26 November 2019

Mr Michael Lennon
Chairperson
State Planning Commission

By email: DPTI.PlanningReformSubmissions@sa.gov.au

Dear Mr Lennon

Re: Submission on Planning and Design Code – Phase 2
District Council of Elliston – T-Ports Lock Bunker Site

On behalf of T-Ports Pty Ltd (‘T-Ports’) we refer to the draft Planning and Design Code – Phase 2 which is currently on public consultation.

T-Ports is an operator of grain storage, handling and export facilities at Lock and Lucky Bay on the Eyre Peninsula.

T-Ports is the operator of a new grain storage and handling facility, located to the north of the Township of Lock. The facility was approved in 2018 and has been constructed during late-2018 and early-2019. The site has now commenced operations and is receiving significant quantities of grain as part of the 2019 grain harvest, which is currently underway.

The site is more formally known as Allotment 1 in Deposited Plan, Hundred of McLachlan and is the whole of the land contained in Certificate of Title Volume 6220 Folio 417. The extent of the site is shown on the Site Plan enclosed with this correspondence. A Certificate of Title Register Search for the allotment comprising the site is also enclosed.

As part of the transition to the Planning and Design Code, the site is proposed to remain in the Rural Zone. With the change in use of the site to a specific employment use, and the availability of the Employment (Bulk Handling) Zone in the Planning and Design Code, it is considered that the site would be best located in this Zone.

T-Ports has corresponded with Council on this issue and understands that Council is also supportive of the site being located in the Employment (Bulk Handling) Zone.
We trust the Commission will give this submission consideration in the finalisation of the Planning and Design Code.

Should any further information or clarification be required in respect of this submission, please contact the writer.

Yours sincerely

Michael Richardson
MasterPlan SA Pty Ltd

enc: Site Plan – Lock Bunker Site.
Certificate of Title Register Search.

c: T-Ports Pty Ltd, Att: Mr Kieran Carvill (by email).
DC Elliston (by email).
Certificate of Title - Volume 6220 Folio 417

Parent Title(s)  CT 5586/900  
Creating Dealing(s)  RTU 13063980  
Title Issued  26/02/2019  
Edition  2  
Edition Issued  20/03/2019  

Estate Type  
FEE SIMPLE  

Registered Proprietor  
INHERITANCE CAPITAL ASSET MANAGEMENT PTY. LTD. (ACN: 608 095 030)  
of L 10 50 PIRIE STREET ADELAIDE SA 5000  

Description of Land  
ALLOTMENT 1 DEPOSITED PLAN 120505  
in the area named lock hundred of mclachlan  

Easements  
NIL  

Schedule of Dealings  
Dealing Number  Description  
13084219  MORTGAGE TO ASIOF INVESTMENTS 1 PTY. LTD. (ACN: 627 743 604)  

Notations  
Dealings Affecting Title  NIL  
Priority Notices  NIL  
Notations on Plan  NIL  
Registrar-General's Notes  NIL  
Administrative Interests  NIL
26 November 2019

District Council of Elliston
PO Box 46
ELLISTON SA 5670

Attention: Mr Geoff Sheridan

Dear Mr Sheridan

Re: T-Ports Lock Bunker Site
Planning and Design Code Transition

On behalf of T-Ports Pty Ltd (‘T-Ports’), we refer to your correspondence to Mr Kieran Carvill dated 20 November 2019 in respect of the T-Ports Lock Bunker Site. T-Ports have sought our advice in respect of your correspondence and have requested that we respond on their behalf.

In your correspondence, you highlighted that in the transition to the Planning and Design Code, Council has identified that the Lock Bunker Site is proposed to remain in the Rural Zone in the draft Planning and Design Code, which is currently on public consultation.

We note that the Lock Bunker Site has only recently been developed, and that the land on which it is located has historically been located in the Primary Production Zone of the Elliston Council Development Plan.

Now that the site is operating, we concur with Council’s view that the site should be located in a zone which is specific to, and provides adequate policy protection for, the use which is now taking place. We also concur with Council’s view that the site would be best located in the Employment (Bulk Handling) Zone when the Planning and Design Code comes into operation.

It is T-Ports preference that this zoning anomaly is corrected prior to the Planning and Design Code coming into operation, rather than via a subsequent Code amendment.

We have also made a submission to the State Planning Commission on T-Ports behalf in respect of this issue. A copy of that submission is enclosed with this correspondence.
Should you wish to discuss further, please contact the writer.

Yours sincerely

Michael Richardson
MasterPlan SA Pty Ltd

enc: T-Ports Submission on Planning and Design Code (as it affects DC Elliston).
cc: T-Ports Pty Ltd, Att: Mr Kieran Carvill (by email).