

Consultation Submission Form

COMPLETE

Collector: Web_Link_Prod (Web Link)
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IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Rural code. (click here for council areas)

Page 2: Planning and Design Code for South AustraliaPersonal Details

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name	Julie Jansen
Company	MasterPlan
Address	33 Carrington Street
Postcode	5000
Email Address	[REDACTED]

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Q3 Which sector do you associate yourself with?

**Development
Industry**

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Q4 Would you like to make comment on

Respondent skipped this question

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Q5 Enter your feedback for Rules of Interpretation

Respondent skipped this question

Q6 Enter your feedback for Referrals

Respondent skipped this question

Consultation Submission Form

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

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Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Infrastructure (Ferry and Marina Facilities) Zone

As it relates to Lake Butler Areas within DC Robe. On behalf of our clients we respectfully request the zoning of the State Heritage listed Karatta House (7 Karatta Road, Robe) and surrounding vacant residential allotments be reviewed. The changes proposed by the Planning and Design Code (PD Code) do not adequately recognise the existing residential land use, and development potential of the vacant allotments for future residential purposes. Please refer to detailed written submission by MasterPlan emailed on 19/11/2019

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Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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Q14 Please enter your general feedback here

Respondent skipped this question

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Q15 Do you have any attachments to upload?(pdf only)

51536LET01a.pdf (1MB)

19 November 2019

Department of Planning, Transport and Infrastructure
GPO Box 1815
ADELAIDE SA 5001

Via Email: DPTI.PlanningReform@sa.gov.au

Dear Sir/Madam

Re: Submission – Planning and Design Code – Phase 2

MasterPlan provides this submission on behalf of Mr/s Scott and Justine Fennell, owners of land at Karatta Road, Robe.

On behalf of our clients we respectfully request the zoning of the State Heritage listed Karatta House (7 Karatta Road, Robe) and surrounding vacant residential allotments be reviewed. The changes proposed by the Planning and Design Code (PD Code) do not adequately recognise the existing residential land use, and development potential of the vacant allotments for future residential purposes.

The implications of the implementation of the PD Code are potentially significant for my clients, as the proposed new zoning removes local planning policy that is currently in the Development Plan, which recognises “dwellings” as an envisaged land use. Removal of this envisaged land use as part of the PD Code transition creates significant uncertainty in relation to the development opportunities of residential allotments adjacent to Karatta House.

The subject land is legally described below:

- Karatta House, 7 Karatta Road, Robe – Allotment 97, F206256, Certificate of Title Volume 5806 Folio 473
- Vacant allotment – 3 Karatta Road, Robe – Allotment 17 in D6132, Certificate of Title Volume 5599 Folio 643;
- Vacant allotment - 5 Karatta Road, Robe – Allotment 18 in D6132, Certificate of Title Volume 5599 Folio 642;
- Vacant allotment – 9 Karatta Road, Robe – Allotment 98 in F206257, Certificate of Title Volume 5582 Folio 964.



Karatta House is a State Heritage place and is an important building and tourism asset within the environs of Lake Butler, Robe. The District Council of Robe and the landowners currently recognise that the vacant land adjacent Karatta House has development potential for suitably design residential and/or tourist accommodation. As part of the Councils Better Development Plan (BDP) and General DPA – (gazetted on 10 November 2011) Karatta House and surrounding land was located in the Coastal Marina Zone and subject to a detailed Concept Plan (Zone Plan and Concept Plan **attached**).

The policies introduced by the Better Development Plan (BDP) and General DPA in 2011 are those currently within the Coastal Marina Zone. It should be noted that the current zone provisions include the following policy:

Objective 2: Tourism development in and surrounding Karatta House.

