

LOVESHACK ROUTE NEIGHBOURHOOD ZONE CODE AMENDMENT

ENGAGEMENT REPORT

Prepared in accordance with section 73(7) of the *Planning, Development and Infrastructure Act 2016*

DISTRICT COUNCIL OF STREAKY BAY

Date:
14.12.2021

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1. PURPOSE

This report has been prepared by Future Urban Pty Ltd on behalf of the District Council of Streaky Bay (the Designated Entity) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the Loveshack Route Neighbourhood Zone Code Amendment (the Code Amendment).

The report details the engagement that has been undertaken and the outcomes of the engagement, including:

- a summary of the feedback made;
- the response to the feedback; and
- the changes to the Code Amendment.

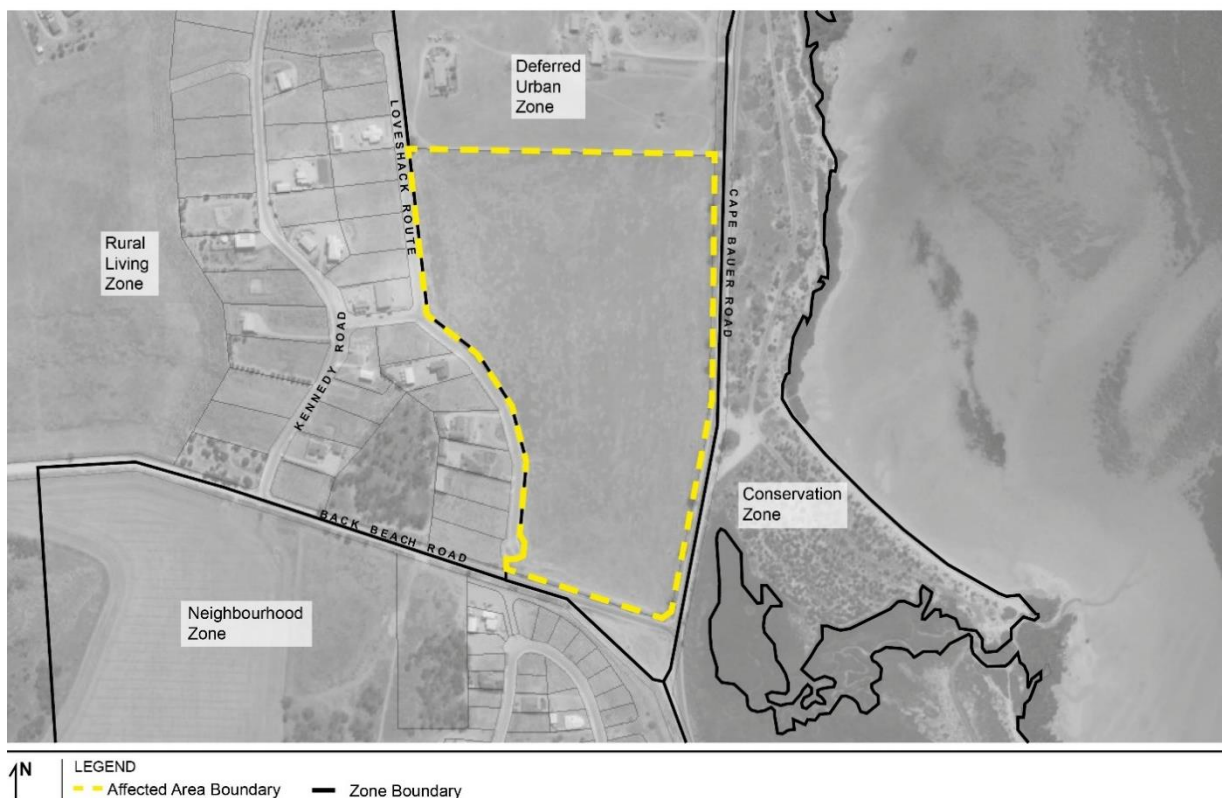
In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process is also outlined.

2. INTRODUCTION

The District Council of Streaky Bay (the Designated Entity) is proposing a Code Amendment in relation to 13 hectares of land located on Loveshack Route within the north-western boundary of the Streaky Bay Township, referred to as the Affected Area.

The Affected Area is located to the north of the existing Neighbourhood Zone, to the west of the Rural Living Zone and to the east of the Conservation Zone. The Affected Area and current Zoning is shown within **Figure 2.1** below.

Figure 2.1 Zoning & Affected Area



The Streaky Bay Township Master Plan, adopted in 2010, recommended the rezoning of the land to 'Residential' as a 'high priority'. Accordingly, the Code Amendment proposes to rezone Lot 615 Loveshack Route from the Deferred Urban Zone to the Neighbourhood Zone.

The proposed rezoning seeks to enable the future residential development at a low density. The development will form a contiguous extension of the residential development to the south and west of the Affected Area.

The proposed rezoning aligns with the State Planning Policies in relation to liveability, land supply, orderly sequence of development, housing diversity, water sensitive urban design and minimising the risk of natural hazards. The proposed rezoning also aligns with the Eyre and Western Region Plan, as outlined within the Code Amendment Report.

The purpose of the engagement was to inform the rezoning of Lot 615 Loveshack Route, Streaky Bay, to enable the future development of the land for residential purposes.

On 12 October 2021 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning and Local Government.

3. ENGAGEMENT APPROACH

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires public engagement to take place in accordance with the Community Engagement Charter.

The Designated Entity prepared an Engagement Plan to apply the principles of the Community Engagement Charter. The purpose of this engagement was to inform the rezoning of Lot 615 Loveshack Route, Streaky Bay, to enable the future development of the land for residential purposes.

The key objectives of the engagement were to:

- share information with the public about the Code Amendment;
- create an understanding of the reasons for the Code Amendment;
- understand the views of the stakeholders;
- inform and improve the quality of the policy within the Code Amendment; and
- comply with the Community Engagement Charter and the *Planning, Development and Infrastructure Act 2016* (PDI Act).

The Engagement Plan detailed the various engagement activities proposed for each engagement level¹ to achieve the above objectives. The engagement activities occurred over the following two stages:

- *Early Engagement*, undertaken after the initial draft of the Code Amendment Report is prepared, but allowing for early input and sharing of information before the Code Amendment is publicly available; and
- *Code Amendment Engagement*, undertaken after the draft of the Code Amendment Report is completed and includes the Report being made available to the public and all stakeholders for review and input.

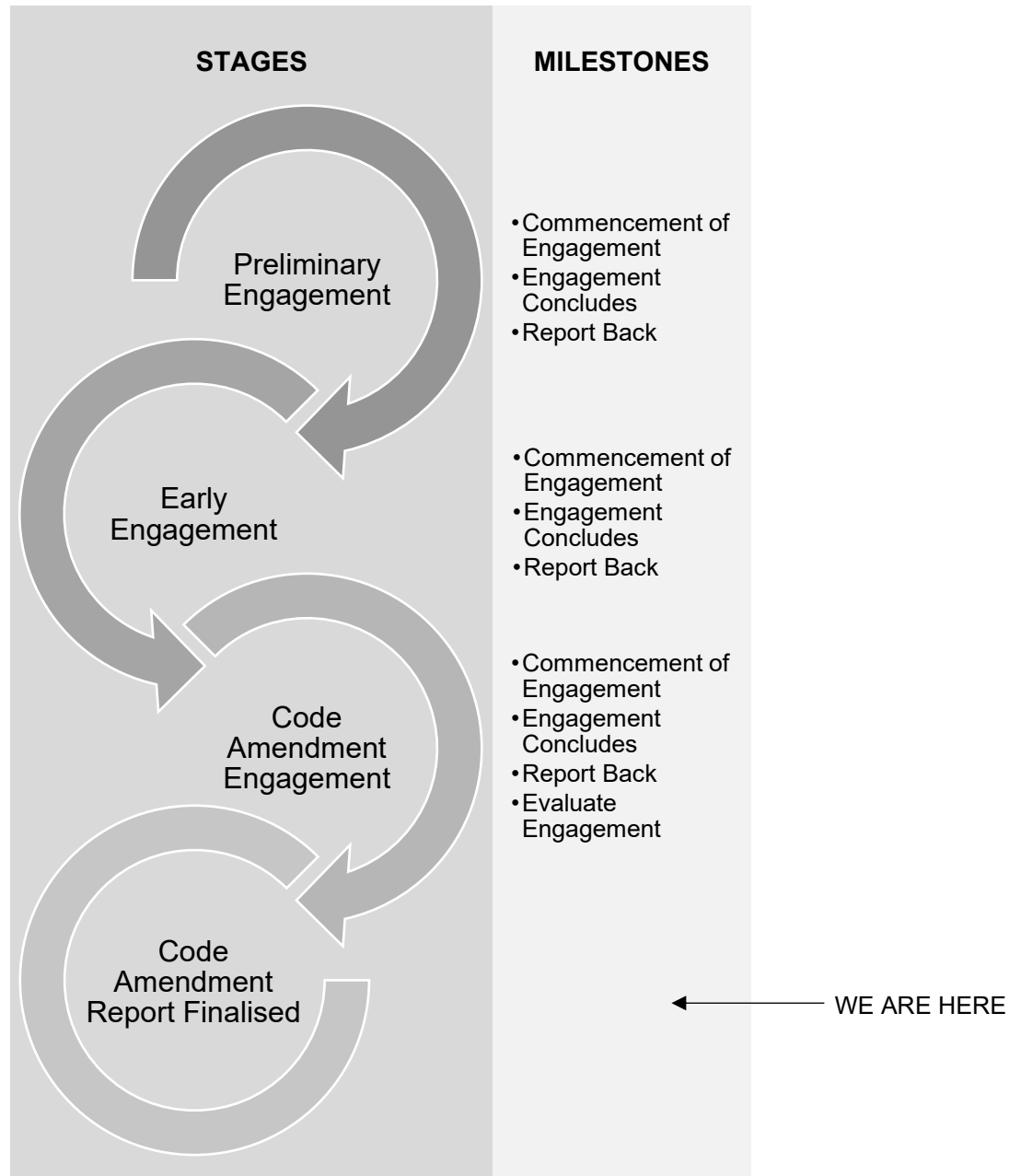
Each stage had milestones, which are summarised in Figure 3.1 below.

The engagement activities outlined below occurred as set out in the Engagement Plan. However, the Engagement Plan was varied to:

- allow for engagement with the land owner of the Affected Area before the Code Amendment Engagement in response to a request from the land owner;
- remove the use of social media to advertise the consultation given the use of letters and the Council's website would adequately reach the intended audience;
- only send the letter to key stakeholders and land owners or occupiers of land that may be impacted by the proposed Code Amendment, rather than the whole Streaky Bay community; and
- to consult with the Department of Infrastructure and Transport

¹ The levels of engagement were informed by the IAP2 Spectrum of Public Participation (see section 4 of the Engagement Plan).

Figure 3.1 *Summary of Stages and Milestones*



3.2 Engagement Activities

The engagement activities were selected to ensure that the method of engagement was appropriate for achieving the objectives and level of influence of the engagement.

A summary of the engagement activities is provided in Table 3.1 below.

Table 3.1 *Summary of Engagement Activities*

Stage	Stakeholders	Engagement level	Engagement Activity
Early Engagement	<ul style="list-style-type: none"> Land Owners of Lot 615 Loveshack Route, Streaky Bay 	Involve	<ul style="list-style-type: none"> Meeting Opportunity to review the Code Amendment Report before publication
	<ul style="list-style-type: none"> Local Government Association Attorney Generals Department Country Fire Service State MP Coastal Protection Board Environment Protection Authority Department of Environment and Water Department of Infrastructure and Transport Utility Providers 	Involve	<ul style="list-style-type: none"> Letter. Written submissions. Survey providing feedback on the engagement.
Code Amendment Engagement	<ul style="list-style-type: none"> Adjacent and nearby landowners State Planning Commission 	Consult	<ul style="list-style-type: none"> Letter. Information provided on website. Written submissions. Survey providing feedback on the engagement.
	<ul style="list-style-type: none"> General Public 	Inform	<ul style="list-style-type: none"> Information provided on website. Ability to provide a written submission.

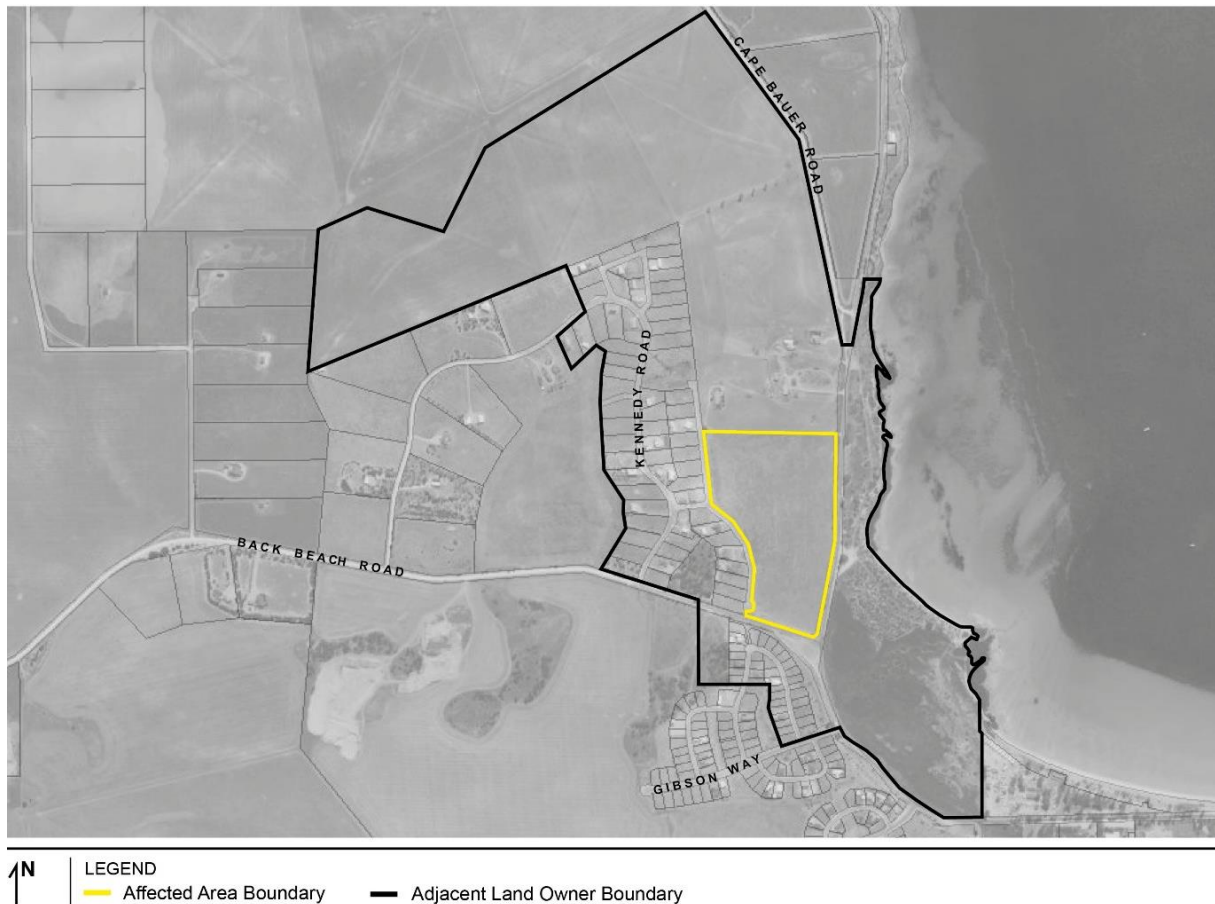
The public and stakeholders were able to view the Code Amendment Report and were invited to make a written submission providing their feedback on the Code Amendment. The Report was publicly available and the invitation for submissions was open for a period of 6 weeks from 2 August 2021 to 10 September 2021.

A letter was sent to the following stakeholders to advise where they could access the Code Amendment Report and how they could make a submission:

- Adjacent and nearby land owners, shown in **Figure 3.2** below
- Local Government Association
- Attorney Generals Department
- Country Fire Services (CFS)
- Coastal Protection Board
- Department of Environment and Water
- Utility providers
- State Planning Commission
- State MP's
- EPA

An email was also sent to the Department of Infrastructure and Transport advising how they could access the Code Amendment and how they could make a submission.

Figure 3.2 *Extent of Adjacent and Nearby Land Owners*



3.3 Mandatory Requirements

The following mandatory engagement requirements have been met:

1. Notice and consultation with the Local Government Association in accordance with the Community Engagement Charter; and
2. Notice and consultation with Owners or Occupiers of Land which is specifically impacted and each piece of adjacent land ² pursuant to section 73 of the *Planning Development and Infrastructure Act 2016*.

A copy of the notice that was sent to each of the owners or occupiers of land which is specifically impacted and/or each piece of adjacent land forms **Appendix 1**.








In addition to adjacent land, the Designated Entity identified additional allotments which may be impacted by the proposed Code Amendment and chose to send this notice to the owners or occupiers of these allotments as part of the engagement. All of the land owners or occupiers that were sent this notice are highlighted in Figure 3.2 above.

² Adjacent land is defined by the *Planning Development and Infrastructure Act 2016* as 'in relation to other land, means land that is no more than 60 metres from the other land'.

4. ENGAGEMENT OUTCOMES

4.1 What We Heard?

A total of 75 written submissions were received from seven different groups. These groups, and how many submissions were received from each group are summarised below:

The land owners	Adjacent or nearby land owners / occupiers ³	The Streaky Bay community ⁴	State MP's	State Government Agencies	Utility Providers	The Public ⁵
						
2 submissions	18 submissions	27 submissions	2 submissions	3 submissions	3 submissions	20 submissions

Overall, 59 of the submissions indicated that they supported the Code Amendment, 9 opposed the Code Amendment and 7 were neutral in their position, making observations or comments about the Code Amendment. Figure 4.1 illustrates the proportion of submissions received in support and opposition from each stakeholder group.

It is worth noting that the owners of land within the Affected Area were in support of the Code Amendment and 61% of the submissions received from the adjacent or nearby land owners or occupiers were also in support.

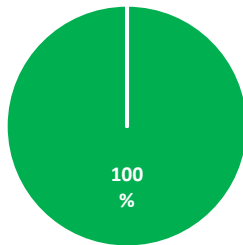
Figure 4.1 Proportion of submissions received in support and opposition from each stakeholder group.

³ Adjacent or nearby land owners / occupiers are shown in Figure 3.2.

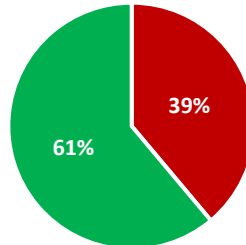
⁴ The Streaky Bay community includes people who indicated that they own land or work within Streaky Bay and surrounds.

⁵ The public includes anyone who did not identify themselves as falling within any of the above groups.

