

12 March 2020

Reference: 0178

**Attention: State Planning Commission**

By Email: [DPTI.planningreformsubmissions@sa.gov.au](mailto:DPTI.planningreformsubmissions@sa.gov.au)

Copy: City of Charles Sturt

**PLANNING AND DESIGN CODE FOR CONSULTATION**

We act on behalf of YAS Property and Development, which has an interest in the identified in the following figure. The land is located off Hepenstal Road and Main South Road at Hackham.

*Figure 1. Subject Site*



This land is currently zoned Primary Production and is intended to become a Rural Zone under the Code.

This land has been identified for more than 30 years as land for future urban development and is located within the Urban Growth Boundary and outside of the Environment and Food Production Area, recognizing its impending conversion to urban land.

Given the recognition of the land's intended future use, we believe that the introduction of the Code is an opportunity to transition to an appropriate zone to underpin its future urban development. We believe the appropriate zone is a Master Planned Suburban Neighbourhood Zone, which supports both a range of diverse housing and activity centres, employment and community services to support that community.

As the proposed rezoning area, in combination with new residential development now occurring north of Hepenstal road, can be expected to deliver around 3000 dwellings and 7500 residents, we believe that the delivery of a comprehensive development approach under the Master Planned Suburban Neighbourhood Zone is the most appropriate policy approach to this land.

Should the State Planning Authority resolve not to transition this land to Master Planned Suburban Neighbourhood Zone as part of the introduction of the Code, we request that a formal process for Code Amendments be established now so that the investigations and consultation work can commence with the intention that a landowner initiated Code Amendment can be lodged at the time that the Code is activated (currently late September 2020).

We envisage that this might involve Ministerial sign off on an agreed set of investigations and tasks pertinent to the anticipated rezoning of the subject land. This is similar to the role played by a Statement of Justification under the current DPA process.

The importance of establishing such a process cannot be underestimated. South Australia has faced a significant slowdown in policy reform (through the DPA process) as a consequence of the introduction of the Code. The reasons for this are understood, however necessary policy adjustments to underpin investment in the State will soon come to a complete halt and will be in a period of hiatus for some time if the Code Amendment process is halted until after the introduction of the Code. Hence, a formal process that facilitates and provides the confidence to commence essential landowner funded investigations in the lead up to the Code commencement will help bridge this timing gap and facilitate continued investment in the State.

We would be pleased to discuss this idea in further detail with DPTI and the State Planning Commission.

Yours sincerely



**Stephen Holmes**

Director