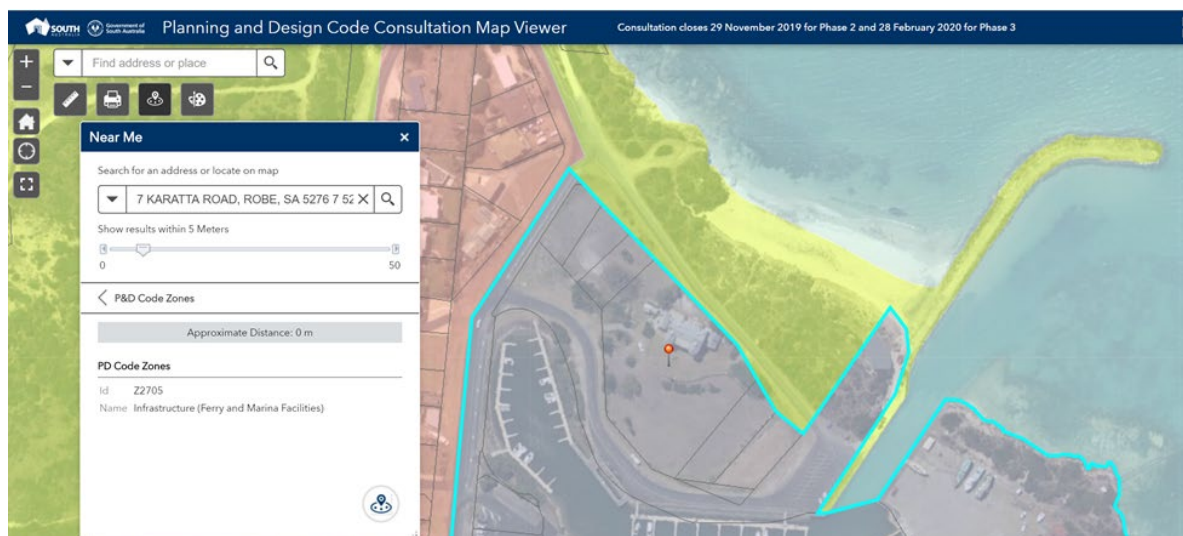
PDC 1 The following forms of development are envisaged in the zone:

- . . . dwelling . . .
- small scale tourist development . . .

PDC 4 Development should be carried out in accordance with the concepts shown on Concept Plan Map Ro/2 – Lake Butler Concept Plan.

Public Notification Category 1 - Any development on the site of Karatta House

The transition to the Infrastructure (Ferry and Marina Facilities) Zone within the consultation version of the PD Code (Phase 2 October 2019), does not contain similar local policy and therefore significantly diminishes the certainty provided to my clients relating future development of Karatta House and particularly the vacant residential allotments. Under the proposed PD Code policy, future residential development would be code assessed and require notification. Without the inclusion of specific local policy applicable to this unique scenario around Lake Butler, there is insufficient certainty for my clients.



Extract from Planning and Design Code Consultation Map Viewer – illustrating Karatta House and proposed Infrastructure (Ferry and Marina Facilities) Zone.



On behalf of my clients, we respectfully object to the loss of local policy as part of the transition to the Infrastructure (Ferry and Marina Facilities) Zone. We request that the zoning of Karatta House and the adjacent residential allotments be reviewed and suggest they may be more appropriately incorporated into the adjoining residential (Suburban Neighbourhood) zone, should there be no suitable mechanism for the existing local policy to be included in the proposed Infrastructure (Ferry and Marina Facilities) Zone.

It is our submission that the transition of policy in the PD Code should not create circumstances where individuals, including my clients, are potentially significantly economically disadvantaged.

Should you require any further details on this submission, please do not hesitate to contact the undersigned by phone on 8193 5600 or 0413 832 616 or email juliej@masterplan.com.au.

