

# Fact Sheet

## 76 Kessell Road, Goolwa Code Amendment

### What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (*the Planning, Development and Infrastructure Act 2016*).

In South Australia, subject to the agreement of the Minister for Planning, Code Amendments can be proposed by people who have an interest in land (for example, a landowner).

### Who is Undertaking this Code Amendment?

This Code Amendment is being undertaken by Beston Parks Land Company Pty Ltd, the owner of the Affected Area.

Beston Parks Land Company have engaged MasterPlan, a planning consultancy to prepare the proposed Code Amendment and undertake community and stakeholder consultation.

### What Land is Included in the Code Amendment?

The area of land included in this Code Amendment (referred to as the Affected Area) is shown in Figure 1 on the following page. The Affected Area is located on the western fringe of Goolwa and is directly adjacent to the Discovery Parks caravan park on Kessell Road.

The Affected Area comprises one allotment that is 3.579 hectares in area, and is described as the land at 76 Kessell Road, Goolwa (Allotment 279 Filed Plan 166653 Hundred of Goolwa, Certificate of Title – Volume 5734 Folio 901).

The Affected Area has been used for a number of years by David Jolly Racing as a horse stabling and training facility. The Affected Area was purchased in 2022 by Beston Parks Land Company Pty Ltd to facilitate an expansion of the existing caravan park.

### Why is the Land Being Rezoned?

The Affected Area is currently situated in the Rural Zone and Deferred Urban Zone. The Deferred Urban and Rural Zones have limited policy that would be applicable to the assessment of any development applications for a caravan and tourist park.

The split zoning also complicates and constrains the development of the land for other purposes.

The Code Amendment seeks to apply the Caravan and Tourist Park Zone to the Affected Area, which will provide a more relevant policy framework for the assessment of subsequent development applications for the proposed expansion.

### What is the Current Zone and What Development Does it Allow?

The Affected Area is currently situated in the Rural Zone and Deferred Urban Zone.

The overarching purpose of the Deferred Urban Zone is to “safeguard land for future urban growth”. It is intended to act as a placeholder and temporary zoning, which sets aside a supply of suitable land for future growth.

The Rural Zone supports a range of production, processing, storage and distribution of primary produce activities. Additional activities which enhance and support this function are also contemplated, referred to as ‘value-adding’ activities.

The Affected Area is not suitable in the longer term for farming purposes, due to its location, relatively small size, split zoning, and history of use for horse keeping and training.

# Fact Sheet



**Figure 1: Affected Area**

## **What is the Proposed Zone & What will Future Development Look Like?**

The Code Amendment seeks to apply the Caravan and Tourist Park Zone to the Affected Area. The Desired Outcome for the Caravan and Tourist Park Zone is:

*DO 1 – Tourist accommodation and associated services and facilities enhance visitor experiences and enjoyment.*

Envisaged development in the Caravan and Tourist Park Zone is described as:

- Advertisement.
- Amenity block, including shower, toilet and laundry facilities.
- Dwelling in the form of a manager's residence ancillary to tourist accommodation.
- Office ancillary to tourist accommodation.
- Recreation area, including tennis court, basketball court, playground.
- Shop ancillary to tourist accommodation.
- Swimming pool/spa pool.
- Tourist accommodation comprising cabins, caravans, tent sites.

Rezoning the Affected Area to Caravan and Tourist Park Zone will also provide consistency with the current zoning for the existing Discovery Parks caravan park.

Any future development of the Affected Area will be subject to separate development applications assessed by the Alexandrina Council.

## **What Investigations Have Been Undertaken?**

Preparation of the Code Amendment has been guided by investigations into the following issues:

- Aboriginal heritage;
- Site contamination;
- Vegetation assessment;
- Traffic impact assessment;
- Potential odour impact from Council's wastewater treatment plant;
- Potential noise impact from Council's wastewater treatment plant and works depot;
- Stormwater management;
- Services and infrastructure availability; and
- Bushfire risk.

These investigations are summarised in the Code Amendment document.

# Fact Sheet

## Where can I view the Proposed Code Amendment?

The Code Amendment is on consultation from 12 August 2024 to 23 September 2024.

You can inspect the Code Amendment and supporting documentation at the Plan SA website at:

[https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation) or via the QR Link below:



## Community 'Drop-in' Session

You will be able to talk to members of the project team at an informal community 'drop-in' session at Centenary Hall (12 Cadell Street, Goolwa) on 21 August 2024 from 5:30PM to 8:00PM.

## How Can I Have a Say?

You can make a submission on the proposed Code Amendment online, via email, or post:

**Online:** via the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation)

**Email:** [plan@masterplan.com.au](mailto:plan@masterplan.com.au) – Attention: 76 Kessell Road, Goolwa Code Amendment.

**In writing:** c/- MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000 – Attention: 76 Kessell Road Code Amendment.

## Who Can I Speak to For More Information?

During the engagement period you can contact **David Lake** or **Nick Wilson**, Consultant Planners, MasterPlan SA Pty Ltd by telephone on (08) 8193 5600.

## When are Submissions Due?

The closing date for submissions is 5:00pm 23 September 2024.

# Fact Sheet

## What Happens Next?

All submissions on the Code Amendment will be reviewed, considered and summarised.

An Engagement Report will be prepared which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister for Planning and then published on the SA Planning Portal.

A decision on whether to approve the Code Amendment will be made by the Minister for Planning.

Written updates will be provided on the outcome of the consultation to anyone who makes a submission, should they indicate that they wish to be informed.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.