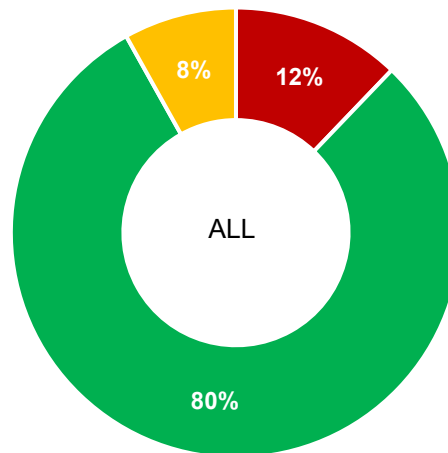
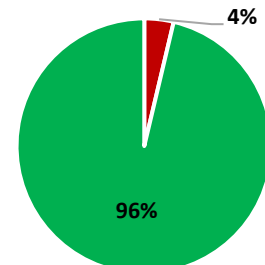
The land owners



Adjacent or nearby land owners / occupiers

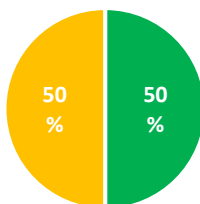


The Streaky Bay community

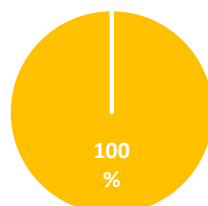


■ Oppose ■ Support ■ Neutral

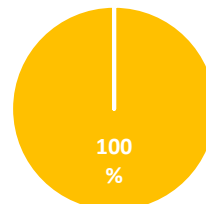
State MP's



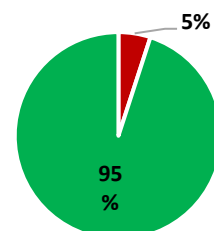
State Government Agencies



Utility Providers



The Public



The common themes and comments from the submissions received in support were:

- support the Code Amendment or stating it should be approved (49 submissions);

- the Code Amendment is good for Streaky Bay (20 submissions); and
- the Code Amendment will bring new people to the area (11 submissions) and it will be good for local businesses (8 submissions).

The key concerns that were raised by the submissions received in opposition were:

- there is no need for additional residential allotments or there is sufficient residential land supply already (7 submissions) and this Code Amendment will reduce the value of existing residential land (4 submissions);
- access to infrastructure and services for the future residential allotments, and in particular, access to a common waste water treatment system (5 submissions) and water supply (4 submissions);
- the allotment sizes are not consistent with the adjacent Rural Living Zone (4 submissions);
- the impact on amenity from the future development (4 submissions).

Whilst the number of submissions which raised these issues were low, we note that most of these concerns were raised by adjacent or nearby land owners who have a greater interest in the Code Amendment than the broader community or public. Accordingly, detailed responses to each of these concerns are provided in section 4.2 below.

A detailed summary of the feedback received is provided in **Appendix 2** and a copy of all submissions are available in **Appendix 3**.

4.2 Responses to What We Heard?

Based on the review of all of the feedback we received through the engagement activities, the key matters calling for a response are:

- residential land supply;
- access to infrastructure;
- allotment size; and
- impact on amenity.

Each of these matters are discussed under the relevant headings below.

4.2.1 Land Supply

Seven submissions indicated that there is no need for additional residential allotments or that there was sufficient supply of residential land.

Feedback relating to land supply also included:

- four submissions indicating that an oversupply of residential land was placing downward pressure on land values;
- references to the Residential Land Analysis (RLA) prepared by Hudson Howells in April 2018 that was commissioned by the District Council of Streaky Bay and was received and noted by the Council at its meeting on 19 April 2018 ⁶;
- three submissions indicating that there was demand for residential land, including one from a real estate agent which included a sales report that indicated 18 allotments had been sold in Streaky Bay since 17 September 2020; and
- references to personal research regarding residential land availability, such as:

'At the time of writing a search of "Blocks of land for sale in Streaky Bay" returned a result of 75 blocks of land for sale, plus 44 blocks/allotments of land for sale in the Clear Water Cove development, giving a total number of approximately 120 blocks of Vacant land for sale in the township and close proximity.

Whilst in recent times (previous 12 months), vacant blocks of land have been selling, many of them had been on the market for extended periods of time and those that have sold recently have sold at below what the vendor paid for them.'

In relation to the RLA prepared by Hudson Howells in 2018, we note that this report was commissioned by the Council to provide a more holistic review of land supply for Streaky Bay. The RLA considered both land availability and the impact of rezoning additional residential land. The following conclusion was made in relation to the impact on rezoning additional land:

'Increasing the availability of residential land at this point is likely to result in an oversupply, with a local real estate agent reporting that a lot of his current clients are already unhappy that they can't sell their land/houses in the area. This appears to be reflected in a lower median value per sqm [sic] when compared to Elliston and a significantly lower median value per sqm [sic] compared to Smoky Bay, Tumby Bay and Venus Bay. A number of respondents felt that increasing supply would result in prices dropping and this effect would be felt with new property sale and existing housing stock.'

Based on the above, the RLA recommended that:

'Council does not rezone any further land for residential development until the existing stock has been reduced to a level whereby Council determines that it would be in the best interests of the township to do so'.

It is acknowledged that the above findings are consistent with the concerns raised in seven of the submissions received as part of the engagement on this Code Amendment.

In response to the findings and recommendation contained within the RLA, we note that the conclusion regarding the impact of oversupply above was influenced by the comments made by the interviewed participants and the market data which was available at the time.

The following observations are made:

⁶ A copy of the Agenda, including this report, is available here: https://www.streakybay.sa.gov.au/data/assets/pdf_file/0014/201335/Council-Agenda-Report-April-2018.pdf A copy of the Minutes, confirming that Council received and noted the report, is available here: https://www.streakybay.sa.gov.au/data/assets/pdf_file/0015/201228/Council-Minutes-April-2018.pdf

- in relation to the interviews:
 - » only 3 out of 15 participants indicated that they thought that additional land being released/rezoned would have an impact on them
 - » the anecdotal comments made in relation to the impact of oversupply are not clear or conclusive, noting that:
 - there is no discussion about whether this perceived impact was a positive or negative impact or what type of impact the additional supply is likely to have; and
 - a review of the interview findings suggests that the perceived impacts may not in fact relate to oversupply at all, and could simply be perceived impacts of a rezoning (such as traffic, population growth, etc) (for example, the interview notes from participant 'OQ' indicated that a rezoning '*might have some impact on landholders in general*' but does not qualify the type or nature of the impact);
 - » 80% of people (12 out of 15) interviewed indicated that the price of land was 'about right' and only 1 participant indicated that land was too cheap⁷, which suggests that the perceived oversupply was not having an impact on land values;
 - » the average land sales value per square metre had steadily increased from \$32 per square metre in 2013 to \$100 per square metre in 2017⁸, supporting the above statement.
- in relation to market data, the RLA relies on a comparison of the median land values per square metre between Streaky Bay and other nearby townships. This approach is reasonable if other variables influencing land values within the other townships had been considered. This does not seem to have been the case. As a result, reliance on this comparison should be treated with caution, noting that:
 - » there has been no analysis of demand or factors influencing land values within Elliston, Smoky Bay, Tumby Bay and Venus Bay to categorically confirm that supply is the only factor contributing the lower land values in Streaky Bay;
 - » the number of land sales within Elliston, Smoky Bay, Tumby Bay and Venus Bay are considerably lower than the number of land sales within Streaky Bay⁹, which could be attributed to a lack of land supply within these townships. Due to the lack of analysis of these townships, this cannot be confirmed or ruled out; and
 - » the RLA considers the impact of migration on demand for Streaky Bay, Cleve and Ceduna, which confirmed that Streaky Bay had the lowest percentage of net migration loss to other parts of South Australia and Australia, suggesting a higher demand for land in Streaky Bay than in Cleve and Ceduna, however no analysis of the land values for Cleve and Ceduna was provided.

In addition to the above, we note that it is now more than 3 years since the RLA was prepared. The data and associated trends from that time are potentially dated, due to changing market conditions, potentially influenced by COVID-19, which has seen stronger demand in regional markets which offer a particular lifestyle choice.

⁷ Page 42 of the RLA.

⁸ Page 30 of the RLA.

⁹ The number of land sales is included on page 24 of the RLA and confirms that between 2008 and 2017, Streaky Bay had 152 land sales, Tumby Bay had 53 land sales and Elliston, Smoky Bay and Venus Bay had been 6 and 35 land sales for the same period.

The supply of vacant allotments on the market in 2018 was 197 allotments (based on advice obtained from the Principal of Elders Real Estate Streaky Bay). If the research contained within the submissions is accepted, which indicates that 120 vacant allotments are now for sale, this suggests that 77 allotments have been sold in the last 3 years.

An analysis of land sales data obtained from Core Logic confirms that 88 residential allotments have been transacted in this period (12 January 2018 to 7 September 2021). Such shows renewed activity and interest in the Streaky Bay market. It also indicates that there is greater demand for residential land within Streaky Bay than anticipated by the RLA (23 allotments per year on average, rather than 15 allotments per year).

With the above in mind, it is important to note that the RLA was received and noted by Council, however, was for information only and did not represent a policy position which was endorsed by Council. Furthermore, Council did not seek to update or change the Streaky Bay Master Plan following consideration of the RLA, which identifies the rezoning of this Affected Area as a 'high priority'.

The availability of existing residential land is acknowledged and was detailed within the investigations included with the Code Amendment Report. However, Council have decided to proceed with the Loveshack Route Neighbourhood Zone Code Amendment for the following reasons:

- Council's Strategic Future 2020 – 2040 Plan commits to community and economic growth;
- a total of 47 submissions were received from people with interests in Streaky Bay (the land owners, the adjacent or nearby land owners / occupiers and the Streaky Bay community) and only 7 of these submissions raised concerns with land supply;
- land supply is often referred to from a strategic planning perspective to ensure sufficient land supply is available to cater for demand and to prevent the detrimental impacts of insufficient supply on the housing market. However, the State Planning Policies and the Eyre and Western Region Plan do not seek to limit supply or limit opportunities to stimulate the market or competition. Accordingly, rezoning additional land for residential purposes is not inappropriate in the context of the State Planning Policies or the Eyre and Western Region Plan; and
- whilst there is available land supply within Streaky Bay, this supply does not appear to cater to all aspects of the residential market and nuances in respect to the location, area and aspect of residential land, with the Affected Area capable of provide alternative options to the market.

In addition to the above, the creation of 75 full time jobs at the nearby Poochera halloysite-kaolin project may create additional demand for residential land within Streaky Bay.

4.2.2 Access to Infrastructure

A number of submissions raised access to infrastructure, including:

- waste water management (5 submissions);
- water supply (4 submissions);
- stormwater management (1 submission); and
- electricity (1 submission).

Access to infrastructure was considered as part of the investigations underpinning the Code Amendment and the summary provided in section 4.2 of the Code Amendment Report is provided in Table 4.1 below.

Table 4.1 Access to Infrastructure

Infrastructure	Response/Comment
Stormwater	<p>A level of on-site detention and retention will be required to manage stormwater resulting from the future development of the Affected Area.</p> <p>This will be assessed as part of the development application for the land division creating the new allotments within the Affected Area.</p> <p>The Planning and Design Code contains the relevant policies within the Land Division General Development Policies to ensure that this assessment can occur.</p>
Waste Water	<p>The Affected Area does not have access to the Community Waste Water Management System (CWMS) and it is not feasible to connect the Affected Area to the CWMS.</p> <p>Accordingly, waste water will be managed on-site (i.e., an independent system will be required for each dwelling, contained within the allotment boundaries). Evidence provided as part of the development of the adjacent land indicates that the soil can accommodate on-site waste water systems.</p> <p>These systems will be assessed as part of waste water applications required by the <i>Public Health Act 2011</i>, at the same time that the dwelling development applications will be assessed.</p> <p>The Code Amendment will need to ensure that the applicable policies guiding the future development of the Affected Area include a minimum allotment size that can accommodate the above waste water management systems.</p>
SA Water / Water Supply	<p>SA Water has insufficient water supply to cater for the future development of the Affected Area.</p> <p>Accordingly, water harvest, storage and reuse will need to occur on-site for each dwelling.</p>
Electricity	Electricity infrastructure is available adjacent the Affected Area.
Telecommunications	Coverage is available within the Affected Area.
Gas	<p>No reticulated gas is provided to Streaky Bay and land owners currently source bottled gas which is stored on-site for each dwelling.</p> <p>The Affected Area will also be serviced by bottled gas.</p>

The submissions referring to access to infrastructure include the submissions received from the Department of Environment and Water (DEW), the Environment Protection Authority (EPA), SA Water and SA Power Networks.

In response to each of these submissions, it is noted that:

- the feedback provided by DEW in relation to water supply is particularly useful and future land owners can be advised of the recommendations and outcomes resulting from the rainwater tank modelling by attaching advisory notes to any planning consents granted. It is further noted that SA Water have now indicated that there may be an opportunity to connect the allotments to a water supply and such discussions can occur as part of the assessment of the future land division application.

If reticulated water supply is not secured, on-site harvest and re-use of stormwater is an accepted means of providing water supply within the Planning and Design Code, albeit, we are unable to increase the minimum water tank capacity within the Code as part of the Code Amendment as the Minister has limited the changes to the Code to the spatial application of Zones and Overlays only.

- the strong preference for a communal waste water systems is acknowledged and the reasons for proposing on-site waste water systems are detailed within the Code Amendment Report. We note that the EPA have confirmed that such will need to be considered in more detail as part of the future land division application, and supported by a Site and Suitability Report.
- the support for the Coastal Areas Overlay is noted.
- stormwater will be assessed as part of the future land division and in the light of DEW's comments regarding water supply, it appears that water harvest and reuse will significantly reduce stormwater run-off from the land.

4.2.3 Allotment Size

Four of the submissions raised concerns in relation to the minimum allotment sizes proposed as part of the Technical and Numeric Variations (i.e. a minimum site area of 1,200 square metres and a minimum frontage of 20 metres). These submissions suggested that the allotments should be larger, to be reflective of the adjacent Rural Living area and provide additional space to accommodate an onsite waste water system and water supply storage.

The proposed allotment sizes have been reviewed and the following factors have been considered:

- the Affected Area is near the existing Streaky Bay township and is adjacent the Rural Living Zone. Therefore, a transition in allotment sizes is appropriate in this location (i.e. larger than 600 square metres anticipated to the south and the 2,500+ square metre allotments existing to the west);
- the land supply and demand analysis within Appendix 6 of the Code Amendment Report confirmed that there is a significant amount of developable land within the Rural Neighbourhood Zone and the Rural Living Zone, whilst there is proportionately less within the Neighbourhood Zone. Accordingly, preferencing the Neighbourhood Zone will improve the balance of developable land between the Zones;
- the Planning and Design Code includes policy relating to on-site waste water management, including applying a minimum allotment size of 1,200 square metres for allotments that are not connected to a Community Waste Water Management Scheme; and
- a 1,200 square metre allotment allows for a suitable building envelope for a dwelling, outbuilding, on-site waste water management system and water tanks as well as landscaping.

Following the review, no changes to the minimum allotment sizes are proposed.

4.2.4 Impact on Amenity

Four submissions raised concerns regarding the impacts of the future development of the Affected Area, as a result of the Code Amendment. Amenity impacts that were mentioned include:

- impact on coastal views, particularly in relation to the building height;
- impact on visual amenity because of earthworks and retaining walls; and
- dust during construction.

Firstly, it is important to note that no development is proposed as part of the Code Amendment. However, this Code Amendment seeks to change the zone that applies to the Affected Area, which will create opportunities for development within the Affected Area. In addition, this Code Amendment is limited by a condition imposed by the Minister for Planning and Local Government which states:

‘The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the Planning and Design Code’

As a result, new policy cannot be added as part of this Code Amendment to respond to the above concerns.

With the above in mind, the following response is provided to these comments:

- whilst the desire to minimise the impact on views is noted, the Affected Area provides a logical extension of the Streaky Bay township and some impacts on the existing views are acknowledged and expected. Notwithstanding, the gradual slope of the land to the east and the large allotment sizes will hopefully enable the retention of some views;
- the existing building height envisaged within the Rural Living Zone is 2 building levels and the Code Amendment will continue the existing building height, except for a Technical and Numeric Variation proposed along Cape Bauer Drive which will restrict dwellings to 1 building level. This is to provide a consistent built form along the Cape Bauer Drive, given the buildings to the south of land and along this road frontage are restricted to a building height of 5 metres by a Land Management Agreement;
- the Planning and Design Code contains policy to guide the height and visual appearance of earthworks and retaining walls; and
- dust is regulated by the *Local Nuisance and Litter Control Act 2016* and can be managed or enforced should issues arise during construction.

In addition to the above, the land owners had expressed a desire for the building height to be 6 metres from natural ground level to enable a single storey dwelling, pitched roof and a balance of cut and fill, noting that the building height is measured from the natural ground level (i.e., at the base of the fill). Council have received an increasing number of requests for dwellings to exceed the 5 metre height within the adjacent estate to the south, and accordingly, increasing the building height by 1 metre is not considered to have a significant impact on maintaining a consistent built form along Cape Bauer Drive. Accordingly, the Code Amendment will be updated to reflect this change.

4.3 Changes to the Code Amendment

Based on the feedback that was received, the following changes have been made to the Code Amendment:

- increase the Technical and Numeric Variation (TNV) Maximum Building Height (Metres) from 5 metres to 6 metres (noting that building height will remain at 1 level).

The updated Code Amendment Report is available here and will be available on the Plan SA Portal: <https://www.futureurban.com.au/engagement>

5. EVALUATION OF ENGAGEMENT

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment has occurred.

5.1 Engagement Reach

A total of 75 written submissions were received from seven different groups (as shown in section 4.1 of this Report).

A summary of the engagement activities, the number reached and the number that participated are detailed within Table 5.1 below.

Table 5.1 *Engagement Reach*

Stage of Engagement	Engagement or Promotion Activity	Number Reached e.g. sent to, invited, distribution extent, webpage hits.	Number Participating e.g. number participants, submissions (breakdown public versus professional organisations) and surveys completed.
Early Engagement	Direct Phone and Email	2 land owners	2 submissions received
Code Amendment Engagement	Letter inviting written submissions	17 emails and/or letters to State Agencies, LGA and Utility Providers	8 submissions received
		105 posted letters to adjacent and nearby landowners	18 submissions received
	Word of mouth inviting written submissions	-	47 submissions

The stakeholders most affected by the proposed Code Amendment are the current land owners and the adjacent and nearby land owners. Of these two stakeholder groups we received responses from 100% of the land owners and 17% of all adjacent/nearby owners.

In addition, word of mouth resulted in an additional 27 submissions from the Streaky Bay Community and a further 20 submissions from the broader public.

5.2 Consistency with the Engagement Plan

The engagement generally occurred in accordance with the Engagement Plan. The changes to the Engagement Plan included:

- additional engagement with the land owner of the Affected Area before the Code Amendment Engagement in response to a request from the land owner;
- remove the use of social media to advertise the consultation given the use of letters and the Council's website would adequately reach the intended audience; and
- only send the letter to key stakeholders and land owners or occupiers of land that may be impacted by the proposed Code Amendment, rather than the whole Streaky Bay community.

5.3 Summary of the Evaluation

The response to the community mandatory evaluation indicators survey was positive with no survey participants disagreeing with any of the statements about the engagement. This is reflective of the support that was received for the Code Amendment as part of the engagement.

Due to the anonymous nature of the evaluation, it can't be confirmed if those that opposed the Code Amendment participated in the evaluation. Notwithstanding, it is noted that most of the submissions in opposition were received from the adjacent/nearby landowners who were notified about the survey directly via letter.

5.4 How the evaluation was undertaken

Evaluation data for the minimum performance indicators required by the Charter were collected. For the 'community' indicators, the data was collected through an evaluation survey which was made available from 28 July 2021 until 27 October 2021, enabling stakeholders to evaluate the engagement at any point during the process. The engagement outcomes were publicised on Council's website on 8 October, allowing more than 2 weeks for participants to consider the outcomes before evaluating the engagement.

Awareness of the online survey was made through:

- the original letters sent to all stakeholders, which invited the submission and advised when and where the evaluation survey would be;
- advertisement on Council's website from 8 October 2021; and
- word of mouth in response to queries about the Code Amendment.

The engagement entity evaluation was completed by the Future Urban Pty Ltd.

5.5 Results of the community mandatory evaluation indicators

A total of 27 responses were received as part of the evaluation, indicating that 36% of the 75 participants evaluated the engagement. A copy of the evaluation results are shown in Appendix 4 and are summarised in Table 5.2 below.

