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29 November 2019

Michael Lennon
Chair
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Dear Michael,

RE: SUBMISSION PLANNING AND DESIGN CODE – PHASE 2

I confirm that we have reviewed the draft Planning and Design Code ('the Code') for Phase 2 areas and, more particularly, its application to land situated at 1 Daw Street, Port Augusta ('the Land').

We are instructed on behalf of the owner of the Land via their agent, Colliers International to prepare this submission.

From our review of the Code, there are still some issues for the State Government to work through as some of the overlay provisions are not visible (particularly the Index of Technical and Numerical Variations on the online mapping system and there appears to be some minor errors in the cross-referencing of policy provisions. This is understandable given the quantum of the task the State Government has embarked upon in this exercise.

Notwithstanding these matters, our client is supportive of transition of the zoning for the Land from Highway Services to the Suburban Employment Zone.

Without delving too far into the inadequacies of the Highway Services Zone, that zone is unnecessarily bespoke and effectively entrenches the Land for uses associated with petrol filling stations / retail fuel outlets. It is a remnant of past policy planning practice and the more suitable, in our respectful submission, generic zoning polices is supported.

The proposed zoning of Suburban Employment Zone is commended. The encouragement of a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities presents opportunities for significant economic development in a regional city, such as Port Augusta.

Greater opportunity for commercial development fronting the main highway beyond the sale of petroleum products will encourage development, particularly sites that have remained vacant or underutilised for many years.

As drafted, the zone has no specific listing or restriction on building height and the proposed limitations on retail uses including shops and bulky goods outlets is supported. The proposed zoning will encourage the attraction of investment for potential bulky goods operators and the development of shops that will not adversely impact on the development of retail uses within Centres.

The proposed list of “Restricted” Development is appropriate and will not unnecessarily hamper orderly and economic development in the manner the current, restrictive non-complying list has achieved.

I commend the Suburban Employment Zone and its application to the Land.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mj Osborn', with a fluid, cursive style.

Michael Osborn
National Planning Manager