

Dear Sir,

The Black Point Progress Association (BPPA) has a membership of greater than 90% of Black Point ratepayers and following consultation with our members, as their representative body we provide this submission re: Planning and Design Code (PCD) as applied to Yorke Peninsula.

Black Point currently has a unique set of guidelines and policies that apply to developments within the applicable zones that are responsible for the current build form and character of the settlement. After reviewing the PCD it appears that some provisions of the Yorke Peninsula Council Development Plan 2018 have been omitted.

We wish to see the following items reviewed:

- Black Point Policy Area 3 of the Yorke Peninsula Council Development Plan clearly addresses the unique challenges facing Black Point over the next 20 years. It covers design and building requirements for new holiday homes, the orderly removal of beachside shacks over time and reinstatement and preservation of the beach environment. The policy area also protects the interests of crown land, freehold landholders, tourist zones and reserves. Including Black Point in the PCD's Rural Shack Settlement Zone exposes the region to much wider development possibilities which are not consistent with the current wishes of the Black Point property owners. In addition, developments at Black Point in recent years have moved the settlement from "shacks" to "holiday homes" so a zone name change in the PCD may be appropriate.
- Since the mid 1990's, owners and planners have been guided by Design Guidelines for Black Point currently described in Table YoP/5 of the Yorke Peninsula Council Development Plan. The application of these guidelines has been responsible for creating a unique foreshore environment with consistent frontage profiles along the length of the bay. The BPPA wish to see the Design Guidelines retained in the PCD as failure to do so will allow developments to occur in the future which are not consistent with the current character of Black Point.

Kind regards

Bill Gill

Chairman, Black Point Progress Association