Table 5.2 Results of the community mandatory evaluation indicators

	Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
1	I feel the engagement genuinely sought my input to help shape the proposal (Principle 1)	0%	0%	4%	11%	85%
	Comments: The results suggest that most participants felt that the engagement genuinely sought their input to help shape the proposal.					
2	I am confident my views were heard during the engagement (Principle 2)	0%	0%	4%	22%	74%
	Comments: The results suggest that most participants felt their views were heard during the engagement.					
3	I was given an adequate opportunity to be heard (Principle 3)	0%	0%	0%	22%	78%
	Comments: The results suggest that most participants felt that they were given an adequate opportunity to be heard.					
4	I was given sufficient information so that I could take an informed view (Principle 3)	0%	0%	0%	15%	85%
	Comments: The results suggest that most participants felt that they were given sufficient information so that they could take an informed view.					
5	I felt informed about why I was being asked for my view, and the way it would be considered. (Principle 4)	0%	0%	0%	22%	78%
	Comments: The results suggest that most participants felt that they were informed about why they were being asked for their view, and the way it would be considered.					

5.6 Results of the Engagement Entity's Evaluation

The engagement was evaluated by Future Urban Pty Ltd. The results of this evaluation are shown in Table 5.3 below.

Table 5.3 *Engagement Entity's Evaluation*

	Evaluation statement	Response options
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	<ul style="list-style-type: none"> Engaged when there was opportunity for minor edits to final draft <p><i>Engagement commenced with the land owners of the Affected Area (i.e. the most affected) when there was opportunity for input for scoping. Engagement commenced with other stakeholders, including State Agencies and adjacent land owners, when there was opportunity for minor edits to the final draft. This is considered reasonable in the context of the engagement, noting that:</i></p> <ul style="list-style-type: none"> <i>The adjacent land owners had recently been consulted as part of a development application for the Affected Area and it was important not to engage too much or too early, to avoid 'engagement burnout'</i> <i>The timing of the engagement ensured that sufficient information and investigations underpinning the Code Amendment could be made available to the public consistent with Principle 3</i>
2	Engagement contributed to the substance of the Code Amendment (Principle 1)	<ul style="list-style-type: none"> Not at all <p><i>Very limited changes were made to the Code Amendment as a result of the engagement and the substance of the Code Amendment was not changed.</i></p> <p><i>This is in part due to the positive nature of feedback received during the engagement and that most criticism of the Code Amendment, related to prior investigations about land supply that participants agreed/disagreed with.</i></p>
3	The engagement reached those identified as the community of interest (Principle 2)	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement <p><i>The targeted stakeholders were reached, noting that responses from seven stakeholder groups were received during the engagement, including 18 submissions from adjacent owners.</i></p> <p><i>It is also noted that despite limited advertisement, a relatively large number of responses were received from the Streaky Bay community and the public generally.</i></p>

	Evaluation statement	Response options
4	Engagement included the provision of feedback to community about outcomes of their participation	<ul style="list-style-type: none"> Formally (report or public forum) <p><i>The interim report was made formally available on Council's website for viewing. Following the conclusion of the process (i.e. a decision on the Code Amendment, contact will be made with the relevant parties to confirm the outcomes of the Code Amendment).</i></p>
5	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	<ul style="list-style-type: none"> Reviewed but no system for making recommendations <p><i>Engagement was monitored during the process. However, there was no means of formally recommending changes to the engagement process. For future engagement, it is recommended that a fact sheet and frequently asked questions be made available with the engagement materials.</i></p> <p><i>In addition, verbal feedback was received regarding the accessibility of the evaluation survey. The ability to complete this as a hard copy in the future should be made available.</i></p>
	Identify key strength of the Charter and Guide	<i>Providing an opportunity for the community to have input into the evaluation of the engagement process.</i>
	Identify key challenge of the charter and Guide	<i>The Charter and the Guide apply to this Code Amendment process but were not applicable to prior strategic planning processes and reports prepared by Council prior to this Code Amendment. Such has resulted in mixed responses from the community in relation to land supply, as previous reports created doubt regarding Council's strategic decisions. It is recommended that the principles of the Charter be applied to strategic decision making to minimise impacts on policy changes proposed as part of Code Amendments.</i>

5.7 Applying the Charter Principles in practice

The Charter Principles were applied to the engagement as outlined in Table 5.4.

Table 5.4 *Applying the Charter Principles*

Charter Principles	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine.	<ul style="list-style-type: none"> The engagement activities seek to provide clear and concise information that builds the community capacity to understand planning The engagement process provides opportunity for stakeholders and the community to identify their issues and solutions and for these issues to be analysed and considered before finalising the Code Amendment
Engagement is inclusive and respectful.	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate via website, direct letters and social media and had the opportunity to be heard via written submission.
Engagement is fit for purpose.	<ul style="list-style-type: none"> Clear and concise information will be publicly available to ensure people understand what is proposed and how to participate in the engagement
Engagement is informed and transparent.	<ul style="list-style-type: none"> Information (online and hard copy via letter-box drop) in basic language clearly articulates the proposal, potential impacts, engagement process and invites feedback/participation; and The community engagement report will summarise the feedback received and how it has been, or will be, used to inform the Code Amendment.
Engagement is reviewed and improved.	<ul style="list-style-type: none"> Measures of success are identified and will be measured at the conclusion of the engagement and reported on in the Engagement Report.

APPENDIX 1. NOTICE SENT TO OWNERS/OCCUPIERS



September 21, 2021

«First_Name» «LastName»
«Address1»

Dear «First_Name»,

CONSULTATION BY DISTRICT COUNCIL OF STREAKY BAY ON THE LOVESHACK ROUTE NEIGHBOURHOOD ZONE CODE AMENDMENT

The District Council of Streaky Bay has now released the Loveshack Route Neighbourhood Zone Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act).

Please see the **attached** Notice as required under Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The Notice provides details of the land which is specifically impacted by the Code Amendment, including a description of the impact on that land. The Notice also provides details of where you can inspect the Code Amendment and information about other consultation which will occur on the Code Amendment.

Consultation on the Code Amendment commences on 2 August 2021 and comments are invited until 5:00pm on 10 September 2021 through either:

- a) the SA Planning Portal (URL: https://plan.sa.gov.au/have_your_say/general_consultations)
(QR Code provided on attached notice)
- b) Via email to dcstreaky@streakybay.sa.gov.au
- c) Via post to:

Attn: Penny Williams
District Council of Streaky Bay
PO Box 179
STREAKY BAY SA 5680
- d) Or, in person at 29 Alfred Terrace, Streaky Bay

Feedback during the consultation will be used to:

- inform and improve the Code Amendment, particularly in relation to the proposed Overlay and Technical and Numeric Variation boundaries; and
- maintain the quality of the engagement activities.

Please note that feedback received during the engagement process may be made publicly available.

A summary of the feedback received during the consultation, as well as any changes made to the Code Amendment, will be made publicly available. If you would like to receive an email confirming when this is available, please let us know at dcstreaky@streakybay.sa.gov.au or advise us as part of your written submission.

As part of the engagement process, we are also required to evaluate the success of the engagement activities. As part of this evaluation, you are invited to complete a survey via this link:

<https://www.surveymonkey.com/r/BXXFWTB>



Use your smart phone to scan this code

This survey will be open until 2 weeks after the summary of feedback and the updated Code Amendment are made available, should you wish to view the outcomes of the engagement before evaluating the engagement.

A final Engagement Report and Code Amendment Report will be made publicly available here following the evaluation of the engagement process: https://plan.sa.gov.au/have_your_say/general_consultations.

Should you have any questions regarding the Code Amendment, please contact me on (08) 8626 1001 or via email at dcstreaky@streakybay.sa.gov.au.

Yours sincerely,

Penny Williams

Acting Chief Executive Officer

Notice of Code Amendment to Owner or Occupier of Land

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*

This Notice is provided to you as an owner or occupier of land (or owner/occupier of adjacent land) under section 73(6)(d) of the *Planning, Development and Infrastructure Act 2016* (the Act) and Regulation 20 of the *Planning Development and Infrastructure (General) Regulations 2017*. This Notice relates to land in a particular zone or subzone which will be specifically impacted by a draft amendment to the Planning and Design Code (the Code Amendment).

Area of Land Impacted

The piece of land which will be specifically impacted by the Code Amendment is Lot 615 Loveshack Route, Streaky Bay, as shown in Figure 1 below.

Figure 1 Affected Area



Impact on the Land

The land shown above will be specifically impacted by the Code Amendment by:

- Rezoning the Affected Area from the Deferred Urban Zone to a Neighbourhood Zone
- Applying the following Overlays to the Affected Area:
 - » Affordable Housing Overlay
 - » Coastal Areas Overlay, to all land within 100 metres of the coastal Mean High Water Mark (MHWM)
 - » Interface Management Overlay, for a width of 20 metres along the entire northern boundary of the Affected Area
- Applying the following Technical and Numeric Variations (TNVs) to the Affected Area:
 - » Maximum Building Height (Metres) (5 Metres), for a width of 60 metres along the entire eastern boundary of the Affected Area
 - » Maximum Building Height (Levels) (1 Level), for a width of 60 metres along the entire eastern boundary of the Affected Area
 - » Minimum Frontage (Minimum Frontage is 20 metres)
 - » Minimum Site Area (Minimum Site Area is 1,200 square metres)

Inspection of the Code Amendment

The Code Amendment can be inspected online on the SA Planning Portal at https://plan.sa.gov.au/have_your_say/general_consultations.



Use your smart phone to scan this code

Hard copies will be available for viewing or purchase at 29 Alfred Terrace, Streaky Bay. The Code Amendment can be viewed for free during standard opening hours, or a copy can be purchased for \$35.

Information on Consultation under the Community Engagement Charter

Consultation on the Code Amendment will take place in accordance with the Engagement Plan prepared by District Council of Streaky Bay and as required by the Community Engagement Charter under the Act. This will include providing an opportunity for written submissions from:

- » Local Government Association.
- » Attorney Generals Department.
- » Country Fire Service.
- » State MP
- » Coastal Protection Board.
- » Environment Protection Authority.
- » Department of Environment and Water.
- » Utility Providers.
- » Adjacent landowners.
- » Streaky Bay Community.
- » State Planning Commission.
- » Adjacent landowners.
- » General public

A copy of the Community Engagement Charter and the Engagement Plan can be found at the below links:

- Community Engagement Charter: https://plan.sa.gov.au/resources/planning/community_engagement_charter.
- Engagement Plan: https://plan.sa.gov.au/have_your_say/general_consultations.

APPENDIX 2. SUMMARY OF WRITTEN SUBMISSIONS

NAME	ADDRESS/ AGENCY	OPPOSE OR SUPPORT	STAKE- HOLDER GROUP																					Summary of Submission	Response			
				I want it approved / I am in support	Good for Streaky Bay the area	The amendment will bring new people to the area	Good for existing local businesses	No need for additional residential allotments / there is sufficient supply	It will bring new business to the area	Consider waste water treatment	Block sizes not consistent with rural living	Decrease land value of existing residential blocks / rezoning more land will make it more challenging to sell vacant land	Amenity impact from development	There is demand for residential land	Does not align with the rural living experience in Streaky Bay	Not compatible with the Code Amendment	There is no capital growth	Don't want to see the use of second hand materials	Consider stormwater	Dust during construction	Preference to be connected to CWMS rather than onsite wastewater system	Consider site contamination	Footpaths should be provided			Interface issues with adjoining land	Consider the available supply of power	
Number of References				49	20	11	8	7	6	5	4	4	4	4	3	2	2	2	1	1	1	1	1	1	1			
Ashleigh Reeves & Troys Sims	11 Loveshack Route	OPPOSE	ADJACENT OR NEARBY LAND OWNER / OCCUPIER					1					1	1											1		Key concerns raised relate to the oversupply of residential land and the impact this will have on land values and the sale of residential land. Concern was also raised regarding the allotment sizes being inconsistent with the size of allotments in the adjacent Rural Living Zone and the impact of no footpaths on safety.	The response to concerns raised regarding residential land supply, the allotment sizes and the impact on amenity are provided in section 4.2 of the Engagement Report. In relation to retaining walls and the provision of footpaths, these matters will be assessed against the relevant provisions within the Planning and Design Code, once a land division application is lodged.
Michael Richardson	27 Loveshack Ridge	OPPOSE	ADJACENT OR NEARBY LAND OWNER / OCCUPIER					1		1	1	1	1	1	1												Key concerns raised relate to the oversupply of residential land and the impact this will have on land values and the sale of residential land. It was indicated that there are approximately 120 vacant allotments currently on the market and that this is placing downward pressure on land values. Other concerns raised include the size of the allotments, that the future development of the rezoning land will detract from the scenic views enjoyed from Loveshack Route, that allotments should be connected to services, that the letters of support 'are not given reduced weighting' and concerns regarding whether the Major has a conflict of interest. The submission concludes noting that they may support the future rezoning of land if there is demand and if the allotment sizes are increased.	The response to concerns raised regarding residential land supply, the allotment sizes, the impact on amenity and access to services is provided in section 4.2 of the Engagement Report. In relation to the letters of support, all written submissions will be considered and categorised and the concerns specific to the adjacent owners / occupiers will be considered. Some concerns, such as land supply, are relevant to the whole community and accordingly, the views of the broader Streaky Bay community are also important.
Mick and Dilya LeCerf	9 Loveshack Route, Streaky Bay	OPPOSE	ADJACENT OR NEARBY LAND OWNER / OCCUPIER					1																			Key concerns raised relate to the oversupply of residential land and the visual impact of the future development of smaller allotments within the Affected Area. In addition, they indicated that the Deferred Urban Zone should remain as such until there is demand and that they would like the jobs at the Poochera Mine to be disregarded until they happen.	The response to concerns raised regarding residential land supply, the allotment sizes and the impact on amenity is provided in section 4.2 of the Engagement Report.

NAME	ADDRESS/ AGENCY	OPPOSE OR SUPPORT	STAKE- HOLDER GROUP																					Summary of Submission	Response		
				I want it approved / I am in support	Good for Streaky Bay	The amendment will bring new people to the area	Good for existing local businesses	No need for additional residential allotments / there is sufficient supply	It will bring new business to the area	Consider waste water treatment	Block sizes not consistent with rural living	Decrease land value of existing residential blocks / rezoning more and will make it more challenging to sell vacant land	Amenity impact from development	There is demand for residential land	Does not align with the rural living experience in Streaky Bay	Not compatible with the advertisement of Streaky Bay / The Code Amendment would allow high-density development	There is no capital growth	Don't want to see the use of second hand materials	Consider stormwater	Dust during construction	Preference to be connected to CWMSS rather than onsite wastewater system	Consider site contamination	Footpaths should be provided			Interface issues with adjoining land	Consider the available supply of power
Patricia & Vincent Tomney	7 Loveshack Route	OPPOSE	ADJACENT OR NEARBY LAND OWNER / OCCUPIER				1		1	1						1			1							Key concerns raised include the oversupply of residential land, the downward pressure on land values, water supply and waste water. Concerns were also raised regarding the impacts of dust when the land is developed and they encouraged Council to give more weight to the responses from the adjacent owners, rather than the broader community.	The response to concerns raised regarding residential land supply, the allotment sizes and access to services is provided in section 4.2 of the Engagement Report. In relation to the letters of support, all written submissions will be considered and categorised and the concerns specific to the adjacent owners / occupiers will be considered. Some concerns, such as land supply, are relevant to the whole community and accordingly, the views of the broader Streaky Bay community are also important. In relation to the dust impacts, these can be controlled by the Local Nuisance and Litter Control Act 2016 should dust become a nuisance as a result of construction.
Paul Watkinson	Oscar Williams Drive, Streaky Bay	OPPOSE	ADJACENT OR NEARBY LAND OWNER / OCCUPIER				1									1										Key concerns raised include the oversupply of residential land and the downward pressure on land values. Recommended relaxing the rules for the Blancheport to encourage the construction of transportable homes or that the developer pays the difference of shortfall to the neighbouring properties.	The response to concerns regarding residential land supply are provided in Section 4.2 of the Engagement Report. The suggestions raised in relation to Blancheport and the developer contribution are noted, however are outside the scope of this Code Amendment.
Russell and Kara Barber	5 Loveshack Route	OPPOSE	ADJACENT OR NEARBY LAND OWNER / OCCUPIER				1		1	1			1	1	1											Key concerns raised relate to the oversupply of residential land. It was indicated that there are approximately 120 vacant allotments currently on the market and that this is placing downward pressure on land values. Other concerns raised include the size of the allotments, that the future development of the rezoning land will detract from the scenic views enjoyed from the water and the jetty and that allotments should be connected to services.	The response to concerns raised regarding residential land supply, the allotment sizes, the impact on amenity and access to services is provided in section 4.2 of the Engagement Report.

NAME	ADDRESS/ AGENCY	OPPOSE OR SUPPORT	STAKE- HOLDER GROUP																									Summary of Submission	Response	
				I want it approved / I am in support	Good for Streaky Bay The area	The amendment will bring new people to the area	Good for existing local businesses allotments / there is sufficient supply	It will bring new people to the area	No need for additional residential businesses	Consider new business to the area	Consider waste water treatment living	Block sizes not consistent with rural living	Decrease land value of existing residential blocks / rezoning more land will make it more challenging to sell vacant land	Amenity impact from development There is demand for residential land	Does not align with the rural living experience in Streaky Bay	Not compatible with the rural living Streaky Bay / The Code Amendment would allow high-density development	There is no capital growth Don't want to see the use of second hand materials	Consider stormwater Dues during construction	Preference to be connected to CWM5 rather than onsite wastewater system	Consider site contamination Footpaths should be provided	Interface issues with adjoining land Consider the available supply of power									
Judith Ibbott & John Wilson	25 Kennedy Road, Streaky Bay	SUPPORT	ADJACENT OR NEARBY LAND OWNER / OCCUPIER		1	1	1		1																				In Support	Noted
Martin Williams	Adjacent owner	SUPPORT	ADJACENT OR NEARBY LAND OWNER / OCCUPIER		1	1			1																				In Support	Noted
Ray Philippi	Lot 19 Loveshack Route, Streaky Bay	SUPPORT	ADJACENT OR NEARBY LAND OWNER / OCCUPIER	1																									In support	Noted
Richard Wood	Lots 37 (#16) and 48 Vida May Way, Streaky Bay	SUPPORT	ADJACENT OR NEARBY LAND OWNER / OCCUPIER		1	1																							In support	Noted
Stephen Ukena	Lot 9 Kennedy Road, Streaky Bay	SUPPORT	ADJACENT OR NEARBY LAND OWNER / OCCUPIER	1																									In support of the future subdivision	Noted
Warwick Koster	17 Loveshack Route, Streaky Bay	SUPPORT	ADJACENT OR NEARBY LAND OWNER / OCCUPIER	1																									In support, and indicated tat the land is no viable for farming, that the owners have adaquately addressed infrastructure and that the allotments will provide excellent views	Noted

[illegible]

[illegible]

[illegible]

NAME	ADDRESS/ AGENCY	OPPOSE OR SUPPORT	STAKE- HOLDER GROUP	I want it approved / I am in support Good for Sreacky Bay The amendment will bring new people to the area Good for existing local businesses No need for additional residential allotments / there is sufficient supply It will bring new businesses Consider waste water treatment Consider business to the area living Block sizes not consistent with rural living Decrease land value of existing residential blocks / rezoning more land will make it more challenging to sell vacant land Amenity impact from development There is demand for residential land Does not align with the rural living experience in Sreacky Bay Not compatible with the rural living Sreacky Bay / The Code Amendment would allow high-density development There is no capital growth Don't want to see the use of second hand materials Consider stormwater Dues during construction Preference to be connected to CWMS rather than onsite wastewater system Consider site contamination Footpaths should be provided Interface issues with adjoining land Consider the available supply of power																				Summary of Submission	Response																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

APPENDIX 3. COPY OF WRITTEN SUBMISSIONS

Andrew Langstaff

Loveshack Route Zone Change.

