

17 December 2020

State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Via email: DIT.PlanningReformSubmissions@sa.gov.au

Attention: Mr Michael Lennon, Chair, State Planning Commission

Dear Mr Lennon

**Re: Phase 3 – Planning and Design Code – November 2020
North Road Cemetery – Cemetery Avenue, Nailsworth**

MasterPlan SA Pty Ltd writes on behalf of the Anglican Diocese of Adelaide, owners and operators of the North Road Cemetery, Cemetery Avenue, Nailsworth.

We write to request that the boundaries of the proposed Community Facilities Zone follow the cadastre of the cemetery and specifically includes the entirety of Certificate of Title Volume 5504 Folio 602 (copy **attached**).

The substantive area of the cemetery is currently located within the Special Uses Zone of the Prospect Council Development Plan (consolidated 13 February 2018). However, portion of the land on which the current depot and office of the cemetery is located is within the Residential Zone – Residential Policy Area RA 350. **Figure 1** below shows the Special Uses Zone with a green boundary and Certificate of Title Volume 5504 Folio 602 in a blue dashed line. This highlights the area of the site within the Residential Zone.

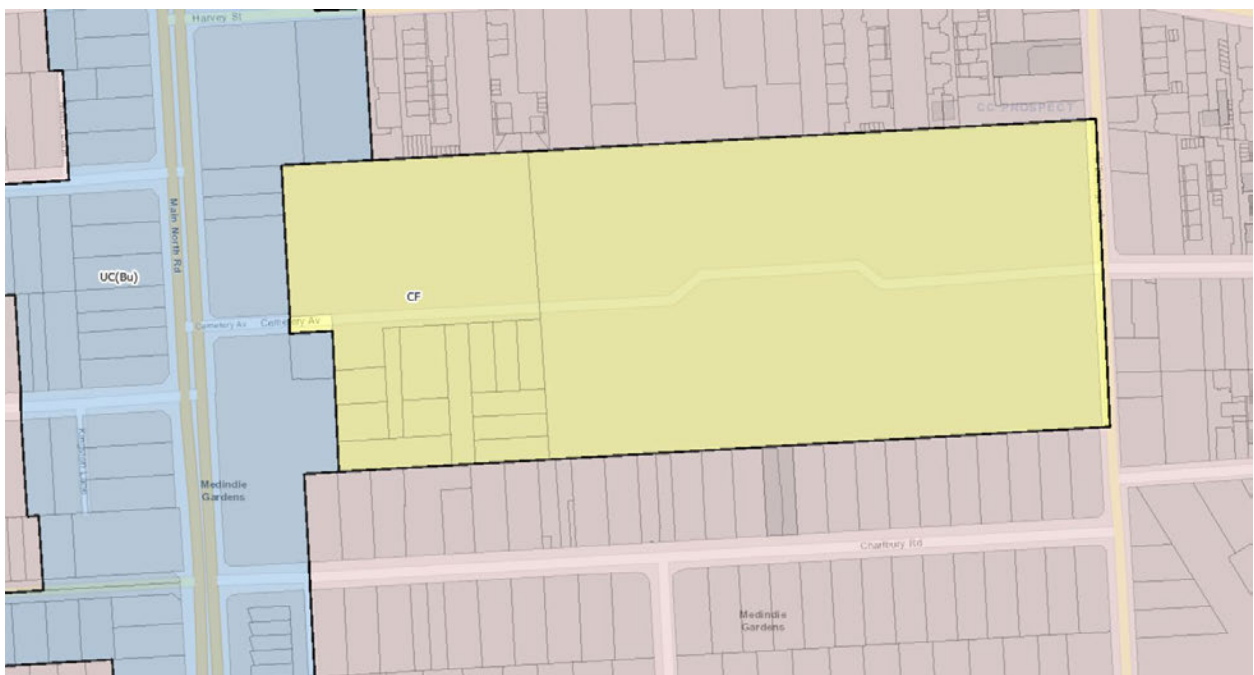




**Figure 1: Existing zoning from SA Planning and Property Atlas.
Green outline is the boundary of the Special Uses Zone.**

The portion of Certificate of Title 5504 Folio 602 within the Residential Zone is also part of the State Heritage listing, as this refers to the entirety of the Certificate of Title. Table Pr/2 – State Heritage Places (Built Heritage) of the Development Plan identified the “North Road Church of England Cemetery, including the Chapel) in Certificate of Title Volume 5504 Folio 602 as a State Heritage Place”.

The Planning and Design Code proposes to transition the North Road Cemetery to the Community Facilities Zone, as shown in **Figure 2** below in yellow shading.



**Figure 2: Planning and Design Code – Proposed Zoning (Consultation Draft November 2020).
Community Facilities zone shown in yellow shading.**



The transition of the zone to the Community Facilities Zone maintains the zone boundary in its current position. Inclusion of part of the site within the proposed Established Neighbourhood Zone has procedural implications for future development applications within the cemetery.

It is our respectful submission that the boundaries of the Community Facilities Zone be amended to follow cadastre and include that portion of the existing cemetery that is within a residential zone into the appropriate zone.

Should you wish further information or clarification with regard to this submission, please do not hesitate to contact the undersigned by phone on [REDACTED] or [REDACTED] or email [REDACTED].

Yours sincerely

Julie Jansen
MasterPlan SA Pty Ltd

enc: Certificate of Title.

cc: Raffaele Angelino, Synod Operations Manager, Anglican Diocese of Adelaide.
Settimio De Gregorio, Progetto Design.