

Consultation Submission Form

COMPLETE

Collector: Web_Link_Prod (Web Link)
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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
Suburbs/Town	Adelaide
State	South Australia
Postcode	5000
Country	Australia
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

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Q6 Enter your feedback for Referrals

Respondent skipped this question

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

Conservation Zone

Black Point - Yorke Peninsula Council. As detailed in the submission emailed and attached, our client, owner of land at 165 Black Point Road, Black Point, seeks a review of the boundaries of the Settlement Zone and Conservation Zone and or consideration of inclusion of a Visitor Experience Subzone in this location.

Visitor Experience Subzone

Consideration be given to inclusion of this zone at Black Point.

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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 Definitionclick 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)

51320LET03.pdf (588.7KB)

28 November 2019

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

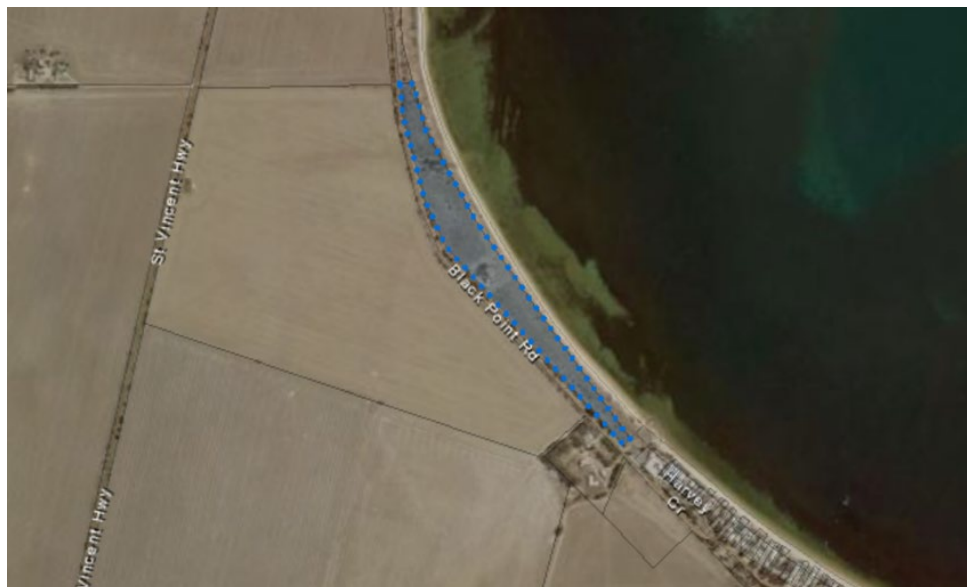
DPTI.PlanningReformSubmissions@sa.gov.au

Dear Sir/Madam

Re: Planning and Design Code – Phase 2

MasterPlan SA Pty Ltd has prepared this submission on behalf of Supertype Pty Ltd, owners of the property at 165 Black Point Road, Black Point.

The property is an elongated allotment on the eastern side of Black Point Road with extensive coastal frontage. Overall the allotment has an area of 7.456 hectares. The allotment adjoins the Black Point boat ramp to the north west, as shown on the below image.



Subject Land illustrated in blue. Source: Property Location Browser, SA Government

Legally the land is described as Allotment 102 in Filed Plan 196663, in the area named Black Point, Hundred of Muloowurtie and contained in Certificate of Title Volume 5481 Folio 49.



Currently the subject land and the adjacent Crown Reserve is located within the Coastal Conservation Zone of the Yorke Peninsula Council Development Plan (consolidated 29 November 2018).

Submissions have been made on behalf of our client, to the Yorke Peninsula Council on the review of zoning in Black Point (June 2019). The submission to Council respectfully sought a review of the zone boundaries of the Caravan and Tourist Park and Settlement Zone, as part of the transition to the PD Code. In our submission, we identified the opportunity to consider the north western area of Black Point as a community and activity node for the settlement. To promote and value add to the existing facilities, it is considered that portion of our clients' land should be included in a zone or policy area that supports tourist accommodation and small scale commercial/retail development.

Phase 2 of the Planning and Design Code (consultation version October 2019) transitions our clients land to the Conservation Zone with a Coastal Overlay. The Conservation Zone lists "tourist accommodation" a restricted form of development, with some exceptions. One of these exceptions is the "Visitor Experience Subzone", that would allow tourist accommodation to be performance assessed.

Given the locational merits of including portion of our clients land in an appropriate zone to facilitate an "activity" node at Black Point (as detailed in the submission to Council), we consider it opportune for the boundaries and zoning at Black Point to be reviewed as part of the PD Code transition.

As previously stated, we consider that there are exciting opportunities to create or reinforce the activity node around the existing Black Point Boat Ramp and Camping Grounds with portion of our clients land to be zoned to accommodate eco-friendly tourist accommodation and ancillary commercial/retail activities to reinforce this area as a destination for residents and visitors. We request consideration of the expansion of the Settlement Zone (or similar zone) or the inclusion of a Visitor Experience Subzone within the Conservation Zone, to the north west of the boat ramp to promote facilities for a mixed-use settlement centred around the existing community facilities.

Should you require further information or clarification please do not hesitate to contact the undersigned on 8193 5600 or 0413 832 616 or by email juliej@masterplan.com.au

Yours sincerely

Julie Jansen

MasterPlan SA Pty Ltd

cc: Yorke Peninsula Council
Supertype Pty Ltd