October 2019

Request to;
State Planning Commission.

Request From;
Trevor and Christine carbins

Subject;
Rezoning.
Information for this request

Trevor and Christine purchased a 1.376 hectare allotment at [redacted] in 1999, where they now live. At that time our Council rates informed that we were zoned "Residential use-Adj.Stansbury. The Town boundary then was aprox. 500 metres South of our property and we were able, and intended to, one day in the future, sell off half of our land! And we still wish to do so.

Our Request to you....That the strip of land being 450 metres from Mills Gully Rd to the Clearly marked entrance to Stansbury and bordered by Adelaide Rd to the west and the sea to the East be removed from the "Conservation" zone to "Rural living" and that under "Rural Living" we be able to sell off a part of our [redacted] allotment, 6,000 M², Northern Side.

Why should this 450 metres be re-zoned.

1] A previous submission to the Y.P. council resulted in a response" to be considered as part of a future Council Wide Rural Living DPA".

2] The Town boundary has moved from Approx. 500 metres from our allotment to 50 metres.

3] The decision to include this 450 metres of 4 allotments, all with homes, under "Conservation" shows a lack of understanding in what is required for the lead into Country Towns. All Country towns have "Rural Living" zoning on larger allotments prior to smaller residential allotments and in this case a huge Stansbury sign at the entrance to Stansbury is at the beginning of the 450 metres.
4] Allowing no less than 6,000m² allotments to be sold off for sale will greatly improve the attractiveness of the entrance to Stansbury with caring and removing of feral boxthorns and Acacia Cyclops.

5] At there was only one stunted eucalypt when we acquired the land in 1999, the rest were ferals and rocks. The result could be compared as “chalk and cheese” with numerous Natives being planted and nurtured. Approx. 50 eucalypts, acacias, Grevilleas, Eremophillas, Templetonias and many more natives, all attracting a huge birdlife and all developed on half of our land with the Northern half being cleared, mowed and ready for sale!

6] On the Southern side of Stansbury, “Residential” is then followed by “Rural Living”. There is no “Conservation” next to “Residential” there so why on the Southern side in the 450 metre zone?

7] Over the last 5 years or so a development has taken place with approx. 60 homes being built and this is adjoining Mills Gully Rd with homes built on the cliff edges. Our land is 50 metres plus Mills gully rd from this housing estate. This seems almost ludicrous when houses can be built on the cliff edge in this development when by contrast our land has a 15 metre buffer zone which is Council property between us and the cliff edge, when had this remained as it was 20 years ago totally covered with Boxthorns and Acacia Cyclops with one stunted gum being the only native plant on the property, that this 450 metre strip was zoned “Conservation”.

8] Townships with larger “Rural Living “ allotments on the outer entrance to towns have a far greater appeal visually and would enhance the entrance with allotment size down to a minimum of 6,000m².
8] Under the heading of Rural Living and quoting from “The State Planning reform” fact Sheet under “what are the benefits” states....” The Planning and Design Code will assist the State to support in rural areas by –Introducing a new Residential Neighbourhood Zone to bridge the gap between the general Neighbourhood zone and the Rural Living zone to reduce variation in allotment sizes”. This new zone could well be the answer for this 450 metre strip that should never have been zoned Conservation.

9] The above Fact sheet also states that The planning and Design Code will support living in rural areas by...”Removing non-complying criteria to enable a merit assessment approach based on context [content]”. We believe this strip of 450 metres is ready for removal of both Non-complying and Conservation, its location within the boundary of outer Stansbury demands this change.

10] This land is not used for agriculture and does not stock any farm animals. It is Residential.

11] The land we would wish to put up for sale has a frontage of 40 metres by 159.86 metres ie 6,395m$^2$.

The following page, a map of Stansbury, shows our property in green colour.

Thank you for your consideration

Sincerely

Trevor and Christine Carbins

PH [redacted] Email [redacted]
The photos on the following page are taken at [location] showing cared for gardens which have replaced numerous boxthorns and Acacias Cyclops, a South African feral plant....

The second page of photos show further along Adelaide Rd, but within the 450 metres and in the same conservation strip, that could or should be cleared of feral boxthorns etc. by rezoning the 450 metres to “Rural living” and allowing allotments to be reduced to a minimum of 6,000M² and allowing resale of these manageable allotments.
Dear Sir/Madam

My name is Trevor Carbins and on Thursday 17th Oct. I along with Mr Trevor Boerth presented separate submissions to Mr Andrew Humby and his colleague at Minlaton re in my case, a request to rezone a parcel of land of approx. 450 metres on Adelaide Rd in the greater area of Stansbury on the Northern side now zoned as "Conservation" to Rural Living.