Att Penny Williams.

I agree with V4 Final Report.



ABP

Loveshack Code Amendment

As adjacent landowners, there are several concerns and reasons why we oppose the development on the Eastern side of Loveshack Rte.

When we purchased _____, council documentation stipulated that no new developments/release of land was to occur until blocks in the Streaky Bay township had been exhausted. Whilst we understand that the request is for the zoning to change, due to the sheer volume of available land allotments, we do not think this land zoning change and development serves the best interest of the town. Currently, the land in front of our allotment is zoned as deferred urban development. Under the Deferred Urban Zoning “Residential development is not expected to take place until existing residential areas within the town of Streaky Bay are substantially developed” (pg 134, Streaky Bay Development Plan). This development plan was in effect when we purchased our block at

There is an abundance of land for sale in the Loveshack/Kennedy, Blancheport Heights and Woodlawn Heights developments. Previously, submissions to council for a residential development on the Eastern side of Loveshack have been declined for the simple reason of an abundance of land available (all offering buyers a similar investment).

In the *Streaky Bay Residential Land Analysis Final Report April 2018*, Hudson & Howels Strategic Management Consultants findings are conclusive of.

“Increasing the availability of residential land at this point is likely to result in an oversupply, with a local real estate agent reporting that a lot of his current clients are already unhappy that they can’t sell their land/houses in the area. This appears to be reflected in a lower median value per sqm when compared to Elliston and a significantly lower median value per sqm compared to Smoky Bay, Tumby Bay and Venus Bay. A number of respondents felt that increasing supply would result in prices dropping and this effect would be felt with new property sales and existing housing stock.

If it is assumed that land sales average 15 per annum and there are 197 ‘build ready’ allotments on the market, then this equates to more than 13 years’ supply of rural/residential zoned allotments, not considering any future planned residential developments not commenced. (p. 41)”

Hudson & Howels Strategic Management Consultants, 19th April, 2018, (pg41), Council Ordinary Meeting Agenda.

Whilst allotments on Kennedy Road and Loveshack Rte have been sold from the initial sale, many blocks are still for sale and countless remain vacant without any land development occurring. The release of additional blocks on the Eastern side of Loveshack will have many implications for the town and for land-owners, making it very difficult for those attempting to sell their blocks in the Streaky Bay township area including Kennedy/Loveshack development, Blancheport Rise estate and Clearwater. Releasing additional blocks will likely result in a reduction in the value of land in all developments, also resulting in the reduction of value of land on the Western side of Loveshack. This renders the need to release more

blocks unnecessary until blocks in this development and the surrounding developments are sold.

Consistency in the development will not be achieved with frontages of 20m. In comparison to our allotment frontage of 52m, this is less than half. We believe this does not reflect the needs of people building homes in a rural country town, but of a land division in a high-density population area. This is not in the town's best interest and will not fulfill The Plan SA policy "DO 1 (a) creates allotments with the appropriate dimensions and shape for their intended use".

A major factor needs addressing is the issue of retaining the land so it can be used for residential purposes. To compare developments, The Clearwater Cove development included retaining walls in order to have continuity in the visual appeal. Comparing the developments, the gradient of natural slope is far less on Clearwater Cove Estate, than the gradient of Loveshack rte (meaning more/higher retaining walls will be required). The Plan SA policy "PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls" will not be fulfilled as these narrow blocks will equate to more retaining. To build a new home and shed on the proposed allotments of (min) 1200sqm with enough room for rainwater tanks, (highly necessary due to not having any water supplied to this development) driveways, yards, gardens etc will be extremely difficult and will require a substantial amount of earthmoving and retaining walls to do so. New homeowners will also have trouble on such aggressive sloping land and most houses will have to be built on 'poles'; also built under the 5m height restriction, which will be costly for potential new land-owners.

We believe it is essential to include the infrastructure of retained land to ensure uniform in aesthetics and ensure retaining be done correctly. In Streaky Bay's best interest this should occur before any land is released as part of land agreement with council. If retaining walls for the proposed allotments are not done prior to being released/purchased, buyers will be hit with severe costs to build suitable homes and retaining will not be uniform or aesthetically pleasing for a developed area.

The Loveshack development infrastructure is an issue as there are no footpaths at all on Loveshack or Kennedy road which means no safe walking path into town. DO 1 (e) from Plan SA states "Creates a compact urban form that supports active travel, walkability..."

The development has an 80km/h highway, posing another issue to safety as people of all ages need to walk on the edge of highway as this is the only route into the township. PO 3.2 from Plan SA states "Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic." PO 3.5 and PO 3.8 are along the same lines of safe movements for pedestrians, cyclists and traffic, a major issue for families of all ages, elderly, young children, babies in prams, teenagers and adults. The safety of all residents should be ensured by providing basic infrastructure of footpaths.

We thank you for the opportunity to share our opinion on the proposed code amendment.

Kind regards,

Ashleigh Reeves and Troy Sims



Re Consultation by D.C. Streaky Bay
of Loveshack Route development
Attention Penny Williams

I am a DC Streaky Bay Rate Payer
and support this development

Ray J Cooper

4 August 2021

BERNIE EVANS

ATT PENNY WILLIAMS

LOVE 'SMACK DEP.

I AM A RATE PAYER IN STREAKY BAY
AND THIS DEP. SHOULD GO AHEAD

B. Evans



Yes. I would like this amendment to be approved.

E. J. Kammerman (Be y)

Streaky Bay.

[Show header](#)

Loveshack Route Code Ammendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-12T21:11:45.8970000+10:00


ATTN PENNY WILLIAMS TG & BG Thomas

3-9-21

RE: LOVESHACK ROUTE NEIGHBOURHOOD
ZONE CODE AMENDMENT
DISTRICT COUNCIL OF STREAKY BAY

Terry and I are in favour of the
abovementioned change of zoning.

Yours faithfully,


(BRENDA GERTRUDE THOMAS)

Y.S. Thomas
(TERENCE GORDON THOMAS)



[Show header](#)

Loveshack Route

From :

To : dcstreaky@streakybay.sa.gov.au

Cc :

Sent : 2021-08-25T08:06:00.7720000+10:00

Attn. Penny

I, Bronte Williams, would like to hereby lodge my approval of the Loveshack Route Code Amendment.

The position and development of the prime land would be beneficial to Streaky Bay in growth and popularity.

I feel that the project would be successful and the consequent sale of building blocks would not be difficult!

Yours sincerely, Bronte.

--

This email has been checked for viruses by AVG.

<https://www.avg.com>

RECEIVED

20 AUG 2021

LOVESHACK ROUTE NEIGHBOURHOOD ZONE
CODE AMENDMENT

DISTRICT COUNCIL of STREAKY BIZY
FOR CONSULTATION.

DOCUMENT CONTROL V4

ATTENTION PENNY WILLIAMS

I AM IN AGREANCE WITH THE SUBDIVISION
AND CHANGE OF ZONING.

I AM AN ADJOINING LAND OWNER

YOURS FAITHFULLY

BRUCE HEIN

SIGNATURE B R Hein.

Marissa Virgara

From: Charlie Williams
Sent: Monday, 23 August 2021 7:51 PM
To: Penny Williams
Subject: Loveshack Route Code Amendment

Ms. Williams,

After reading the "Loveshack Route Neighborhood Zone Code Amendment" I would like to say the following.

I have been a HOMEOWNER on Loveshack Route since 2008 and have been long waiting for the surrounding land on the "Route" to be developed. I have seen some very nice houses being built on Kennedy Road and Loveshack Ridge would definitely bring new business and support for the smaller lifestyle town like Streaky Bay.

School numbers could expand and the town would benefit economically given more space for an excellent development like "Loveshack Ridge" in the area with growing demographic numbers.

Furthermore as a homeowner on Loveshack I have seen the development plans put forward and agree that the block sizes are suitable for the area and do not believe that I will be "built out" of my view as the land has the opportunity for everyone to have a view given its topography.

The Loveshack Development has my FULL SUPPORT and look forward to see Streaky Bay grow.

Regards,
Charles williams

Ms. Williams

I have been a HOMEOWNER on Loveshack Route since 2008 and have been long awaiting for the surrounding land on the "Route" to be developed. I have seen some very nice houses being built on Kennedy Road and Loveshack Ridge would definitely bring new business and support for the smaller lifestyle town like Streaky Bay.

School numbers could expand and the town would benefit economically given more space for an excellent development like "Loveshack Ridge" in the area with growing demographic numbers.

Furthermore as a homeowner on Loveshack I have seen the development plans put forward and agree that the block sizes are suitable for the area and do not believe that I will be "built out" of my view as the land has the opportunity for everyone to have a view given its topography.

The Loveshack Development has my FULL SUPPORT and look forward to see Streaky Bay grow.

Regards,
Charles Williams

[Show header](#)

Loveshack Route Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-23T19:52:35.6320000+10:00

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Love shack Route Neighbourhood Zone code amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-13T12:35:04.9510000+10:00

I would like to see this subdivision approved .
Christine Noonan
Ratepayer
Streaky Bay
Get [Outlook for iOS](#)

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Public Consultation submission for Loveshack Route Neighbourhood Zone Code Amendment

From : noreply@plan.sa.gov.au

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-25T14:27:20.3110000+10:00

Attachments :  [sales_report_20210825143722_1757201_DC.pdf](#) (531KB)

Penny Williams,

Submission Details

Amendment: Loveshack Route Neighbourhood Zone Code Amendment

Customer type: Other

Given name: Daniel

Family name: Eramiha

Organisation: Numerical realestate

Email address:

Phone number:

Comments: The approval of this change would open Streaky Bay to an influx of new home owners as clearly indicated by the market need and recent sale results. COVID has had a dramatic affect on the relocation of all purchasing stereo-types, Professional Families, Retirees, Professional couples and holiday travellers alike. The recent sales and the current demand are clearly reflected in the data that buyers are looking to coastal property more than ever. Holiday rentals have also increased in the last 18 months causing a rapid increase in home ownership and coastal block sales. Properties that would normally be tenanted are now long term holiday rentals, motivating renters with current loan rates into purchasers. I highly recommend this approval not from an agency point of view but one that allows our home town to grow for the future. The revenue from rates and services would allow Streaky Bay to focus on sustainability and much needed infrastructure

Attachment: sales_report_20210825143722_1757201_DC.pdf, type application/pdf, 531.0 KB

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent dcstreaky@streakybay.sa.gov.au
email:

Sales History Report

Prepared for: DC Streaky Council Love shack

Prepared on 25 Aug 2021

Daniel Eramiha

Mob: 0448260470

Email:

Daniel.eramiha@numericalrealestate.com

Sold Properties



4 Anastasia Avenue Streaky Bay SA 5680

Sale Price: \$77,500

Sale Date: 14 May 2021

Area: 3,932m²

Attributes:



14 Anastasia Avenue Streaky Bay SA 5680

Sale Price: \$79,000

Sale Date: 15 Jan 2021

Area: 3,209m²

Attributes:



LOT 34 Andersons Road Streaky Bay SA 5680

Sale Price: \$95,000

Sale Date: 9 Jul 2021

Area: 4.55Ha

Attributes:



34 Andersons Road Streaky Bay SA 5680

Sale Price: \$95,000

Sale Date: 4 May 2021

Area: -

Attributes:



8 Brougham Place Streaky Bay SA 5680

Sale Price: \$150,000

Sale Date: 30 Apr 2021

Area: 3.53Ha Approx

Attributes:



22 Brougham Place Streaky Bay SA 5680

Sale Price: \$120,000
Sale Date: 17 Sep 2020
Area: 3.32Ha

Attributes:



LOT 2 Cape Bauer Road Streaky Bay SA 5680

Sale Price: \$180,500
Sale Date: 7 Dec 2020
Area: 8.25Ha

Attributes:



LOT 3 Cape Bauer Road Streaky Bay SA 5680

Sale Price: \$220,000
Sale Date: 20 May 2021
Area: 3.79Ha

Attributes:



LOT 7 Cape Bauer Road Streaky Bay SA 5680

Sale Price: \$125,000
Sale Date: 23 Nov 2020
Area: 3.64Ha

Attributes:



2/5 Flinders Drive Streaky Bay SA 5680

Sale Price: \$215,000
Sale Date: 31 Mar 2021
Area: 510m2

Attributes:



19 Flinders Drive Streaky Bay SA 5680

Sale Price: \$190,000
Sale Date: 9 Oct 2020
Area: 1,104m2

Attributes:



32 Flinders Drive Streaky Bay SA 5680

Sale Price: \$100,000
Sale Date: 21 Dec 2020
Area: 979m2

Attributes:



52 Flinders Drive Streaky Bay SA 5680

Sale Price: \$83,000
Sale Date: 27 Jun 2021
Area: 756m2

Attributes:



56 Flinders Drive Streaky Bay SA 5680

Sale Price: \$107,000
Sale Date: 5 Aug 2021
Area: 849m2

Attributes:



LOT 2 Flinders Highway Streaky Bay SA 5680

Sale Price: \$110,000
Sale Date: 18 May 2021
Area: 14.70Ha

Attributes:



LOT 8 Fredrick Drive Streaky Bay SA 5680

Sale Price: \$130,000
Sale Date: 4 Oct 2020
Area: 3.00Ha

Attributes:



33 Oscar Williams Drive Streaky Bay SA 5680

Sale Price: \$90,000
Sale Date: 20 Aug 2021
Area: 837m2

Attributes:

1/27 Poynton Street, CEDUNA
SA 5690 AUS
Ph: +61 (448)260470
Email: admin@numericalrealestate.com



No photo
available

LOT 51 Stanley Williams Road Streaky Bay SA 5680

Sale Price: \$100,000

Sale Date: 20 Apr 2021

Area: 3.97Ha

Attributes:

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest	Median	Average	Total Value
LAND	18	\$77,500	\$220,000	\$108,500	\$125,944	\$2,267,000
TOTAL	18					\$2,267,000

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
LAND	N/A	18	\$77,500	\$220,000	\$108,500	\$125,944
TOTAL		18				\$125,944

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Dion Galliver


Loveshack Route neighbourhood zone code amendment
District Council of Streaky Bay
For consultation

VA final

Attn: Penny Williams
Streaky Bay Council

Dear Ms Williams

I Approve the code amendment and zone change

Yours faithfully
Dion Galliver







[Show header](#)

Loveshack Route Neighbourhood Zone Code Amendment - Attention Penny Williams

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-30T12:13:48.4250000+10:00

Attachments :  [facebook-email_9e6ba617-9663-484e-add7-88511ad7647d.png](#) (1KB)  [linkedin-email_b959617c-cf1e-4df9-83a1-ea8bfb9d223.png](#) (1KB)  [PKFfooty tipping2021_34497fbd-efc8-4f27-966a-dfe7856ccfa9.png](#) (76KB)  [WILLIAMS, Donald - Letter to Penny Williams.pdf](#) (40KB)  [youtube-email_ef26a907-fd9d-4d62-95f2-6af3d2b2aae5.png](#) (1KB)

Dear Penny

Please find attached a letter in agreement with the Loveshack Route Neighbourhood Zone Code Amendment.

Should you require further information please contact me.

Regards

Dom Cosentino FCA
Managing Partner

Dom.Cosentino@pkfsa.com.au | www.pkf.com.au



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30 August 2021

Attn: Penny Williams

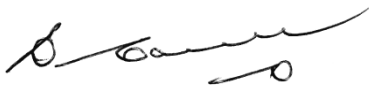
Email: dcstreaky@streakybay.sa.gov.au

I agree with the Loveshack Route Neighbourhood Zone Code Amendment.

I am the accountant for the Williams family and conducted various viability assessments. I have visited the area and project site many times. The development will support regional businesses, employment and development. It will provide high quality residential infrastructure which is in high demand. The development is well planned, costed and environmentally sympathetic.

If you have any queries in relation to this please contact me.

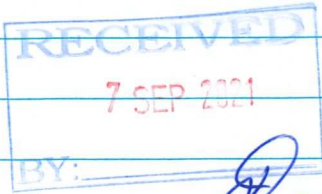
Yours sincerely
PKF Adelaide



Dom Cosentino
Managing Partner

Loveshack Route Neighbourhood Zone

Code amendment



District Council of Straky Bay.
For Consultation.

Att. Penny Williams

District Council Straky Bay.

Dear Sirs / Ms

I am in favour of the rezoning of this land from Rural deperat Urban to Neighbourhood Zone. It has been 28 years for this to happen so far. Please bring it on. The town will benefit in a lot of ways when it comes on line. I as the developer have had quite a bit of grief over this project.

Donald Williams

LOVESHACK ROUTE NEIGHBOURHOOD ZONE CODE AMENDMENT

District council of Streaky Bay

Dear Ms. Williams,

I've been waiting several years for planning consent to be granted for this land division. I'm originally from South Australia (born in Streaky Bay). All my siblings and relatives live on the Eyre Peninsula and I'm keen to build a retirement home on Loveshack Route and spend what little time I have left in Streaky Bay. In these days of shrinking towns, Eyre Peninsula needs to maintain a few thriving centres to support the surrounding farming families, small businesses and the townsfolk. Streaky Bay has to grow to keep the town alive and essential services functioning. The larger the population, the better the hospital and medical facilities. There will be more support for the businesses of the town and the possibility of more being established, especially in the hospitality trade. As soon as planning consent is granted, I intend to build my house, which I hope, is sooner than later.

Yours sincerely,

Elfrida Rossi

Sent from [Mail](#) for Windows

[Show header](#)

Attn: Penny Williams

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-16T11:41:24.5320000+10:00

[Show header](#)

Loveshack Neighbourhood Route Zone Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-09-06T08:16:34.2990000+10:00

Att: Penny Williams

Thank you for the opportunity to comment on the proposed changes to Zoning of Loveshack Route neighbourhood.

I'm completely in favour of the development to encourage growth in the township through investment & increase satisfying employment opportunities for the long term benefit of community.

Regards

Gary Finch CPPE - MAIPM

m:

e:

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Submission - Loveshack Route Neighbourhood Zone Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-31T10:09:49.3790000+10:00

Hello Penny,

I'd like to formally oppose the proposed code amendment and re-zonage of lot 615 Loveshack Route, Streaky Bay from Deferred Urban to Neighbourhood Zone.

I am sympathetic toward residential developments in this area that encourage and support the Streaky Bay lifestyle - not suburbia.

High density residential properties such as the adjoining neighbourhood zone are not, in my view, compatible with the advertisement we offer to tourists and locals of the town: *"Streaky Bay is an enticing mosaic of pristine natural wonders, endless sandy beaches, countless fishing spots, spectacular coastline, fine cafes, pop-up food vans, warm and friendly locals and a charming persona all its own."* -

The development of larger properties as seen in a Rural living zone, offer a smaller number of exclusive properties that really will attract future families and long term residents to the town. Why create a high density, tight and ugly suburbia where it doesn't naturally belong? People move to Streaky for space and a slice of their own paradise which can include owning larger allotments of land.

The re-zonage of lot 615 Loveshack Route, Streaky Bay from Deferred Urban to Neighbourhood Zone is a wasted opportunity that does not align with the charm and rural living experience in Streaky Bay.

