

28 February 2020

Mr Michael Lennon
Chairman – State Planning Commission

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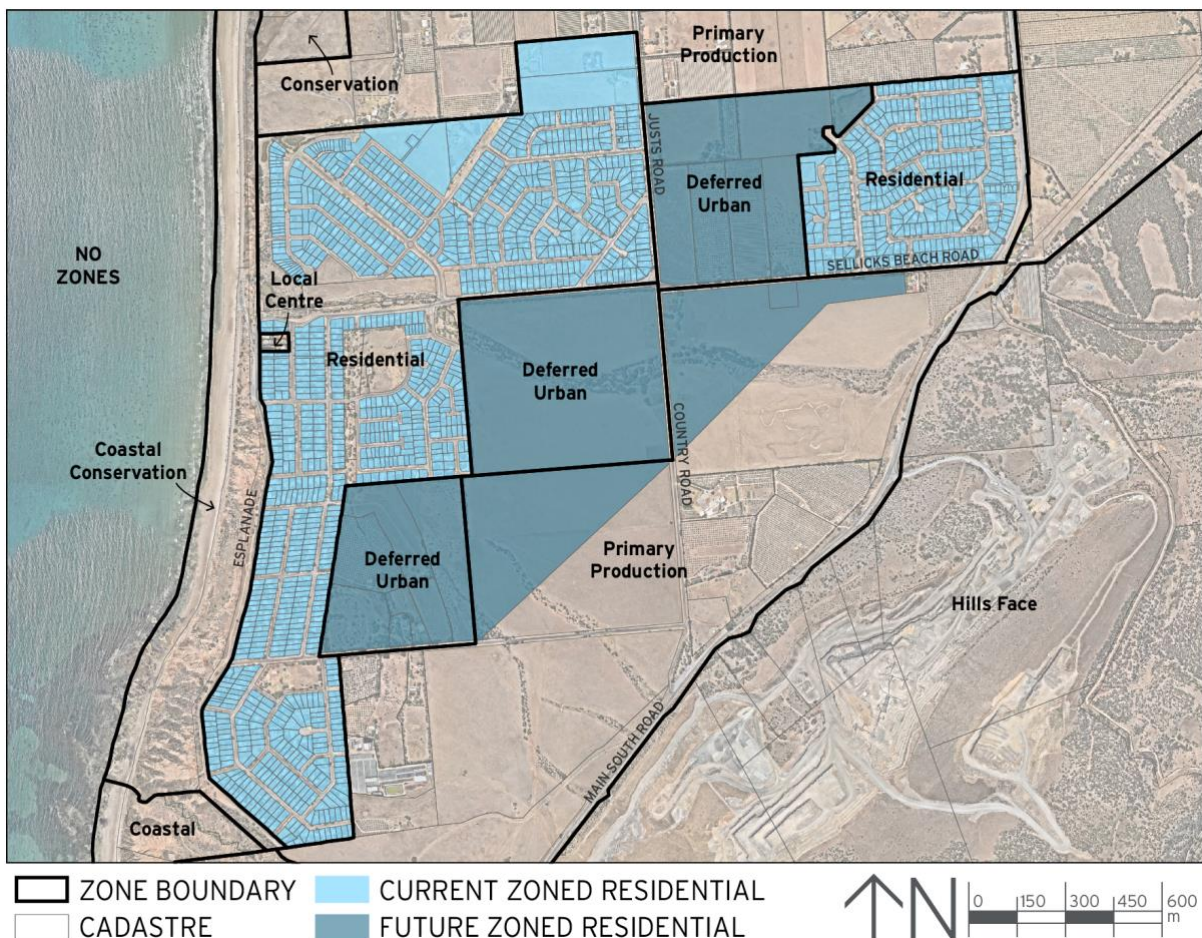
Dear Michael

RE: Planning and Design Code Phase 3 Submission – Deferred Urban Zone – Sellicks Beach

We act for the Just family, owners of multiple parcels of land located within the Deferred Urban Zone at Sellicks Beach.

The land holdings represent a significant proportion of the broad hectare land remaining within the designated urban area at Sellicks Beach. The Just family land holdings relating to this matter include Deferred Urban and Primary Production land located south of Sellicks Beach Road as identified by Figure 1 below.

Figure 1: Deferred Urban Zoned Land at Sellicks Beach



Whilst the Just family acknowledge that the draft PDC exercise was not the forum to seek a rezoning of the land, the purpose of this submission is to make the State Planning Commission aware of its intent to seek a formal rezoning of the Deferred Urban and Primary Production zoned land which is contained within the growth boundary, for residential development purposes soon after the introduction of the PDC.

The clear preference of the Just family is for the land to be rezoned to Greenfield Suburban Neighbourhood, with this zone identified as the best of the draft PDC zones to facilitate the relatively flexible development of greenfield land at low densities.

We consider this ambition is important for the State Planning Commission to understand and recognise as it undertakes the Onkaparinga Local Area Plan, which is the Metropolitan Growth Management Southern Pilot.

We would be pleased to further meet with DPTI staff in order to provide further detail in respect to this submission/request.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Osborn', written in a cursive style.

Michael Osborn
National Planning Manager

cc Just Family