Trevor Boerth has received an Email informing receipt of his submission but I have not and this does give me some concern!

During our meeting it was suggested that a letter from the "Director of Development Services" at our Yorke Peninsula Council, supporting my submission, could assist in receiving a positive reply from you people. Mr Roger Brooks from our Council has contacted me informing that The Yorke Peninsula Council does support my request through the submission and that you people have been informed.

My letter to Mr Roger Brookes outlining the main points of my submission is attached.

Sincerely

Trevor Carbins

Sent from Outlook
Dear Roger

Further to our meeting with members of the Department of Planning Govt. S. A. on Thursday 17th Oct. we request of you and or the Y. P, Council that a letter of recommendation be sent to their Department hopefully supporting our request to rezone the 450 metre strip from Mills gully Rd to the intersection of Minlaton and Adelaide Rds, bordered by Adelaide Rd to the West and the Sea to the East. This request was suggested by “Mr Andrew Humby, Unit Manager Development Plan amendments” with Planning S.A. stating that a letter of support from you would/could assist in a positive reply to our submission made to them on the 17th.

This strip of 4 allotments of which we are one at 100 Adelaide Rd are on land zoned as “Conservation”. Conservation zone runs from Mills Gully Rd to almost Pt Vincent.

We have no argument with Conservation continuing from the intersection of Minlaton and Adelaide Rds to Pt Vincent but when we purchased our 1.376 allotment we were showing on our rate notice as “Residential use – Adj. Stansbury and we could have sold off half. We were never notified of this change to “Conservation” and our request is that this 450 metre strip be re-zoned “Rural Living”

We wish to make our land more manageable and indeed the rest of the 450 metre strip by moving this land to “Rural Living” with the opportunity to sell off land no less than 6,000M² . This change will enhance the entrance to Stansbury taking it from feral Flora to cared for gardens. The decision to rezone this 450 metre strip, all allotments with homes, to “Conservation” was in our opinion ludicrous and shows a lack of understanding in what is required for the lead in to Country Towns. All Country Towns have “Rural Living” zones on larger allotments prior to smaller residential allotments as Stansbury has on the Southern side. Why the Southern side and not the Northern side? Further support for this request is....

# A huge “Stansbury” sign at the entrance to Stansbury is at the beginning of the 450 metres. One would expect to see other than boxthorns and Acacia Cyclops [all ferals.]

# Since rezoning to “Conservation” the residential town boundary has move from 500 metres to 50 metres from our allotment boundary. This 450 metre strip now forms a compact extension of residential in the town and is essentially a part of Stansbury.

# Now within that 500 metres a coastal development has taken place with approx. 60 homes being built with those closest to the sea right on the cliff edge.[50 metres from us]
# All allotments within this 450 metre strip have a 15 metre buffer zone on the seaward side being “Crown Land” obviously giving further protection to the seaward side.

# When we purchased our land in 1999 it was covered in rocks, boxthorns, Acacia Cyclops i.e. a South African feral plant that left unchecked will totally cover allotments, Horehound and Onion weed and one stunted Gum. We have cleared the ferals and planted over 50 eucalypts and many more natives such as Grevilleas, Tempeltonias, Eremophillas and many more, all attracting a huge birdlife.

# The land we would wish to put up for sale would be 6,395M2 and have a frontage of 40 metres. This land has been cleared of ferals and continually mowed. It has not been replanted with natives as is the remaining land.

# This land is not used for agriculture and does not stock any Farm animals.

# There is NO DOWNSIDE to removing and rezoning this strip from “Conservation” to “Rural Living”. Time has moved on and “Rural Living” is a logical change with our strip being in the greater Stansbury area and acting as a buffer between Stansbury residential and “Conservation” to the North.

# We draw your attention to Councils response 5 years ago when Council was submitting to S.A. Govt. your proposed Development planning and from a submission from us....Your response .... “TO BE CONSIDERED AS PART OF FUTURE COUNCIL WIDE RURAL LIVING DPA. We believe with changes being made by Planning S.A. that this future timing has arrived.

Roger, we have been informed that November 29 is the cut of date for any documents to be submitted to S.A. planning re their planning reforms. We have submitted our submission and you have a copy. Would you please consider this as urgent and follow through with a letter to Mr Andrew Humby, Unit Manager Plan Amendments, Dept. of Planning, Transport and Infrastructure, P.O. box 1815 Adelaide SA 5001.....or....Email [email protected] tel 123456

We would appreciate a copy of your correspondence

Thanking you in anticipation

Sincerely

Trevor and Chris Carbins