Kind Regards,

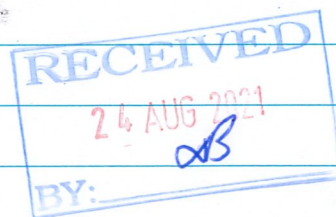
Gemma Bawden
Resident and ratepayer, Streaky Bay

Cross/Darius Wheaton Drive Sheehy Bays

I am in favour of the rezoning
of howe street into a residential, I
look forward to the zone change

C. Wheaton

21-08-21



Love Schack Route Neighbourhood
Zone amendment

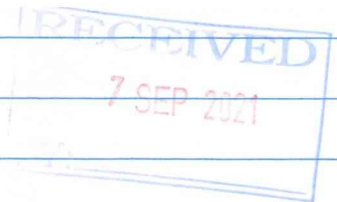
District Council of Streaky Bay.

attention Penny Williams
District Council of Streaky Bay

I am in total support of this being
developed I was an elected member
of Streaky Bay Council at ~~the~~ the time
of this land started being developed
and can see no reason why it can't
be developed

Greg Schreder

3rd Sept 2001



[Show header](#)

Att: Penny Williams

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-30T21:18:45.6900000+10:00

LOVESHACK ROUTE NEIGHBOURHOOD ZONE
CODE AMENDMENT
DISTRICT COUNCIL OF STREAKY BAY
FOR CONSULTATION

I AGREE.

Heather Scantlebury

Heather Scantlebury

M:

E:

[Show header](#)

penny williams

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-09-05T15:32:32.3250000+10:00

Re LOVESHACK ROUTE NEIGHBOURHOOD ZONE CODE AMENDMENT

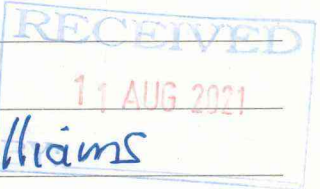
as a owner of nearby land I am in favour of the development

Yours sincerely
Hugo Necic

Sent from my Galaxy

✓
Lakeshock Route Neighbourhood Zone
Code Amendment

Attention Penny Williams



This development will be an Asset
to Streaky Bay.

Well done to Council for
getting it finalized.

Yours faithfully
Jan Gunn

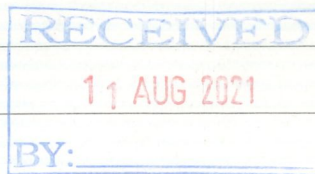
9/8/21

P.O Box 188

STREAKY BAY

9th August 2021

Attn. Penny Williams
D.C of S. Bay.



Love shack Route Neighbourhood Zone.

Code Amendment D.C of S. Bay.

I appreciate the hard work staff of the council, the elected members and Future Urban, have achieved Karina Uwer, the ex E.E.O. moved this code amendment along, and I am for ever thankful.

I would like to see this subdivision approved. It will be a great asset for the Streaky Bay Town & surrounding area.

Tradespeople will have security of work in the short term at least.

Many younger families will be able to build their homes in a great subdivision. Retirement aged people also. Makes the town grow with all the spin offs of all new homes need.

I look forward to this final approval after all these years.

It is great to work with a co-operating council. Great for the town.

Penny you have been very professional in your role as acting C.E.O and I thank you

Janet Williams

[Show header](#)

Loveshack Route Neighbourhood Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-19T16:54:58.3940000+10:00

I am writing to give my support to the above Code amendment.

I have been a regular visitor and now property owner in Loveshack Ridge for over 7 years.

Every time I drive up Back Beach Road, I am amazed that the above land has not already been Re zoned. It is prime land, the likes of which do not exist in Streaky Bay - views over the bay, walking distance to the town and beach, established quality houses adjacent and only a short drive to the boat ramp.

The proposed blocks are adequate for a house, shed, garden, septic and rainwater tanks. Buyers can almost live " off the grid".

I would be most surprised if the land did not sell very quickly, thus improving the economy of this beautiful town.

Janet Wood

Jeff Schmucker
Streaky Bay

16/8/21

LOUISHACK ROUTE NEIGHBOURHOOD ZONE CODE
AMENDMENT.

ATTN DANNY WILLIAMS

I agree with the # above. Please change
the zoning.

yours faithfully
Jeff Schmucker



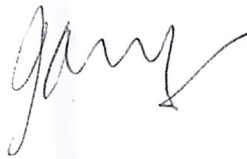
Loveshack Route Neighbourhood Zone
Code Amendment
D C S B

Attention Penny Williams,

I am writing to you as I am in favour of this Zone Change.

Well done Council for pushing this along . I feel the town will benefit
in many ways .

Regards Jenny Mc Evoy



Tonet has asked me to write this as I have muscular degeneration, she has written it for me.

Neighbour hood zone code amendment

I have always supported Donald & Tonet for the subdivision.

Please regone.

J. Campbell.
9-9-21

John T Campbell



This is written by Janet Williams
for John Cash.

Love shack Route Neighbourhood
Zone Code Amendment.

Att

Penny Williams
Acting C.E.O.



I look forward to the
Land Zoning Changing. It has
been many years in the pipeline.

Well done to the Councillors,
Council Staff & others for
compiling the final draft

Donald & Janet Williams deserve
to have finality in this land
change

Yours faithfully.

John & Janet

MARY VALE STATION

9/08/2021

[Show header](#)

FW: RE: Plan SA Proposed Development- Land Division to Create Additional Allotments 1-17- Lot 615 Loveshack Route, Streaky Bay

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-09-06T12:32:44.9350000+10:00

Attention: Penny Williams

Dear Penny,

I refer to the proposed development at Lot 615 Loveshack Route, Streaky Bay and advise the following :

- I have downloaded and read the comprehensive and informative document – Loveshack Route Neighbourhood Zone Code Amendment, District Council of Streaky Bay.
- I agree and support the Streaky Bay Council's Code Amendment to re-zone 13 hectares of land at Loveshack Route from Deferred Urban Zone to Neighbourhood zone to allow for low density residential development that provides housing options adjacent to the Streaky Bay Township.
- The re-zoning would be of great benefit to the area by increasing the economy to the district, create employment, (especially in the building industry) and the transport industry would increase between Capital cities for transporting of fuel, building materials and other essential commodities.
- The developing area would attract Investors and retirees from Capital cities to a country town with a relaxed lifestyle.
- As currently there are no houses to buy or rent in Streaky Bay, this further land development would be a great financial asset to the town.

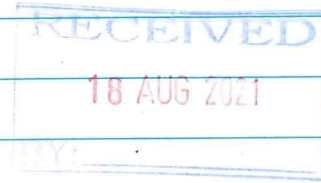
Please contact me on this email address or phone if any further details are required.

Kind regards,

John Evans

17-8-21

JOHN. S. GUIDERA.



D. C. STREAKY BAY.

CONSULTATION LOVESHACK ROUTE CODE AMENDMENT

TO WHOM IT MAY CONCERN,

I, JOHN. S. GUIDERA, APPROVE OF THE ZONE
CODE AMENDMENT AS SET OUT IN THE DOCUMENT
V4 (S. 07. 2021).

J. Guidera

MARINE ENGINEER
LAND OWNER.

STREAKY BAY SELF STORAGE
STREAKY BAY MARINE.

22-08-21.

Dear Fresh Bay District Council

I propose that the 13 Hectares of Land located on Loveslack Route should be changed from Urban Zone to Neighbourhood Zone to allow for Low density residential Housing.

If this goes through & is Developed Professionally it should be an asset to the Town & Council

Regards.

J Lewis

JOHN LEWIS



[Show header](#)

Public Consultation submission for Loveshack Route Neighbourhood Zone Code Amendment

From : noreply@plan.sa.gov.au

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-31T13:45:48.2090000+10:00

Penny Williams,

Submission Details

Amendment: Loveshack Route Neighbourhood Zone Code Amendment

Customer type: Member of the public

Given name: John

Family name: Thomson

Organisation:

Email

address:

Phone number:

Comments: I support the proposal to change the land, defined in the document as 13 hectares of land identified as Lot 615 Loveshack Route, Streaky Bay, from the Deferred Urban Zone to the Neighbourhood Zone.

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded


Attachment 5: No file uploaded

sent to

proponent dcstreaky@streakybay.sa.gov.au

email:

I am in support of
Policy change for
Love SHACK Route
John A Wild AMENDMENT



RECEIVED

5 AUG 2021

ATTN:-

TENNY WILLIAMS

CONSULTATION BY DISTRICT COUNCIL
OF STREAKY RAY ON THE LOVE SHACK
ROUTE NEIGHBOURHOOD ZONE CODE
AMENDMENT.

I LIVE ON KENNEDY ROAD + AM.

IN FAVOUR OF THIS SUB-DIVISION


GOING AHEAD. NOT IN FAVOUR

OF 2ND HAND MATERIALS AND

DO NOT WISH TO SEE SHIPPING

CONTAINER + THE LIKE.

YOURS FAITHFULLY

 SONYA WILSON

[Show header](#)

Public Consultation submission for Loveshack Route Neighbourhood Zone Code Amendment

From : noreply@plan.sa.gov.au

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-09-10T16:02:42.9520000+10:00

Penny Williams,

Submission Details

Amendment: Loveshack Route Neighbourhood Zone Code Amendment

Customer type: Member of the public

Given name: Jonas

Family name: Woolford

Organisation:

Email address:

Phone number:

Comments: I oppose the zone change. When devepment first occurred in that area the council of the day and the land owners promised to the community that area would remain as green space. Now 20 years on and they are using a report from a legal firm who promote their services to 'make zone changes occur' rather be objective as reason to 'make the zone change happen'. The report itself contains no evidence what so ever and should be dismissed. Even the subject reasons mentioned are incorrect. There is no reason for the zone amendment to occur and I wonder if the land owners have even given any thought to the consequences other than the dollars? For a start their cattle feed lot operation and shearing shed in the adjacent paddock will be incompatable. I suggest decision makers not waste their time on this one. Regards, Jonas

Attachment: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

sent to
proponent dcstreaky@streakybay.sa.gov.au
email:

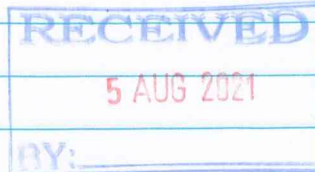
To district council Streaky Bay

12/08/21

Attn PennyWilliams re code amendment loveshack route public consultation paper.

I agree this should be accepted and just get on with it Josie Williams

Streaky Bay
5/8/21.



LOVE SHACK RIDGE DEVELOPMENT

Attention Penny Williams

I am fully in favour
of this Development going
ahead.

It will be a great asset
to the town.

Kenny Johnson

KHJ

Loveshack Route Neighbourhood Zone
CODE AMENDMENT
District of Streaky Bay for Consulta on.

A : Penny Williams

I have downloaded the code amendment, read it extensively and followed this land subdivision since 2005.

The change of zoning will enable this land and a subsequent subdivision to finally come on line and the market for poten al land and home owners.

I approve of this document and encourage a change of zoning.

Regards
Kerry Miller

[Show header](#)

Loveshack Route

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-25T17:12:44.2550000+10:00

Louise Mudge - 9-9-21

SA 15680 .10 SEP 2021

Attention Penny Williams
Consulatain Love, Shack.

Please change the zone, so the land
can be developed

Louise Mudge.

[Show header](#)

Loveshack Route Neighbourhood Zone Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Cc :

Sent : 2021-09-04T14:26:58.2750000+10:00

Dear Penny

I am very please to see the application for the Loveshack Route Neighbourhood Zone Code Amendment.

I see the board benefits that would come to our community by opening up this parcel of land for residential development.

I support the application and look forward to the learning of a favorable outcome.

Kindest regards

Lyn Finch

CONSULTATION BY DISTRICT COUNCIL OF
STREAKY BAY ON THE LOVESHACK ROUTE
NEIGHBOURHOOD ZONE CODE AMENDMENT

AH. Penny Williams

As a ratepayer, I, Maggy Anwar-
Boyer, am delighted that this
zoning is finally taking place.
We followed the development of
this land for the last twenty
year and have appreciated the
generosity of the layout of
the plots that make up this
subdivision. Their size are
such as to give distinction to
this place.

Yours sincerely,

M. Anwar Boyer



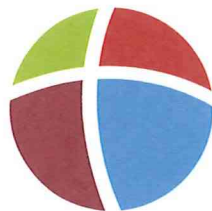
MARK GULLIVER

I WOULD LIKE LOVESHACK
CODE DEVELOPMENT CHANGED
TO NEIGHBOR HOOD

THE TOWN NEEDS IT.

RATE PAYOR

Mark Gulliver



Bayer SeedGrowth[™]

Mardi Schumann – Executive Assistant

P.08 8626 1001 • F.08 8626 1196

W. www.streakybay.sa.gov.au

PO Box 179 STREAKY BAY SA 5680



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From: Martin Williams

Sent: Thursday, 19 August 2021 8:50 AM

To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>

Subject: Loveshack Route Neighbourhood Zone Code Amendment

Attn Penny Williams

I would like to express my full support for the subdivision of land in the Loveshack Route area.

I visit Streaky Bay regularly to visit family and thoroughly enjoy going fishing with my Father and friends.

It has been pleasing to see the growth in Streaky Bay over time when a lot of rural communities have dwindled. A new subdivision brings growth, people and jobs.

Along with this subdivision will come opportunities. Bring it on.

Martin Williams

Streaky Bay Council Rate Payer

6th September, 2021.

To whom it may Concern,

I am writing this letter **opposing** the proposed Code Amendment of the Section of Land (Lot 615 Loveshack Route) situated between Cape Bauer Rd and Loveshack Route form Deferred Urban to Neighborhood Zoning,

I write this letter as an owner and resident of 27 Loveshack Ridge.

Below are the reasons/arguments why I oppose the amendment;

- It was only 6 months ago that I was writing a similar submission to a very lengthy report/application produced by Botten Levinson. Whilst the previous report was quiet lengthy, it lacked factual evidence and its arguments contained generalizations rather than specific numbers or factual evidence. Once again, Botten Levinson is basing their arguments using a generalizations rather than evidence that is factual.
- It seems that the current land owners of Lot 615 Loveshack Route are confused in what they are trying to achieve with the land contained in Lot 615.
Earlier this year they were arguing that the market demanded blocks of land that were similar to those that are zoned Rural Living or 'Life Style Blocks'. Rural living blocks as defined in the DC Development Plan must have a minimum size of 2800 m².
In the Code Amendment Application, it is argued once again that the market demands 'Residential Lifestyle Blocks' (between 2000-2200m², stated on page 178), but the minimum block size stated in the application is 1200m². (This is considerably smaller than the previous application where the minimum block size was 1800m² from memory)
This block size is not in my opinion a Lifestyle Block Size, but more so a large house block similar to many blocks located in the township.
- At the time of writing a search of "Blocks of land for sale in Streaky Bay" returned a result of 75 blocks of land for sale, plus 44 blocks/allotments of land for sale in the Clear Water Cove development, giving a total number of approximately 120 blocks of Vacant land for sale in the township and close proximity.
Whilst in recent times (previous 12 months), vacant blocks of land have been selling, many of them had been on the market for extended periods of time and those that have sold recently have sold at below what the vendor paid for them.
If this Code Amendment is approved, there will potentially be another 75 Blocks of land released onto a market that already has a large amount undeveloped blocks available for sale. This will further push the price of land down.
When blocks of land on Kennedy Road, Vida May Way and Loveshack Route were released, it took considerable time for all blocks to sell, and it was only due to a significant drop in price by the vendor that 100% sales were able to be achieved.

I myself purchased 27 Loveshack Route in 2011 and paid 20% less than the original asking price. Other blocks on Loveshack Route that have recently sold have sold at a price well below what they originally sold for.

- The below points are from the State Planning Policy table beginning on Page 166 of the application;

1.1	An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	The Code Amendment will provide increased supply of land for housing, to accommodate demand and growth.
-----	---	---

As has been stated in previous submissions, there are more than ample blocks of land available for the future growth of the town. Approval of this code amendment will create an oversupply of undeveloped land and further decrease the value of existing land.

1.4	Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.	<p>The Affected Area is not of any environmental importance, or mining or food production significance.</p> <p>The surrounding land has previously been divided in a similar fashion and will form the constant semi-rural character the area currently exhibits.</p>
-----	---	---

The area known as Loveshack Route has been divided and zoned Rural Living and according to the definition, has a minimum blocks size of 2800m². By rezoning Lot 615 to Neighborhood Zone, minimum block size will be 1200m² which is town size blocks. This is not consistent with semi rural character of Loveshack Route.

6.1	A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.	Larger allotments proposed to accommodate the needs of a range of demographics and lifestyle needs.
6.4	The growth of regional centres and towns within the existing footprint or outside towns where there is demonstrated demand and the land is serviced with infrastructure.	<p>The investigations have identified a demand for residential lifestyle allotments and the Code Amendment will address this demand.</p> <p>The land will not be serviced with reticulated water or sewerage infrastructure due to the constraints of the existing system. However, there are suitable means of providing this infrastructure on-site as part of the future development of the area. Electricity supply will be provided to each of the dwellings.</p>

Regarding the above two points; have there been any reports, surveys or studies carried out that identified this demand for life style blocks, or is this an individual/individuals personal opinion?

The only other report I can find is one by Hudson Howells in 2018 that I will comment on shortly.

6.6	A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.	The Affected Area provides sites for the construction of detached dwellings, and will appeal to a wide range of the community such as holiday makers, permanent residents, and retirees.
-----	---	--

As previously stated there is all ready ample land that is undeveloped. Creating further blocks will only decrease the value of current vacant blocks.

13.6	Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.	The scenic amenity of the existing coastal vista will be enhanced with the development of the land.
------	---	---

The development of Lot 615 will significantly detract from the scenic views that are currently enjoyed from Loveshack Route.

- The below points are from the Eyre and Western Regional Plans Policy table that begins on page 170.

1.11	Contain growth and development where possible to identified urban lands.	The Code Amendment relates to the Deferred Urban Zone which is expected to accommodate the future growth of the Streaky Bay township.
------	--	---

Unless I have missed it, I have not seen any reports or information that predicting a growth in the population of Streaky Bay that justifies the creation of 75 new allotments.

13.1	Ensure there is an ongoing supply of land available for residential development.	The Code Amendment provides an on-going supply of land for the current demand.
------	--	--

As mentioned previously there is already land available to satisfy the current market demands and releasing more will only saturate the market and lower current land values. This is further supported by the report compiled by Hudson Howells in 2018.

13.3	Ensure that appropriately serviced towns provide a range of housing types and densities to cater for the region's changing population demographics and to enable people to stay in their communities as their housing needs change.	The Code Amendment will allow for the division of land that provides land sizes to accommodate the growing needs of the population, and their change in housing needs, particularly for larger lifestyle allotments.
------	---	--

This has been covered previously.....minimum block size is 1200m² and are similar to many blocks in the township. I have not read anywhere that there is a growing need for blocks of this size.

Based on the graph and information on page 178, there is nearly 20 years of undeveloped land available based on 15 houses being built a year. **This does not support the argument for a code amendment.**

- In addition to the above, the creation of 30-40 full time jobs at the nearby Poochera halloysite-kaolin project may create additional demand for residential land within Streaky Bay.
- This is a prediction and a prediction only. Many of those positions would more than likely be filled by existing residents and is not reason enough to create up to 75 additional blocks.
- Based on the above, waste water management, water supply and gas supply will be 'funded' by the future owners of the new allotments created within the Affected Area by supplying and installing systems that service their dwelling.
- All current town blocks are connected to Mains Water and Sewerage. If Lot 615 is to be rezoned to Neighborhood, then all blocks should also be connected to mains water and sewerage in order to remain consistent with existing Neighborhood Zoning.
- When I purchased the block of land in around 2010 to build my house I noted that the land in question was zoned as Deferred Urban. Under the Streaky Bay District Council Development Plan the definition of Deferred Urban (copied directly from the Development Plan) is as follows;

Deferred Urban Zone

Refer to the *Map Reference Tables* for a list of maps that relate to this zone.

OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone is ideally located to accommodate future residential growth. However, until the land is required for residential purposes, it will continue to be used for farming and the existing open character will be maintained. Residential development is not expected to take place until existing residential areas within the town of Streaky Bay are substantially developed.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - broad-acre cropping
 - grazing.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.

Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
 - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures

Based on the above definition, I, probably like other land owners on Loveshack Route, considered that due to the zoning of the land in front of us we would not be potentially

having our views disrupted or potentially looking down or into the back yards of potentially up to 75 blocks of land.

I note that there are height restrictions proposed for the row of blocks on the Easter side of Lot 615/Cape Bauer Road, but all other blocks that are created will not be restricted to single level. This will significantly disrupt the views enjoyed from existing blocks on Loveshack Route.

This land was reserved for a time when there was a genuine need for creating more blocks of land to accommodate the population growth of the town. There is currently **NO** need for additional blocks of land to be released.

- Of the land previously developed by Gibson Peninsula on Kennedy Road, Loveshack Route and Vida May Way, the majority of blocks (>50%) are yet to be developed. I am not sure the exact date that these blocks were released but it is more than 10 years ago I think. This is a very slow take up rate, and further evidence that there is **not** a demand for further land to be released.

Botten Levinson has reported that there is a strong demand for blocks with views over Blancheport Bay and there is demand for further blocks of land to be released. It is natural that there will be greater demand for land with an attractive view, than that of land without a view. This however is **not** a reason to release more blocks of land and flood a property market and devalue existing properties.

- The below is taken from page 197;

Solution -create more allotments on the Gibson Peninsula

The attributes of the land on Gibson Peninsula are such that it is highly desirable for that land to be developed as is evidenced by:

1. the sale of all 74 allotments to third parties
2. The *take up rate* of establishing dwellings or other substantial outbuildings on the land.

As mentioned previously, the only reason that Gibson Peninsula was able to achieve the sale of all of their blocks was by reducing the price of them significantly.

This is further evidence that the market is not able to handle further blocks of land to be created.

Hudson Howells – Streaky Bay Residential Land Analysis, 2018.

Contained in the Meeting Agenda Document for 2018, (link attached below, report beginning on page 37) is a detailed report completed by Hudson Howells on Residential Land Supply in Streaky Bay.

https://www.streakybay.sa.gov.au/_data/assets/pdf_file/0014/201335/Council-Agenda-Report-April-2018.pdf

Whilst some may consider that the report is nearly 5 years old and out dated, I note the below section copied and pasted from the report by Hudson Howell.

1.3 Summary of Recommendations

The following recommendations are made based on the study findings:

Residential Land Supply

There is more than 13 years' supply (197 allotments) of residential land in Streaky Bay assuming average sales of 15 allotments per annum. It is therefore recommended that Council:

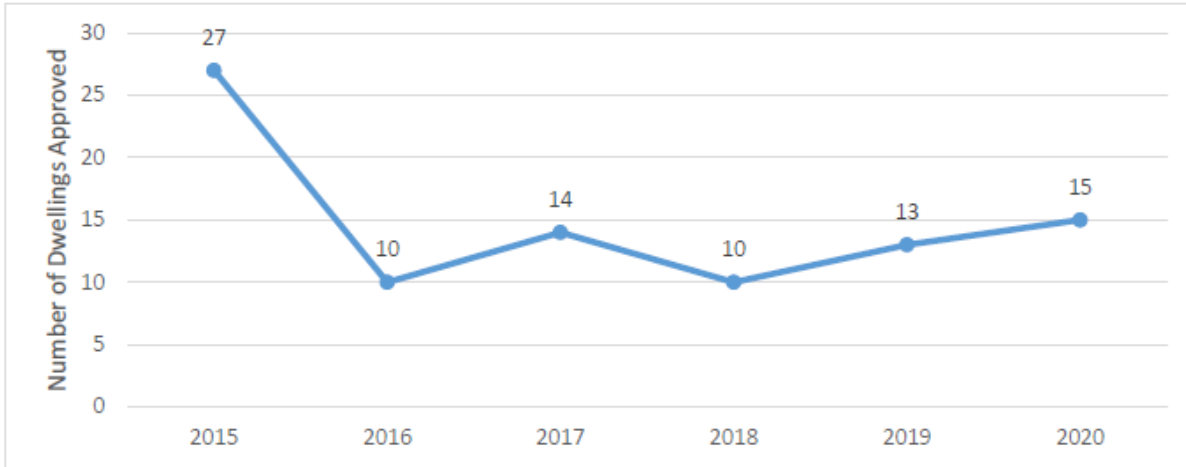
- Does not rezone any further land for residential development until the existing stock has been reduced to a level whereby Council determines that it would be in the best interests of the township to do so. It is suggested that five years' supply be available on the market (75 allotments at current sales volumes) notwithstanding the requirement for a range of allotment sizes to meet market demand.
- Establishes a process to monitor the amount of residential land available of the market at least annually to ensure there is sufficient stock available.
- Examines the opportunity for sub-division of existing residential allotments closer to the centre of town (infill development) to appeal to the pre-retirement and retirement segments and that Council further investigates the opportunity for the retirement/aged care market.
- Develops and implements a strategy to increase the demand for residential land (refer to Other Concepts for Consideration).

The report advises the Streaky Bay Council that with 13 years supply of residential land available to be developed, further land should not be released onto the market.

The below information has been cut and pasted from page 178 of the Code Amendment application from the section titled; Land Supply and Demand Analysis

In relation to demand, Figure 2 below illustrates the number of dwellings approved within Streaky Bay since 2015. On average, 15 dwellings have been approved per year over the last 6 years.

Figure 2 *Number of Dwellings Approved within Streaky Bay (source: District Council of Streaky Bay Development Register)*



Based on an average of 15 dwellings per year, the existing vacant allotments could provide 19.8 years of residential land supply and the 'developable land' could provide a further 26 years. Notwithstanding, it is worth noting that the number of dwellings approved within the District Council of Streaky Bay typically responds to the number of new allotments completed, as shown by Figure 3 below (i.e., the number of dwellings approved increases after the number of allotments created increases). This suggests that the supply has the opportunity to increase demand.

The above information is now reporting that there is 19.8 years worth of residential land supply available. This is 6 more years supply available than in 2018 when it was recommended that further land is not released onto the market.

If the Code Amendment is approved and the subdivision is approved this will once again saturate the Streaky Bay Vacant Land Property market.

Several other points of interest that need to be considered are that;

- I have also become aware that the owners of Lot 615 Loveshack Route have been requesting that members of the community/social circles write letters to the council in support of the code change. I would like to hope that these letters of support are not given reduced weighting in the final decision of the Code Amendment.
- I note that the Mayor also has a real estate business. I assume that this has been taken into account and the Mayor has declared he has a conflict of interest in the changing of the Code and has had no comment or influence in the application.

Summary.

In summary, I am not sure what is trying to be achieved by changing the zoning of Lot 615 Loveshack Route from Deferred Urban to Neighborhood. All I can see is that it will potentially allow the creation of 75 additional blocks of land that are not required on the market at this point in time and it will only decrease the price of existing blocks of land and there is enough evidence to support this statement.

In the future, I may possibly support the development of Lot 615 into allotments that are consistent with those of Loveshack Route (Rural Living). At this point in time there is no evidence that even remotely indicates the need for Lot 615 to have its zoning change from Deferred Urban and I oppose the change.

If you have any questions please feel free to contact me via email;

Regards,

Michael Richardson.

Streaky Bay.

SA. 5680

[Show header](#)

Loveshack Route

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-19T16:56:15.5140000+10:00

Loveshack Route Neighborhood Zone Code Amendment
District Council of Streaky Bay
for consultation

Document Control
V4 Final (Council Feedback)

As a member of the Streaky Bay community. I would like to submit my agreement to change the zone for Loveshack Route to Neighborhood.

Regards
Michael Swanson

SEPTEMBER 10 2021



Ahn. Penny Williams
District Council of Streaky Bay

STREAKY BAY

SA 5680

AS A CONCERNED LAND OWNER / RESIDENT OPPOSITE
LOT 615, WE DO NOT SUPPORT THE CODE AMENDMENT CHANGE.

WE HAVE LIVED AT NO 9 LOVESHACK ROUTE FOR THE
PAST 6 YEARS AND ENJOY OUR RURAL LIFESTYLE LIVING
ON OUR 2800² m.

IF THERE HAD BEEN 75 OR 50 SMALL BLOCKS IN
THE FRONT OF LOT 615, WE WOULD NOT HAVE PURCHASED HERE.
I JUST CANNOT IMAGINE HOUSING, SHEDS, TANKS AND

SEWERAGE SYSTEMS

THERE ARE MANY VACANT BLOCKS FOR SALE IN STREAKY
BAY, LARGE AND SMALL. IF LOT 615 WAS RELEASED
FOR SALE MANY EXISTING BLOCKS WOULD NEVER BE SOLD.
WE FEEL AS LAND OWNERS ON LOVESHACK ROUTE THAT
ZONING SHOULD STAY DEFERRED URBAN UNTIL THERE IS A
REAL NEED TO COVER FUTURE GROWTH IN STREAKY
BAY.

AFTER READING PAGE 178 based on 15 houses
A YEAR BEING BUILT THERE IS MANY YEARS OF

2.

UNDEVELOPED LAND AVAILABLE IN STREAKY BAY.

WE WOULD LIKE TO MENTION THE 30-40 JOBS

AT THE POUCHERA MINE. WE BELIEVE THEY

SHOULD NOT BE IN THE EQUATION UNTIL IT HAPPENS.

IN CONCLUSION WE WOULD LIKE TO EMPHASIZE

THAT WE STRONGLY OPOSE THIS CODE

AMENDMENT CHANGE,

MICK + DILYS LE CERF



She Cerf.

MICK LE CERF

DILYS LE CERF

[Show header](#)

Attention Penny Williams

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-09-05T14:38:02.9480000+10:00

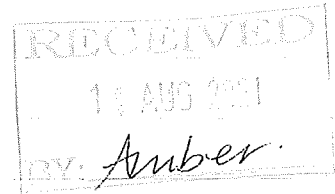
Re LOVESHACK ROUTE NEIGHBOURHOOD ZONE CODE AMENDMENT

I am in favour of the development

Yours sincerely

Monique Necic

Narelle Kurtzer



Streaky Bay SA
5680

10-8-21

Attention: Penny Williams

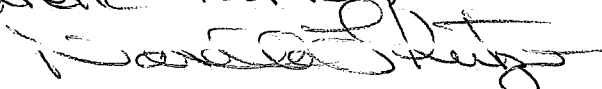
Acting CEO
Streaky Bay District Council
29 Alfred Tce.
Streaky Bay SA
5680

Dear Penny,

In reply to your letter of notification
on the Lovesack Road Neighbourhood Zone Code
Amendment;

I approve of this rezoning.

I have watch this site since returning
to Streaky Bay, there has been many
"efforts" taken to achieve this progress
& I look forward to seeing progress there

Yours Sincerely
Narelle Kurtzer


houestack Route Neighbourhood
Zone

Code Amendment

District Council of Streaky Bay
for Consultation

ATT Penny

I would like to see this
developed.

WJ Montgomery



[Show header](#)

Loveshack Route Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-09-07T10:31:53.6470000+10:00

A en. on Penny Williams,

Once again I find I am writing in support of this never ending saga called “Loveshack Route”. How many public consultations are needed and how much money has to be wasted before this development can proceed??

SO Please be advised that I am a ratepayer and voter in the District Council of Streaky Bay and fully support and endorse the proposed development by D A & J Williams for the Loveshack Route Code Amendment.

I also request that my previous communications of support be included in this submission.

Respectfully yours Newton R C Luscombe

Newton R Luscombe

[Show header](#)

Code Amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-23T11:55:29.1330000+10:00

Attention: Penny Williams

My Husband, Clifford Edmunds and myself are writing in support of the proposed Code Amendment which seeks to rezone 13 hectares of land located on Loveshack Route, referred to as the Affected Area shown on the Council website.

Yours faithfully,
Pamela Edmunds

Proposed Loveshack Code Amendment to Neighborhood Zone

We are writing this submission opposing the Loveshack Route Neighborhood zone code amendment as owners adjacent the land.

The reasons that we disagree with the Code amendment are:-

When we bought and built on our land it was with the knowledge that the land in front of us would not be subdivided until there was a need for extra allotments in the town. While we do expect that will happen some time in the future that time is definitely not now or anytime soon.

From the report there is already a glut of land for sale in Streaky Bay which is common knowledge. When travelling and we have said that we come from Streaky Bay people have said "that's the place with all the vacant land and dead trees"

If the "Supply Demand Analysis" shows that there is enough vacant land for 20 years, why on earth would anyone even think of developing more land

There is good variety of land sizes available and there is no reason that 2 smaller allotments couldn't be joined to form 1 larger allotment if required.

The price of land in Streaky Bay is very low at the moment because of this oversupply and there is no capital growth. We bought a block of land in the 'desirable' 2 storey section of Blancheport Rise in April 2003 for \$82,500. It has been on the market since May 2012 and finally sold in August 2021 for \$90,000. After paying approx \$2000 per year in rates and charges it was not a very good investment. That is a common scenario in the town and not at all a rare occurrence.

The reason that all of the previous Loveshack development sold is because the developers had a "Fire sale" and discounted the unsold blocks at a very discounted price. I think \$50,000 each which is very cheap for that size piece of land.

While there may not be many blocks available with scenic views at Clearwater the upside is that the blocks are all extremely close to a very attractive beach and small boat ramp perfectly suitable for small craft and canoes, yet they remain unsold. As stated in the report there are various sizes of allotments and I am sure there is no reason why 2 adjacent blocks could not be purchased if anyone wanted a larger allotment.

The front row of blocks on the adjacent Blancheport development does not have any dwellings at all yet. These are closer to the town and with the same frontage as the proposed blocks along Cape Bauer Road. The ones that are for sale are very reasonably priced. Some front blocks with sea views and priced between \$45,000 and \$60,000. Very reasonable I would have thought considering all services are provided.

I do not think that anyone should expect any growth due to the proposed mine near Poochera. If indeed it does go ahead I would expect most of the jobs would be taken by locals that currently work either at Iluka or other mines and would enjoy the chance to work closer to home.

Water is a major concern in Streaky Bay. Even with larger allotments and the cost of tanks not being prohibitive, there still seems to be a reasonable amount of water carted into the Loveshack development. This has to originate from the mains, and I am sure with the extra perhaps 75 allotments proposed this would amount to a rather large amount. If any of the blocks were to be the proposed minimum 1200 sq m there would not be enough roof catchment or space for enough tanks to cater for the needs of the average family.

While the cost of tanks is not prohibitive for some, it is for others.

We think that 1200sq m blocks should be afforded water and sewage connections the same as the adjacent Blancheport Rise.

The land at the moment does not create any dust problems for the town as it is covered in grass. Once development starts the grasses get removed and the ensuing dust will create a problem for the town. Surely we don't want to end up with another area like Clearwater where the only thing holding the soil is gazanias which are a pest plant and presenting a real danger to the adjacent agricultural land.

In closing, even though the developers are paying for Council staff time this time around I would question how much it has cost the council and therefore the ratepayers over the years dealing with these developers.

We would expect that our concerns, being directly impacted by the changes, would be given more "weight" than those of the people that the developers have apparently coerced from people in the town.

We are hoping our concerns are given due deliberation

Patricia and Vincent Tomney

Streaky Bay SA 5680

Postal address:

Email: _

Phone

09/09/2021

[Show header](#)

Loveshack route code amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Cc :

Sent : 2021-09-08T09:31:28.5650000+10:00

Attachments :  [image001.gif](#) (34KB)  [image002.jpg](#) (6KB)

To Whom it may concern.

I trust you are well.

I am writing to strongly oppose the Development plan to open (rezone) Loveshack route to Neighbourhood zone from Urban zone.

Back in 2007 we bought in Oscar William Drive with the plan to build and start our family in Streaky Bay. We went to council (back Then) to ask if the land (Loveshack route) would ever be developed and both real estate and council assured us that there will be no more estates developed until both Blancheport developments had filled. Since then Loveshack and Clearwater estates have opened. The value of our block has reduced \$40'000.. (making difficult to mortgage for new build)

I'm sure we are not the only rates payers with same concerns..

We had planned to build on block in the future with our living area facing to back beach and across the urban land to the bay.

If this area (Loveshack route) is to be 'built out' our view and value of property will be significantly reduced.

I would love if Council make some amendments to other estates (Blancheport) to allow transportable homes like every other estate in council area. Might see the area fill up instead of looking like a patch work quilt.

Failing that – The developers to pay difference of value shortfall to neighbouring properties.. just a thought.

Kind Regards,

Paul Watkinson (Watson)

Sandvik Mining and Rock Technology
Contract Coordinator - Supervisor
Olympic Dam CPM

[ROCKTECHNOLOGY.SANDVIK](https://rocktechnology.sandvik.com)



Sandvik acknowledges the traditional custodians of the lands and waters on which we live and work. We pay respect to elders both past and present.



Our commitment to Reconciliation

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Peter
TRELOAR MP
Member for Flinders



Ms Penny Williams
Acting Chief Executive Officer
District Council of Streaky Bay
PO Box 179
STREAKY BAY SA 5680

Dear Penny

I write in support of the District Council of Streaky Bay's Loveshack Route Neighbourhood Zone Code Amendment application.

I understand the Code Amendment seeks to rezone Lot 615 Loveshack Route, Streaky Bay from a deferred Urban Zone to a Neighbourhood Zone which will provide an option for further residential housing to be developed.

The Streaky Bay Council have identified a need for residential expansion as Streaky Bay is proving to be a go ahead and popular seaside town, which is attracting keen development interest from a variety of investors who are looking for new opportunities or a 'Sea Change' in life.

The re-zoning of land is seen as an investment in the future of the township and a tangible way to facilitate its growth and provide an economic stimulus to our region.

It also supports the economic growth of our communities and aligns with the State Government's Growth State agenda to enable South Australia to prosper into the future.

I commend the Streaky Bay Council on their vision to progress their township and for being pro-active in seeking additional residential land for development and wish the Council every success with the Zone Code Amendment.

Yours sincerely

PETER TRELOAR MP
Member for Flinders

27/8/2021





[Show header](#)

zone code amendment

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-25T11:40:14.0280000+10:00

Attachments :  [image001.png](#) (0KB)  [image002.png](#) (1KB)  [image003.png](#) (1KB)  [image004.png](#) (1KB)

Hi penny

As a land owner of lot

Rezoning of lot 615 Love Shack route

Thanks

Ray philippi

I have read all and have no objection to the

Ray Philippi

Managing Director



14 Herbert Street Slacks creek,
Brisbane, QLD 4127

www.slackscreekbrakeandclutch.com.au



Slacks Creek Brake & Clutch Pty Ltd.

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FW: Loveshack Route Code Amendment

Sent : 2021-07-27T10:21:01.0100000+10:00

-----Original Message-----

Original Message
From: Rlwoodretired <rlwoodretired@gmail.com>
Sent: Friday, 23 July 2021 5:00 PM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Subject: Loveshack Route Code Amendment

Please accept this email as my support for the amendment.

I am a ratepayer and own Lot	Streaky Bay and	Streaky Bay
------------------------------	-----------------	-------------

I believe the development will fulfill a gap in the market, thus assisting in bringing new residents to the town.

The land is superior to all other land available in Streaky Bay in terms of size, slope, easterly aspect and views over the bay and the township.

Richard Wood

Marissa Virgara

From: Robert Stephens
Sent: Thursday, 19 August 2021 11:21 AM
To: DCStreaky Email
Subject: Loveshack Route Code Amendment

Attention: Penny Williams.

