

28 February 2020

Reference: 0417-01

Attention: State Planning Commission

By Email: DPTI.PlanningReformSubmissions@sa.gov.au

PLANNING AND DESIGN CODE FOR CONSULTATION

We act on behalf of YAS Property and Development, which has an interest in the land identified in the following figure. The land is located off One Tree Hill Road at Golden Grove.

Figure 1. Site Location



This land is currently zoned Rural Living and is intended to become a Rural Living Zone under the Code (same name with slightly revised policies).

This land is located within the Urban Growth Boundary and outside of the Environment and Food Production Area, recognizing that its current low density residential use and its potential conversion to urban land.

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 can be expected to deliver around 1200 dwellings and 3000 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 at time the Code is activated (currently late September 2020).

We envisage that this might involve Ministerial sign off on an agreed set of investigation 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