

DIT:Planning Reform Submissions

From: neil.atherton [REDACTED]
Sent: Friday, 11 December 2020 10:05 AM
To: DIT:Plan SA
Cc: DIT:Planning Reform Submissions
Subject: Templers Zoning Question
Attachments: atherton, n.pdf; RE: Subdivision Rules

Hello,

Back in August I reached out to my local council around potential future subdivision [REDACTED] in Templers, S.A. I've attached their response, where they've basically said that the recent change in zoning precludes subdivision.

I then reached out to Tony Piccolo, who in turn contacted your office. The reply to that is in the attached PDF.

I checked out the web sites suggested in your reply, and also used the address tool to see the rules specific to me (<https://code.plan.sa.gov.au/rules-by-address>). This throws an error: "You've entered an address for a Phase 3 (urban) area, which isn't included in this release".

I'm a little confused. Does the zoning in Templers preclude subdivision? Your letter talks about my council being part of Phase Three, transitioning from Primary Production to Rural. I assume that the Rural Zone rules preclude subdivision of blocks in Templers?

Templers is a small town, but several years ago had a bit of a resurgence with blocks of land sold and four or five houses built. Blocking subdivision of land into housing blocks effectively kills the town and ensures that it will never grow. This is particularly frustrating when you see exclusion zones around Wasleys, Freeling, and Roseworthy.

The response letter talks about a zoning that "seeks to support the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable source. It also supports diversification of existing business that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation". While that may be applicable elsewhere, not a single one of those things happens in Templers, nor is it ever likely to. Our one chance at growth is attracting people to live here.

What steps do I need to take to change this zoning?

Regards,

Neil Atherton
[REDACTED]



Tony Piccolo MP

Member for Light

OUR COMMUNITY MATTERS

Mr Neil Atherton
[REDACTED]
[REDACTED]

Email: neil.atherton [REDACTED]

Dear Mr Atherton

Templers Zoning

Our reference: 425277220/201027

I write in regard to your emails to my office over the past few weeks, the most recent email dated 21 October 2020, in which you lodged concerns about the location of Templers being zoned as primary production land. You raised the anomaly that the townships of Wasleys, Freeling and Roseworthy have an exemption zone surrounding them given there is no primary production in the towns themselves and you believe this should apply to the township of Templers.

As you know, I wrote to the Hon Vicki Chapman, Minister for Planning seeking her confirmation that Templers and surrounding areas will be included in the Government's current Planning and Design Code reforms. I have received a response from the Minister and will enclose a copy for your reference.

The Minister confirmed that Templers has been transitioned from a Primary Production Zone to a Rural Zone, due to it being the best fit with the Light Regional Council Development Plan. A change to the zoning of Templers would need to be done through a Code amendment process, which would take some time and extensive research.

However, the Minister has informed me that you are welcome to review the revised draft Code and formally submit your feedback while it is out for public consultation. This can be done through an online feedback form, or via email, the details of which are outlined in the Minister's correspondence. Alternatively, you can call 1800 752 664 or email PlanSA@sa.gov.au to seek further information.

If you would like to keep up to date with my activities, please refer to the "stay connected" information below.

Kind regards

Tony Piccolo MP
Member for Light
10 December 2020

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Gawler SA 5118

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light@parliament.sa.gov.au
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The Hon Vickie Chapman MP



20MPL1640

8 December 2020



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Mr Tony Piccolo MP
Member for Light

By email: light@parliament.sa.gov.au

Dear Mr Piccolo

I write in response to your letter of 28 October 2020 on behalf of your constituent, Mr Neil Atherton, concerning the zoning of Templers as primary production. I apologise for the delay in this response.

I note from your correspondence that Mr Atherton is concerned the current zoning of Templers is an anomaly as primary production activities are not occurring in the immediate area surrounding the town and is inconsistent to that of the surrounding townships of Wasleys, Freeling and Roseworthy. In particular, you have requested confirmation that Templers and its surrounding areas will be included in the draft Phase Three Planning and Design Code (the Code).

I can confirm that the Light Regional Council is within Phase Three of the draft Code. Under the draft Code, the township of Templers and surrounding areas is proposed to be transitioned from the Primary Production Zone to the Rural Zone.

The Rural Zone seeks to support the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources. It also supports diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

The State Planning Commission (the Commission) determined that the transition of the Primary Production Zone to the Rural Zone is the best fit as it is consistent with current policy stipulated in the Light Regional Council Development Plan. Rezoning of land is outside of the scope of the Code implementation process and therefore a change to the zoning of Templers and its surrounding areas would be subject to a Code amendment process, which requires more extensive policy investigations and consultation.

I am advised that the first consultation process undertaken by the Commission, was valuable in highlighting the key issues of importance to the South Australian community. As a result of this feedback, significant changes have been made to the Code that respond to the submissions received.

As you may be aware, the Commission has released the revised draft Code for further public consultation until 18 December 2020. I would encourage Mr Atherton to review the revised draft Code, in particular the policies relating to the Rural Zone and provide any further comments to the Commission.

Members of the public are able to browse all consultation materials, including the revised draft Code (Online Planning and Design Code) and online submission form (Code Feedback Tool) by visiting <http://consult.plan.sa.gov.au>. Alternatively, Mr Atherton may wish to submit his comments by email to DIT.PlanningReformSubmissions@sa.gov.au.

Should you or Mr Atherton have any further queries regarding the Code, please contact 1800 752 664 or email PlanSA@sa.gov.au.

Once Phase Three of the draft Code is implemented in early 2021, should Mr Atherton still like to pursue the rezoning of Templers and its surrounding areas, it is possible under the new system for a person with an interest in land to initiate a rezoning process. This process would require my prior approval as the Minister for Planning and Local Government and the assistance of professionals, who can conduct appropriate investigations to support a rezoning process. Information on this process is available on the PlanSA Portal.

Thank you for writing to me on this matter. I trust this information may be of assistance in responding to your constituent.

Yours sincerely



VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT

DIT:Planning Reform Submissions

From: Kynan Mann [REDACTED]@light.sa.gov.au
Sent: Monday, 31 August 2020 12:43 PM
To: neil.atherton [REDACTED]
Subject: RE: Subdivision Rules
Attachments: EFPA_Map_G17_2015.pdf;
Factsheet_-_Environment_and_Food_Production_Areas.pdf

Good afternoon Neil,

Templers was included by the Department of Planning, Transport and Infrastructure (DPTI) within the Environment and Food Production Areas (EFPA) in April 2017 which prevents the creation of additional allotments for residential purposes within the areas marked green and yellow on the attached map. As the area of Templers is located within the Primary Production Zone, for a land division to comply with the zoning rules applicable for Templers as at 1 December 2015 (as per the requirements of the EFPA), the subject land would be required to have an area of at least 66 hectares to be able to be divided into 2 allotments of at least 33 hectares each. Please see the attached fact sheet prepared by DPTI for further information.

If you are able to provide the address of the allotment that you wish to divide, I will be able to confirm the size of the allotment and whether a land division could be considered by Council given the presence of the EFPA in this area.

If you have any further questions, please feel free to contact me.

Kind regards,

Kynan Mann | Development Officer - Planning



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From: neil.atherton@light.sa.gov.au [REDACTED]
Sent: Saturday, 29 August 2020 9:40 AM
To: Light Regional Council <Light@light.sa.gov.au>
Subject: Subdivision Rules

Hello,

I live in Templers and am interested in learning the rules/processes around subdividing a block. I have a few acres, and am considering splitting some of it off. I can't find anything on your website. Do you have a document or webpage that will help?

Thanks,
Neil