We wish to advise that we have both sited the Council Document V4 Final Council Feedback for the Williams development and wish to fully support the code amendment.

Faithfully yours

Rob & Denise Stephens

[Show header](#)

Public Consultation submission for Loveshack Route Neighbourhood Zone Code Amendment

From : noreply@plan.sa.gov.au

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-19T16:44:07.1610000+10:00

Penny Williams,

Submission Details

Amendment:	Loveshack Route Neighbourhood Zone Code Amendment
Customer type:	Member of the public
Given name:	Robyn
Family name:	Swanson
Organisation:	
Email address:	
Phone number:	
Comments:	I am in agreeance to the change in zoning.
Attachment:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
sent to proponent email:	dcstreaky@streakybay.sa.gov.au

9 September 2021

To whom it may concern,

I am writing this letter **opposing** the Code Amendment of the Section of Land (Lot 615 Loveshack Route) situated between Cape Bauer Rd and Loveshack Route form Deferred Urban to Neighbourhood Zoning,

I write this letter as an owner and resident of _____ and will be directly impacted if this proposed amendment is approved.

Below are the reasons why I oppose the amendment;

- There are currently approximately 120 blocks/allotments for sale in Streaky Bay I do not believe Streaky Bay expects the growth in population to fill a further 75 blocks. I am concerned this could saturate the market further, potentially reducing the value of current block and house prices.
- Reducing the size of purposed bocks from 2800m2 to 1200m2 would ruin the aesthetic / beauty of the rural living Loveshack Route which we brought our property for and plan to raise our family on.
- Views from the water and jetty will be aesthetically negatively impacted due to the high density of houses planned with this amendment, As the area to be re zoned is not feasible for connection to the community waster water system, Lot 615 should not be rezoned to allow smaller block sizes of 1200m2. Waster water treatment systems and rain water collection / storage takes space, I see issues will occur with 75 individual waste water treatment, and individual storm water management in the future. All current town blocks are connected to Mains Water and Sewerage. If Lot 615 is to be rezone to Neighbourhood, then all blocks should also be connected to mains water and sewerage in order to remain consistent with existing Neighbourhood Zoning.
- I firmly believe people move to Streaky Bay for 'rural living', people want space for lifestyle and require space on their blocks, there are enough Neighbourhood Zoned blocks, leave the 'Deferred Urban' block sizing for variety when purchasing property.
- If this amendment is allowed it would be setting a precedent for future re zoning in Streaky Bay which would be detrimental to the aesthetics of what is Streaky Bay.

The below points are from the State Planning Policy table beginning on Page 166 of the application;

1.1	An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	The Code Amendment will provide increased supply of land for housing, to accommodate demand and growth.
-----	---	---

As has been stated in previous submissions, there are more than ample blocks of land available for the future growth of the town. Approval of this code amendment will create an oversupply of undeveloped land and further decrease the value of existing land.

1.4	Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.	<p>The Affected Area is not of any environmental importance, or mining or food production significance.</p> <p>The surrounding land has previously been divided in a similar fashion and will form the constant semi-rural character the area currently exhibits.</p>
-----	---	---

The area known as Loveshack Route has been divided and zoned Rural Living and according to the definition, has a minimum blocks size of 2800m². By rezoning Lot 615 to Neighbourhood Zone, minimum block size will be 1200m² which is town size blocks. This is not consistent with semi rural character of Loveshack Route.

13.6	Maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas.	The scenic amenity of the existing coastal vista will be enhanced with the development of the land.
------	---	---

The development of Lot 615 will significantly detract from the scenic views that are currently enjoyed from Loveshack Route.

Thankyou for your consideration,

Kind regards

Russell Barber

Streaky Bay

(Postal Address treaky Bay)

STEPHEN UKENA

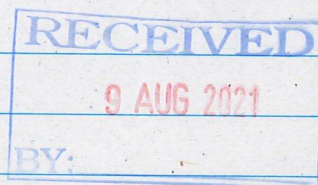
ATT PENNY WILLIAMS

LOVE SHACK REZONING

I AM A JOINING TENNANT AND I
WANT THIS SUBDIVISIONS APPROVED
PLEASE THANK YOU

Steve Ukene

5-8-2021



Kayla Gaskin-Harvey

From: Penny Williams
Sent: Saturday, 4 September 2021 2:25 PM
To: Kayla Gaskin-Harvey; Mardi Schumann
Subject: FW: Love Shack Route - Neighbourhood Zone Code Amendment

Kayla – FYI

Mardi – for records and can you please follow up on the QR Code query

Penny

*Penny Williams - Manager, Community and Economic Development
District Council of Streaky Bay
29 Alfred Terrace, Streaky Bay SA 5680
P.08 8626 1001 • E.williamspenny@streakybay.sa.gov.au*

From: Lyn Finch <president@streakybay.com.au>
Sent: Saturday, 4 September 2021 2:15 PM
To: Penny Williams <WilliamsPenny@streakybay.sa.gov.au>
Subject: Love Shack Route - Neighbourhood Zone Code Amendment

Dear Penny

A number of our members have expressed their support for the re-zoning of the Loveshack Route Neighbourhood Zone Amendment.

Regrettably they have advised that the QR Code to the online SA Planning Portal link does not work to register their expression of interest.

Please accept this email as support of the rezoning. We trust the outcome is favorable.

Sincerely

Lyn

--

Lyn Finch
President
Streaky Bay Tourism & Business Assoc Inc.
PO Box 209
STREAKY BAY SA 5680
m: 0412405448
e: president@streakybay.com.au
w: <https://streakybay.com.au>



[Show header](#)

Love shack route neighbourhood zone

From :

To : dcstreaky@streakybay.sa.gov.au

Sent : 2021-08-31T09:52:13.1860000+10:00

Attention Penny

In the interest of expanding our community we would like to see the zone change at loveshack route

Regards

Sue & Neil Montgomerie

Sent from my iPhone

[Handwritten signature]

Streaky Bay.



A summary of the feedback received during the consultation, as well as any changes made to the Code Amendment, will be made publicly available. If you would like to receive an email confirming when this is available, please let us know at dcstreaky@streakybay.sa.gov.au or advise us as part of your written submission.

As part of the engagement process, we are also required to evaluate the success of the engagement activities. As part of this evaluation, you are invited to complete a survey via this link:

<https://www.surveymonkey.com/r/BXXFWTB>



Use your smart phone to scan this code

This survey will be open until 2 weeks after the summary of feedback and the updated Code Amendment are made available, should you wish to view the outcomes of the engagement before evaluating the engagement.

A final Engagement Report and Code Amendment Report will be made publicly available here following the evaluation of the engagement process: https://plan.sa.gov.au/have_your_say/general_consultations.

Should you have any questions regarding the Code Amendment, please contact me on (08) 8626 1001 or via email at dcstreaky@streakybay.sa.gov.au.

Yours sincerely,

Penny Williams
Acting Chief Executive Officer

Enough time and money has been spent over years to have this zone changed and the land developed. It needs to be approved. I am in favour of this code amendment.

Tom Koster.

Marissa Virgara

From: Penny Williams <WilliamsPenny@streakybay.sa.gov.au>
Sent: Monday, 6 September 2021 3:31 PM
To: Mardi Schumann; Kayla Gaskin-Harvey
Subject: FW: Loveshack Route Amendment

Kayla – FYI
Mardi – Records Please

Penny

*Penny Williams - Manager, Community and Economic Development
District Council of Streaky Bay
29 Alfred Terrace, Streaky Bay SA 5680
P.08 8626 1001 • E.williamspenny@streakybay.sa.gov.au*

From: Tony Hogan
Sent: Monday, 6 September 2021 3:25 PM
To: Penny Williams <WilliamsPenny@streakybay.sa.gov.au>
Subject: Loveshack Route Amendment

Good Afternoon Penny,

After review of the Consultation document, please accept this email as my support for the Loveshack Route Neighbourhood Zone Code Amendment.

Regards,

Tony

Tony Hogan
Manager
Streaky Bay Hotel

10th August 2021

Tony Standley

Reference: Loveshack Route - Neighbourhood Zone Code Amendment

Attention Penny Williams

District Council of Streaky Bay SA

I am in favour of the rezoning change as I feel it will be a positive step for Streaky Bay Township.

The amendment will provide a wonderful opportunity for future families to enjoy the fast developng Loveshack Route precinct.

A handwritten signature in black ink, appearing to read 'Tony Standley', with a stylized flourish at the end.

Tony Standley

10th September, 2021.

Dear Penny,

I am writing this letter **opposing** the Code Amendment of the Section of Land (Lot 615 Loveshack Route) situated between Cape Bauer Rd and Loveshack Route form Deferred Urban to Neighborhood Zoning,

I write this letter as an owner and resident of _____ and will be directly impacted if this proposed amendment is approved.

Below are the reasons why I oppose the amendment;

Current Land Supply in Streaky Bay

Upon purchasing my property in 2019 the lot 615 Loveshack route was zoned as deferred urban. As per the District Council of Streaky Bay's development plan "deferred urban land parcels should not be developed or undertaken if it would be prejudicial to the orderly and economic development of future urban land uses within the zone".

The current code amendment is apparently based on the need for more residential land supply. The "land supply and demand analysis" provided in the amendment document is sourced from a conflicted party (Future Urban Council planners) and seems to draw conclusions that contradict the data (see further explanation below).

The last **independent** report on Land Supply in Streaky Bay was produced by Hudson Howells Strategic Management Consultants in 2018 (Streaky Bay Residential Land Analysis) and was presented to Council in the April 2018 general meeting. In summary the report (available in the April 2018 general meeting agenda) concluded the following:

"The report concludes that there is currently suitable land stock available within Streaky Bay to cater for the medium term and that rezoning should only be considered when existing stock has been reduced. Please note that the reports figures are based on current land available on the market. There is still land within the Residential Zone and Rural Living Zone which could be sub-divided which would extend the timeframe".

The report recommends that a review of build ready land with Streaky Bay be undertaken annually to ensure all types of housing are addressed."

This report is currently the only **independent** document that has been produced in regard to land supply. It is concerning that the recommendations from this report have not been considered in regard to this code amendment. This report along with advice from Councils Manager of Regulatory service at the time (who is a qualified Town Planner), advised council

that there is no need for rezoning this land. Again it is concerning that this report has not been considered in Councils decision making when putting forward the current code amendment.

According to the current code amendment document (Future Urban Land Supply and demand analysis appendix 6a) there are 297 vacant residential allotments across neighborhood, rural neighborhood and rural living.

According to the Streaky bay Council's own development register and as quoted in the code amendment document.

"Based on an average of 15 dwellings per year, the existing vacant allotments could provide 19.8 years of residential land supply and the 'developable land' could provide a further 26 years. Notwithstanding, it is worth noting that the number of dwellings approved within the District Council of Streaky Bay typically responds to the number of new allotments completed, as shown by Figure 3 below (i.e., the number of dwellings approved increases after the number of allotments created increases). This suggests that the supply has the opportunity to increase demand."

It seems irrational to conclude that further development is required given there is 20 years of land supply available. Also, the argument that the market responds to new developments being created is inconsistent with the failure of the Clearwater Cove development, and slow development of Blancheport estate despite land prices decreasing and 10k cash incentives from the Council granted to encourage development.

Land Supply Pipeline Indicators for Streaky Bay

(source: https://plan.sa.gov.au/state_snapshot/land_supply/Residential_land_development_monitor)

The following conclusion from the review By Boston Levinson Lawyers appendix 6B is also confusing.

'Whilst there is a significant amount of land available for residential development within the Council estate and the Clearwater estate they only provide residential type/sized allotments and generally do not have highly attractive views over Blancheport Bay and Streaky Bay township.'

The size of the allotments proposed are of similar size to the existing residential allotments at 1200m² compared to on average 900m². However this is not considering the space needed for water collection, waste water management and the significant retaining requirements on land with such a steep gradient. In addition cost of installation largely discredits the affordable housing argument.

Also, I cannot understand why it is important to provide new land with the attractive views over Streaky Bay in this development at the expense of the existing Land owners along Loveshack

Route (which itself is less than 50% developed). Furthermore, the existing developments of Blancheport and Clearwater Cove both offer extensive ocean views of the bay, contradicting the earlier statement.

In addition, the development will further devalue the ample supply of similar land allotments available. Upon purchasing our property in 2019 it was 30% devalued compared to the initial sale.

To safeguard the Streaky Bay property market further up to date land supply analysis needs to be conducted **independently** from Council planners.

Bulk and Scale Impact

The current proposed code amendment will allow 2 story dwellings (except in the first 50 meters on the eastern boundary). This is not consistent with the neighboring Blancheport Estate which is of similar nature. Allowing 2 story dwellings in this zone could completely block the coastal vista viewing along the western boundaries not just Cape Bauer Road. The Loveshack Route boundary bulk and scale impact has not been taken into account at any stage in the current code amendment.

The code amendment has considered the bulk and scale impact for land parcels within the proposed neighborhood zone but as mentioned above, fails to consider the bulk and scale impact for existing adjacent rural living landowners on Loveshack Route. Please see excerpt from the code amendment document (investigations appendix page 14)

“In relation to building height, it is recommended that a technical and numeric variation be applied to development along Cape Bauer Drive to continue the current scale of buildings along this esplanade and enable opportunities for views to the coast for allotments that do not present to Cape Bauer Road.”

It is disappointing and inconsistent that the code amendment considers building height impacts only within the development and not within existing adjacent landowners to the west.

Having 2 story dwellings will significantly impact adjoining landowners and deter from the beauty and objective that rural living is set out to achieve. If the code amendment is successful, I ask that Council and the Minister of Planning ensure that a 1 story building rule be applied to the entire neighborhood zone. This will achieve consistency with the Blancheport Estate and assist in minimizing the bulk and scale impacts of the development from all viewing points. Council has considered the same bulk and scale impacts in Blancheport Estate and I ask that this is also considered in this code amendment.

When the land supply is needed and this is supported by factual evidence independently provided by a qualified consultant, I recognize that the allotment 615 maybe suitable for development of further rural living allotments. However, rezoning this land to neighborhood with smaller allotments at this time is an irresponsible action and will directly flood the property market, negatively impact adjacent land owners and negatively affect the charm and rural living attraction that Streaky Bay is renowned for.

If you have any questions please don't hesitate to contact me via e-mail,

Regards

Tyler Marshall

Streaky Bay SA 5680



[Show header](#)

FW: Loveshack Route Neighbourhood Code Amendment

From :

To : SchumannMardi@streakybay.sa.gov.au

Sent : 2021-07-27T14:57:49.0000000+10:00

Attachments :  [image001.jpg](#) (139KB)  [image002.png](#) (114KB)

Dahlana Hammat – Client Services Officer

Monday, Tuesday, Wednesday and Friday

P.08 8626 1001 • F.08 8626 1196

W. www.streakybay.sa.gov.au

PO Box 179 STREAKY BAY SA 5680



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From: Warwick Koster

Sent: Tuesday, 27 July 2021 10:06 AM

To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>

Subject: Loveshack Route Neighbourhood Code Amendment

I am writing in my capacity as an adjoining land owner to support the Code Amendment.

I have a residence at 17 Loveshack Route and overlook the land subject to the proposed Code Amendment.

The land is not economically viable as a farming block due to its size.

I am satisfied that the owners have complied with the questions of water runoff and the provision of services to the new allotments.

The allotments will provide outstanding vista views of Blancheport and the Streaky bay township.

Regards,

Warwick Koster



Telstra Plan Services

Date: 09/09/2021

Level 1, 275 George Street
Brisbane, QLD 4001

Your Ref: *** NOT PROVIDED ***

Our Ref: TEN-2021-00017

Postal Address:
275 George Street
Brisbane, QLD 4001

To: Kayla Gaskin-Harvey
Email: Kayla@futureurban.com.au

Email: F0501488@team.telstra.com

Dear Kayla,

Re: Loveshack Route Neighbourhood Zone Code Amendment | Consultation

Thank you for your communication dated 30/07/2021 in relation to the location specified above. According to the information we received from you **Telstra's plant records indicate that there are Telstra assets within the area of the proposal.** We note that our plant records merely indicate the approximate location of the Telstra assets and should not be relied upon as depicting a true and accurate reflection of the exact location of the assets. **Accordingly, if you have not already done so please contact Dial Before You Dig for a detailed site plan and a list of Telstra Accredited Plant Locators (APL) to establish the exact location of Telstra assets (phone 1100 or visit www.1100.com.au).**

Telstra wishes to retain rights over all of its assets at the above mentioned address. At this stage, Telstra has determined that the existing Telstra Infrastructure in the existing road reserve will have to be relocated to the new road reserve. The relocation of Telstra assets would be carried out at your cost, however it would ensure that the land/s and its projected use would not be hindered or restricted by easements.

Please contact **Telstra's Asset Relocation** team to obtain a quote to relocate the assets from the address/es in question, on 1800 810 443 or email F1102490@team.telstra.com.

As these assets comprise an essential component of the Telstra network, we take this opportunity to highlight **Telstra's rights and requirements** to ensure that they are understood. The following is stated for your information:

(1) **Telstra's existing facilities** are grandfathered under the 1997 Telecommunications Act. This enables such facilities to legally occupy land in perpetuity for the duration of that facilities use.

(2) Part 1 of Schedule 3 of the *Telecommunications Act 1997* (Cth) authorises a carrier to enter land and exercise any of the following powers:

- inspect the land
- install a facility
- maintain a facility

In the case of installation and planned maintenance a notification will be afforded and such work will generally proceed during business hours. However, from time to time, certain activities need

to be carried out without delay in order to protect the integrity of the network. Such activities may require vehicular access without notice and at any time of the day or night.

(3) If at any time in the future it becomes necessary, in the opinion of the carrier because of a subdivision of any land to remove, or alter the position of a facility, the carrier may enter the land and do anything necessary or desirable for that purpose. Under clause 53 of Schedule 3 to the Telecommunications Act, the person who proposes to subdivide the land is liable to pay the carrier the reasonable cost of anything reasonably done by the carrier in this regard.

(4) There is a requirement that all access to **Telstra's network is facilitated by Telstra, via the** normal channels available to all customers Australia wide. Tampering with, or interfering with telecommunications infrastructure or a facility owned or operated by a carrier (being Telstra) is an offence under the *Criminal Code Act 1995* (Cth). Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred, by Telstra as a result of any such interference may be claimed against you. This means that you are not permitted to interfere **with, repair or relocate Telstra's infrastructure, either personally or through a contractor** without approval and authorisation from Telstra.

(5) All individuals have a legal "Duty of Care" that must be observed when working in the vicinity of **Telstra's communication plant. It is the constructor's/land owner's responsibility to anticipate** and request the nominal location of Telstra plant via **Dial Before You Dig "1100" number** in advance of any construction activities in the vicinity of **Telstra's assets**. On receipt of plans, **notwithstanding the recorded location of Telstra's plant, the constructor/land owner** is responsible for obtaining a Telstra accredited Asset Plant Locator to perform a cable location, potholing and physical exposure to confirm the actual location of the plant prior to the commencement of site civil work. Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.

Telstra would also appreciate due confirmation in the event that the applicant contemplates divesting its interest or control of this land, that the information contained here is passed on to the prospective owners.

If you have any difficulties in meeting the above conditions, or if you have questions relating to them, please do not hesitate to contact us at F0501488@team.telstra.com.