Yours sincerely

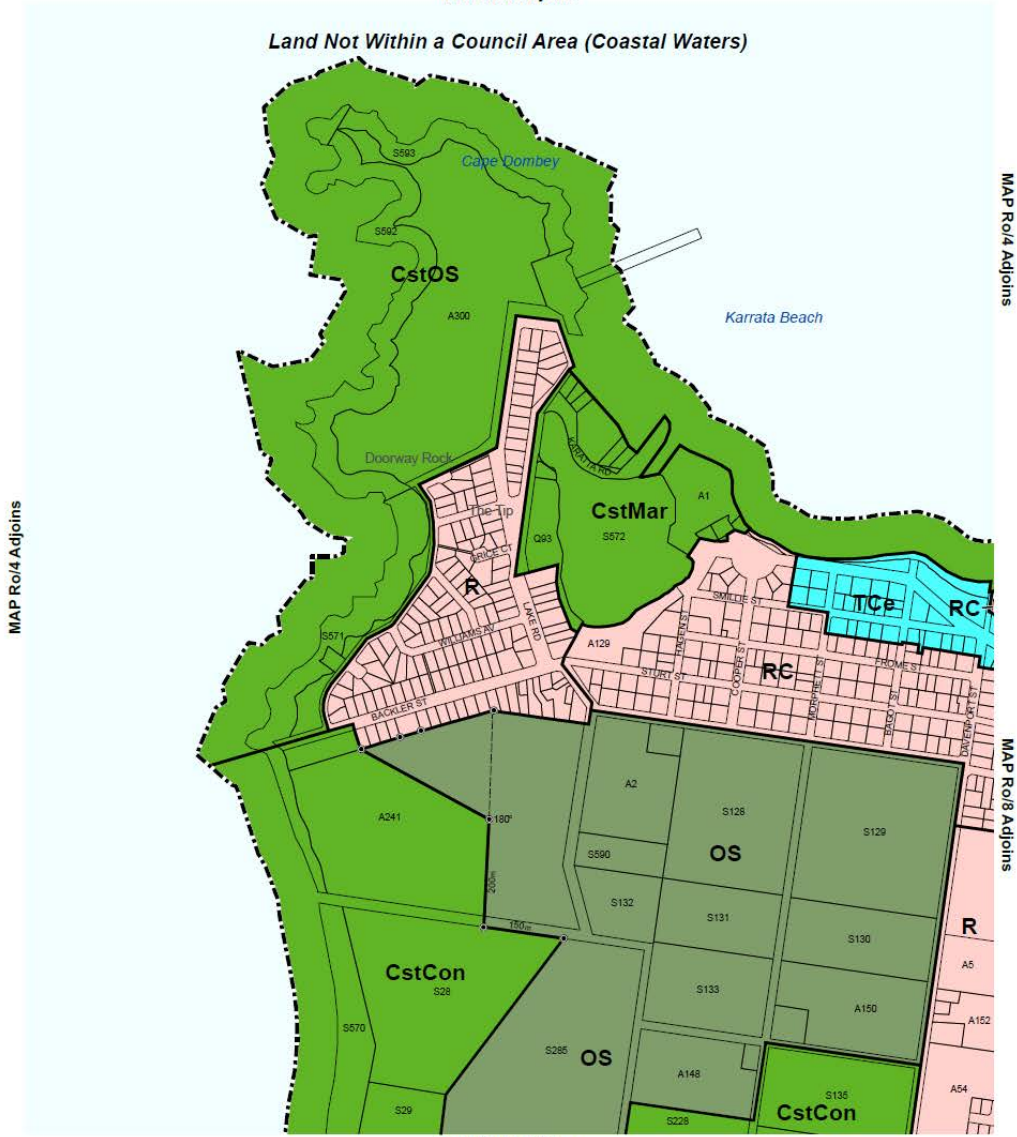
Julie Jansen
MasterPlan SA Pty Ltd

enc: Existing Zone Plan and Concept Plan.
cc: Michelle Gibbs, DC Robe.
Damien Dawson, Planning Chambers.



MAP Ro/4 Adjoins

Land Not Within a Council Area (Coastal Waters)



MAP Ro/4 Adjoins

MAP Ro/4 Adjoins

MAP Ro/8 Adjoins

MAP Ro/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- CstCon Coastal Conservation
 - CstMar Coastal Marina
 - CstOS Coastal Open Space
 - OS Open Space
 - R Residential
 - RC Residential Character
 - TCe Town Centre
 - Zone Boundary
 - Development Plan Boundary



ROBE

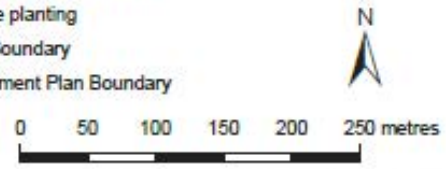
Zone Map Ro/7

ROBE COUNCIL
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- O Open Space and/or Public Space
- B Commercial / Industrial Buildings
- P Parking
- H Historic Building/Structure
- L Lookout
- Y Yacht Club
- A Administration/Cafe/Shop/Amenities
- M Mixed Use

- ↔ Pedestrian Access
- ⋯ Pedestrian Access
- Landscaping/Re-vegetation
- + New tree planting
- Sector Boundary
- Development Plan Boundary



Concept Plan Map Ro/2 LAKE BUTLER

ROBE COUNCIL
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