited for residential development, evidenced by the existing provisions made for a road connection into the site from Stevens Street. The development of the subject land will enable access to the existing school without the need to travel via the main road.

This re-zoning would increase property values and make the relocation of the existing strawberry farm financially viable for our client, against which infrastructure could be funded for the development of residential allotments.

More particularly though, it would ensure a future land supply within an attractive and desirable township experiencing rapidly increasing tourism and recreational visitation. An increased resident population will assist in the sustainability of these existing uses and the attraction of new and complementary uses to capitalise on the emerging recreational opportunities adjacent the township.

**Conclusion**

Thank you for considering our submission. For the above reasons, we think the department should give strong consideration to the re-zoning of the land identified as above.

Please contact the undersigned with any questions on 8333 7999.

Yours sincerely

Matthew King
RPIA
Managing Director
TOWNSHIP GROWTH CONSIDERATIONS  Myponga Township

GROWTH IN NORTH EASTERN DIRECTION CONSTRAINED BY PROXIMITY OF MYPONGA RESERVOIR

EXISTING EASTERN EXTENT OF TOWNSHIP GENERALLY MAINTAINED

EXISTING EASTERN PROVISION FOR ROAD CONNECTION

EXISTING BOUNDARIES OF TOWNSHIP MAINTAINED

EXISTING EXTENT OF TOWNSHIP MAINTAINED

PROPOSED EXPANSION OF TOWNSHIP

SOUTHERN EXTENT OF TOWNSHIP MAINTAINED

Rural Settlement

Peri-Urban

Myponga Reservoir