Ref: 19ADL-0531

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 2 – Wallaroo Shores

Introduction

URPS has been engaged by Monopoly Property Group, to prepare this submission in relation to the impact of the new zoning proposed as part of the implementation of the Planning and Development Code in respect to its Wallaroo Shores development at Wallaroo.

We have been asked to review and provide a submission on the Draft Planning and Design Code Phase 2 (‘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 several amendments to the zone boundaries affecting the Urban Renewal Neighbourhood Zone and General Neighbourhood Zones, both of which are proposed to apply to the land being developed as part of the Wallaroo Shores Development.

Background

The Monopoly Property Group is currently developing the Wallaroo Shores development on the subject land as is evident within Appendix A.

Wallaroo Shores Estate is a premium location of 18.5 Hectares (45 acres) separating the town centre of Wallaroo and the shores of Spencer Gulf. The Land was the site of a historic copper smelter between 1861 and 1926.

The AUD $220,000,000 planned development of the land will result in a total of 656 residential dwellings, a lifestyle village, a shopping/medical centre and a four-star 100 apartment style tourist resort, to be operated as the Mantra Wallaroo Shores Resort.
The development is explicitly recognised within the Copper Coast Council Development Plan and is provided with a specific Wallaroo Shores Policy Area 14, within the Residential Zone.

The policy area is an infill site, formerly occupied by the Incitec Pivot fertilizer works as well as historically by a smelting facility. The land provides an opportunity for a master planned residential development that provides variety in allotment size and dwelling type in close proximity to the Marina and the Wallaroo Town centre. Development in this area will have to have regard to its location adjacent to the State Heritage-listed Wallaroo Smelter Site and will provide a transition in allotments from a very low-scale of development to the south and east to the higher density development in the marina. This will be achieved by establishing larger allotments with street frontages in the order of 20 metres along the frontages of Emu Street, Charles Terrace, Jones Street and Heritage Drive. Development will front these streets and will not exceed two storeys in height.

Precinct 24 Wallaroo Shores Medium Density is a precinct within the Wallaroo Shores Policy Area 14 that will comprise a range of dwelling types at a medium to high density. Developments of up to four storeys are explicitly envisaged where adequate on site and on street parking is provided and adverse impacts on neighbouring development is minimised. Greater site coverage is acceptable however open space in the form of internal courtyards and oversized decking is encouraged.

This medium density precinct applies to the northern part of the site and most specifically to the northern corner where designs for four-storey apartment buildings are presently being finalised.

The Master Plan for the Wallaroo Shores Development is depicted on Figure 1 below.

**Figure 1** Wallaroo Shores Master Plan
Since commencing this development some five years ago, Monopoly Property Group has invested very significant resources, time and expenditure in the planning, design and construction of the Link road extending through the development. This link road has been undertaken with the support and assistance of The Copper Coast Council, with essential infrastructure supplied to the whole of the proposed development in accordance with the master plan proposal and existing planning guidelines. This link road has very recently been vested to the Council, enabling access and infrastructure to now support the next stages of the development.

Discussion

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

- General Neighbourhood Zone.
- Urban Renewal Neighbourhood Zone.
- State Heritage Place Overlay.
- Native Vegetation Overlay.
- Building Height (Metres) Overlay.
- Building Height (Storeys) Overlay.
- Frontage Minimum Overlay.
- Lot Size Minimum Overlay.

The proposed new zoning above, has the most significant effect of reducing the allowable building heights on much of the subject land from four storeys to two storeys.

Ultimately such a change will likely prevent the ability for the site to be developed in accordance with the agreed Master Plan, which is reflected and supported by the current zoning.

Such a change is retrograde and a significant deterrent to investment within the State. Most importantly, this change is not reflective of the current policy applying to the site, has been proposed with no consultation with the developer of the land, appears to not recognise the master plan for the site and will result in an overly restrictive policy outcome.

The proposal for four storey apartments on part of the site is driven by both market desire for this type of residential product as well as being a built form outcome that responds to a challenging site contamination condition applying to parts of the site.

The 50% reduction in height limits proposed in the Code transition will significantly affect the viability of the development to the point that its delivery, along with associated public benefits of a remediated site, will likely no longer be financially possible. For the Wallaroo and greater Yorke Peninsula communities, this is considered to be a poor outcome which must be avoided.

Notwithstanding this, it is considered that two amendments to the locations of the proposed zone boundaries can readily address this oversight.

An extension of the Urban Renewal Neighbourhood Zone to the north east will enable the delivery of the retirement living development of the master planned site by moving the proposed alignment with Oliphant...
Lane to align with Bagot Street instead. Secondly, the introduction of the Urban Renewal Neighbourhood Zone over the northern part of the site to replace the proposed General neighbourhood Zone will allow for apartment buildings up to four storeys in height, consistent with the Master Plan for the site.

The proposed changes are reflected on the maps provided in Appendix A.

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 [redacted].

Yours sincerely

[Signature]

David Bills RPIA
Associate Director