Yours sincerely,



Anthony Lebessis
For
Manager – Peter Anestopoulos
Telstra Plan Services
F0501488@team.telstra.com

Marissa Virgara

From: Mardi Schumann <SchumannMardi@streakybay.sa.gov.au>
Sent: Monday, 13 September 2021 10:21 AM
To: Kayla Gaskin-Harvey
Subject: FW: DEW Submission - Loveshack Route Neighbourhood Zone Code Amendment [SEC=OFFICIAL]

Mardi Schumann – Executive Assistant

P.08 8626 1001 • F.08 8626 1196

W. www.streakybay.sa.gov.au

PO Box 179 STREAKY BAY SA 5680



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From: Smith, De-Anne (DEW) <De-Anne.Smith@sa.gov.au>
Sent: Friday, 10 September 2021 1:06 PM
To: DCStreaky Email <dcstreaky@streakybay.sa.gov.au>
Cc: Ward, Alex (DEW)
Subject: DEW Submission - Loveshack Route Neighbourhood Zone Code Amendment [SEC=OFFICIAL]

OFFICIAL

Attention: Penny Williams

Thank you for providing the Department for Environment and Water with the opportunity to review and comment on the Loveshack Route Neighbourhood Zone Code Amendment. DEW staff have reviewed the Code Amendment, and after consultation with the Wastewater Management Section, SA Health, we provide the following comments on the rezoning proposal for your consideration. Our comments are primarily about ensuring that appropriate infrastructure for water supply and wastewater management is in place to support any future residential development at this site:

1. Water supply

The Code Amendment indicates that future development will rely on on-site rainwater tanks (RWT) as their sole water supply. DEW advises that reliance on RWT comes with supply reliability risks. DEW ran some RWT demand-supply scenarios through a simple RWT model. Some results are discussed below, but the key point is that whatever the RWT size (i.e. 50kL or larger) it will be important to connect the RWT to as large an area of roof as possible and for dwelling occupants to carefully manage their water usage.

To ensure any future development has as secure a water supply as possible DEW suggests that future dwellings should include:

- as large a rainwater tank size as possible (50kL as an absolute minimum, but larger would be preferable)
- that the tank is to be connected to as large a roof area as possible so as to maximise roof capture/RWT supply reliability (ideally 100% of impervious roof areas should be connected to maximise rainwater collection)
- that a tank water level/volume monitoring system should be installed to facilitate occupants being aware of their water availability (these are readily available with many being inexpensive)
- only highly-water efficiency water efficient devices/appliances are installed (e.g. WELS rated products with a high star rating)
- outdoor plantings should be selected so they can be sustained by another water source (e.g. natural rainfall) so that rainwater is primarily utilised for indoor uses (e.g. drinking, cooking and sanitation)
- suggest future purchases of the land or dwelling be made aware that their water supply is rainfall reliant and that each property owner is responsible for managing the quantity and quality of their rainwater tank supply.

RWT modelling results:

Based on the last 12 years of daily rainfall data from Streaky Bay, modelling suggests that a 50kL RWT will require dwelling occupants to be careful with managing their usage if they don't want to run out of water (this is particularly relevant for any permanent occupants, or regular users from elsewhere that are generally more used to having a larger supply).

For the assumptions used in the RWT modelling (e.g. 150 m² roof area connected to the RWT) a 50kL RWT just met the full demand, including for the driest year of the last 12 years, when the daily demand was 110 litres or less (~40kL/year) – this is only about one-quarter of the 2016-17 SA Water annual household demand.

A larger capacity RWT (100kL) was also modelled however the result was that this would only accommodate a marginal increase in demand to avoid the RWT running out of water in the driest year (av. 117 L/day, i.e. only 7 L/day additional demand c.f. a 50kL RWT). Since this modelling only looked at the last 12 years of rainfall, which might not have included the most extreme dry year in the historical record, and that rainfall will decline further with climate change, there is a very high risk that owners will run short unless they can significantly curtail their water use, particularly in drier seasons/years. Again this is particularly important for future dwellings that will be permanently or frequently occupied and for those dwellings with a larger numbers of occupants.

The modelling also shows that higher demands could be achievable if the roof area connected to the RWT is large – the results have assumed a 150m² of tank-connected roof area. However, a higher demand can be supplied if connected area is increased – e.g. for a 250m² connected roof, a 50kL RWT would have been able to supply about 172 L/day (~63KL/y) without running out of water.

2. On-site wastewater management

Any land division proposal and subsequent dwellings should be designed so that wastewater is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment. The development is close to the shoreline, abuts coastal conservation area and is not far from Streaky Bay, in an area that may be used for water-based recreation, fishing etc. It also appears to be close to the Streaky Bay aquaculture zone. The proposal for on-site wastewater management should be considered in terms of the potential consequences associated with leakage and damage to adjacent sensitive environments.

The Code Amendments states that the affected areas does not have access to the Community Waste Water Management System (CWMS) (reticulated sewerage). It seems that for this reason the Code Amendment indicates that on-site wastewater management systems are deemed to be suitable for future development on the subject site. DEW does not understand from the Code Amendment why connection to CWMS is not feasible. Streaky Bay Council owns and operates a CWMS, which has a wastewater treatment plant (WWTP) located on the corner of Ab Smith Road and Wells Road. DEW considers the most appropriate way for the new allotments to manage wastewater is via connection to the adjacent Streaky Bay Council owned and operated CWMS, the existing wastewater treatment plant is close to and on the same side of town as the affected area. Generally speaking a reticulated sewerage treatment system is preferential to on-site treatment in for future developments because it results in better management of public health and reduced environmental risks. It is acknowledged that the Streaky Bay WWTP capacity has been exceeded and the plant is in need of an upgrade, future development at this site could provide the catalyst for Council to upgrade to the WWTP.

The SA On-site Wastewater Management Code states on-site wastewater systems are not permitted to be installed within 100 m of MHWM of coastal areas or within 50 m of a watercourse, dam or bore. This means that some parts of the site may be unsuitable for on-site disposal in accordance with the code. The Code Amendment proposes that the Coastal Areas Overlay be applied within the affected area, to all land within 100 metres of the coastal Mean High Water Mark (MHWM). The reason for this is to avoid on-site waste water systems within 100 metres from the MHWM. DEW supports the application of the Coastal Areas Overlay as proposed. Further the proposed Coastal Areas Overlay area could potentially serve as an open space component of any subsequent land division application, creating an environmental buffer between development and the coastal wetland, and maintaining or enhancing amenity along Cape Bauer Road. In lieu of a land division Concept Plan as part of the Code Amendment, perhaps an Open Space Zone could be considered for this area (if practical).

3. Stormwater

The Code Amendment states that *“In relation to stormwater, the Planning and Design Code includes applicable policies that enable stormwater to be assessed as part of the land division application to ensure that the volume and quality of water runoff is appropriate”*. This will be an important consideration of any subsequent development applications, to ensure that future development is designed so that stormwater runoff is disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment.

Although RWTs should be able to capture and retain for use a significant amount of roof runoff connected to the RWT, the need for on-site stormwater management (e.g. retention/infiltration) also needs to be considered within the context of the proposal to manage stormwater at the allotment and street level. In addition stormwater management needs to be considered in the context of the proposed on-site wastewater treatment as increased stormwater soakage might increase risks associated with on-site wastewater disposal.

If you have any questions in relation to these comments please don't hesitate to contact me on 0428 340 046.

Regards

De'Anne

De'Anne Smith

Principal Planning Officer

I am only in the office on Wednesday and Thursday.

Planning & Assessment | Environment, Heritage and Sustainability
Department for Environment and Water
P (08) 8463 4824

Level 8, 81-95 Waymouth Street, Adelaide, 5000
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Government of South Australia

Department for Environment
and Water

Helping South Australians conserve, sustain and prosper

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Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 591-364

Ms Penny Williams
Acting Chief Executive Officer
District Council of Streaky Bay
PO Box 179
STREAKY BAY SA 5680

Dear Ms Williams

Loveshack Route Neighbourhood Zone Code Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Loveshack Route Neighbourhood Zone Code Amendment.

The key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that would result from any development that may be proposed subsequent to this Code Amendment.

At the Code Amendment stage, the EPA works to ensure that appropriate zoning and overlays are applied in the Code to allow proper assessment at the development application stage. The EPA may also provide comments on any environmental reports that are included with the Code Amendment in order to assist with assessment of environmental issues at the development application stage.

The EPA understands that the affected area is to be rezoned from Deferred Urban Zone to Neighbourhood Zone to enable the affected area to accommodate residential development at a low density. The future development of the affected area has an estimated yield of between 65 and 75 additional allotments, noting the proposed minimum allotment size of 1,200 square metres.

The following Overlays are proposed to be applied to the affected area:

- Affordable Housing Overlay
- Coastal Areas Overlay to all land within 100 metres of the coastal Mean High Water Mark, and
- Interface Management Overlay to land within 20 metres of the northern boundary of the affected area.

The Code Amendment also proposes to apply Technical and Numeric Variations relating to maximum building height, minimum frontage and minimum site area.

It is noted that the EPA did not have the opportunity to suggest specific investigations be undertaken as part of the Proposal to Initiate the Code Amendment.

Water Quality

The affected area is located on the western side of Streaky Bay, approximately 80 metres from the marine environment at its closest point. Streaky Bay is an important contributor to the fin fishing and aquaculture industry in South Australia, with portions of Streaky Bay being a gazetted aquaculture zone.

The affected area does not currently have access to the District Council of Streaky Bay owned and operated Community Wastewater Management Scheme (CWMS). The Code Amendment documentation states it is not economically feasible to connect the affected area to the CWMS. Further, SA Health advises the capacity of the wastewater treatment plant has been exceeded and the plant is in need of an upgrade. In practical terms, upgrading the capacity of the existing plant may be constrained by the location of nearby sensitive receivers, including a school, should the increase in plant capacity necessitate a greater separation from sensitive receivers.

Noting the circumstances surrounding the CWMS, the Code Amendment documentation indicates that wastewater will be managed onsite (i.e. an independent onsite wastewater management system will be required for each dwelling within the allotment boundaries) with future allotments having a minimum site area of 1,200 square metres.

As a general principle, the EPA has a strong preference for connection to communal wastewater systems instead of individual onsite disposal systems. All on-site wastewater systems require ongoing operation and maintenance to ensure that the design performance of the system is achieved for its expected life. If not operated and maintained correctly, on-site wastewater systems may fail to comply with approved performance criteria which increases the risk to public and environmental health.

Failing and/or high densities of onsite wastewater treatment (septic) systems in some coastal townships across South Australia contribute nutrients to nearshore marine waters through shallow subsurface or occasional overland flows.

The EPA's 2019 [Aquatic Ecosystem Condition Report](#) found that the sites closest to Streaky Bay township all show signs of nutrient enrichment with high epiphyte and opportunistic algae. Without a strategic onsite wastewater capability assessment it is unclear how the cumulative effects of off-site migration of effluent from the future subdivision would impact the marine waters of Streaky Bay.

Where connection to a CWMS is not available, supporting documentation should be provided to demonstrate that the proposal could meet the requirements of the *South Australian Public Health Act 2011*, the Wastewater Regulations, the *Environment Protection Act 1993* and the *Environment Protection (Water Quality) Policy 2015* and includes consideration of potential off-site cumulative impacts on surface and/or groundwater quality.

The *On-site wastewater systems code* (SA Health, April 2013) states that when lodging an application for land division, the onus is on the applicant to demonstrate that the option of servicing allotments by a CWMS has been assessed and compared with the option of servicing with on-site wastewater systems. A Site and Soil Suitability report prepared by a wastewater engineer should be submitted with the land division application. The report should include an assessment of allotment size and land use, the slope, soil type, depth to groundwater, depth to bedrock or limiting layers, coastal and watercourse/bore setbacks, setbacks to buildings, boundaries and other structures such as sheds and driveways, groundwater setbacks, and an assessment of the cumulative effects of off-site migration of effluent.

General development policies of the Planning and Design Code relating to Land Division (at PO 4.2 and DTS/DPF 4.2) reflect the need to satisfy the relevant authority that domestic wastewater can be disposed of without risk to public health or the environment.

The EPA supports the application of the Coastal Areas Overlay to all land within 100 metres of the coastal Mean High Water Mark.

Site Contamination

This Code Amendment has originated from the Streaky Bay Master Plan prepared in 2010. Due to the scope of the master plan, it did not thoroughly consider the existence of potentially contaminating activities at the affected area and on adjacent land. Similarly, the Code Amendment does not address site contamination other than to advise the land has been used for farming (i.e. broad acre cropping) which is a class 3 potentially contaminating activity according to *Practice Direction 14 - Site Contamination Assessment 2021*.

The *Planning, Development and Infrastructure (General) Regulations 2017, Practice Direction 14 - Site Contamination Assessment 2021* and the Planning and Design Code work together to describe processes for site contamination assessment when land division is proposed to accommodate a sensitive use. Any future development application for land division at the affected area will be subject to further site contamination investigations in accordance with the site contamination assessment scheme provisions. This is acceptable to the EPA.

Conclusion

Despite the EPA maintaining a strong preference for communal wastewater systems, the capacity for the site to appropriately manage domestic wastewater generated by future allotments will be further assessed at land division stage. The provisions of the Planning and Design Code, *On-site wastewater systems code* and *Environment Protection (Water Quality) Policy 2015* work together to ensure domestic wastewater can be disposed of without risk to public health or the environment.

For further information on this matter, please contact Melissa Chrystal on 8204 1318 or Melissa.Chrystal@epa.sa.gov.au.

Yours sincerely

James Cother

**PRINCIPAL ADVISER, PLANNING POLICY & PROJECTS
PLANNING AND IMPACT ASSESSMENT
ENVIRONMENT PROTECTION AUTHORITY**

Date: 10 September 2021

Our Ref: Streaky Bay Loveshack

10 September 2021

Submitted Online via the Plan SA Planning Portal

Loveshack Route Neighbourhood Zone Code Amendment

Thank you for providing the opportunity to SA Power Networks to comment on the above project.

SA Power Networks may be impacted by proposed zoning changes in its capacity of operator of the State's electricity distribution network or, alternatively, as a landowner/occupier. Irrespective of the tenure arrangement, all of SA Power Networks' land interests will be directly related to the operation of the electricity distribution network.

It is not practical for SA Power Networks to review every Code Amendment to the extent necessary to comment on its individual property ownerships/occupations or infrastructure impacts. Accordingly, this response has been prepared to draw attention in a general way to the matters which SA Power Networks believes should be taken into consideration in progressing the proposal.

SA Power Networks takes its obligations to meet future electricity demand very seriously. You will appreciate that *any* infill or green field development will necessarily require a corresponding upgrade of the electricity distribution network (which may involve the setting aside of land for a new substation).

Whilst the Code Amendment may flag potential development of this nature, prospective developers and those approving developments should give consideration to the current network capacity, the long lead times in meeting any increased load demand, and the requirement for developers to contribute towards augmentation of the upstream electricity network along with funding direct costs associated with extension/connection of electrical infrastructure specifically for their development. Developers should contact SA Power Networks' Builders and Contractors line directly in this regard on phone number: 1300 650 014.

It is preferred that developers refer to the SA Power Networks Distribution Annual Planning Report for up to date augmentation information. This is a public report available at the following link,
http://www.sapowernetworks.com.au/centric/industry/our_network/annual_network_plans/distribution_annual_planning_report.jsp

If requiring further clarification or information, please do not hesitate to contact me.

Yours sincerely,



Mandie Busby
Real Estate Advisor

8 September 2021

Att: Penny Williams
District Council of Streaky Bay
PO Box 179
STREAKY BAY SA 5680

Dear Penny,

Re: Loveshack Route Neighbourhood Zone Code Amendment

I refer to the letter dated 30 July 2020¹ received from your office seeking our comments on the above Code Amendment and wish to advise the following:

SA Water does not currently provide water supply to the area subject to this code amendment.

We acknowledge the comments made on page 9 of the draft code amendment document under the section 4.2 "Infrastructure Planning" in regard to the water supply for future developments within the affected area. Specifically it states "SA Water has insufficient water supply to cater for the future development of the Affected Area. Accordingly, water harvest, storage and reuse will need to occur on-site for each dwelling."

Please note that SA Water may be able to provide water services to the proposed development(s). A preliminary assessment indicates that the development may be supplied by the way of an extension of the existing water main in Cape Bauer Rd, approximately 300 metres away from the subject site. Specific infrastructure plans can be developed at the time of the lodged land division application should water supply be required.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones.
 - Landfill area to include leachate collection facilities.
 - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and

- Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.
- Development shall not dam, interfere, or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Thank you for the opportunity to comment on the Loveshack Route Neighbourhood Zone Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email peter.iliescu@sawater.com.au in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall
Senior Manager, Customer Growth

Phone: 08 7424 1363
Email: Matt.Minagall@sawater.com.au

The Hon Vickie Chapman MP

21MPL1603


June 2021

Ms Penny Williams
Acting Chief Executive Officer
District Council of Streaky Bay

By email: WilliamsPenny@streakybay.sa.gov.au



**Government
of South Australia**

Deputy Premier

Attorney-General

Minister for Planning
and Local Government

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Adelaide SA 5000

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DX 336

Tel 08 8207 1723
Fax 08 8207 1736

Dear Ms Williams

I write in response to your letter of 16 June 2021 regarding the Code Amendment for Lot 615 Loveshack Route, Streaky Bay.

I am advised the planning firm acting on behalf of the District Council of Streaky Bay (Council), Future Urban, is progressing work in preparation for the public consultation stage of the Code Amendment.

I am unable to comment on the merits of the proposed Code Amendment at this stage. However, I look forward to receiving the Code Amendment for consideration in due course.

Thank you for taking the time to write to me on this matter.

Yours sincerely



VICKIE CHAPMAN MP
DEPUTY PREMIER
MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Kayla Gaskin-Harvey

From: Svetec, Reece (DIT) <Reece.Svetec@sa.gov.au>
Sent: Tuesday, 7 December 2021 8:06 AM
To: Kayla Gaskin-Harvey
Cc: Psyridis, Jim (DIT)
Subject: RE: Loveshack Route Neighbourhood Zone Code Amendment - for consultation

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Hi Kayla,

DIT has no comments to make on the Code Amendment.

Kind Regards

Reece Svetec
Strategic Transport Planner
Transport Network and Investment Strategy
Department for Infrastructure and Transport
T (08) 8343 2950 (22950) • E reece.svetec@sa.gov.au
Level 14, 77 Grenfell Street, Adelaide SA 5000
GPO Box 1815 Adelaide SA 5001 • DX 171 • www.dit.sa.gov.au



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We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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From: Kayla Gaskin-Harvey [<mailto:Kayla@futureurban.com.au>]
Sent: Friday, 26 November 2021 9:32 AM
To: Loughron, Reece (DIT) <Reece.Loughron@sa.gov.au>
Subject: RE: Loveshack Route Neighbourhood Zone Code Amendment

Dear Reece,

Thankyou for your time on the phone earlier today.

I am emailing on behalf of the District Council of Streaky Bay in relation to the Loveshack Route Neighbourhood Zone Code Amendment. More information about the Code Amendment is below.

The Code Amendment went on consultation earlier this year and a number of State Agencies were consulted as part of this process. However, the Department of Infrastructure and Transport was not consulted as there are no State Maintained Roads within 2 kilometres of the Affected Area.

The State Planning Commission have advised that we must consult with the Department of Infrastructure and Transport and accordingly, we are contacting you to provide comment on the Code Amendment. Please accept our apologies that this did not occur as part of the original consultation earlier this year.

We would appreciate if you could provide any comments that the Department wish to make in relation to the Code Amendment via return email (including confirming if you have no comment) to enable the assessment of the Code Amendment to progress. If the Department do have concerns with the Amendment, we will look to resolve these as quickly as possible.

Summary of the Code Amendment:

The District Council of Streaky Bay is proposing a Code Amendment which seeks to rezone 13 hectares of land identified as Lot 615 Loveshack Route, Streaky Bay, from the Deferred Urban Zone to the Neighbourhood Zone. The rezoning of the land will allow for low density residential development that provides housing options within the Streaky Bay Township.

This rezoning will implement a recommendation arising from the Streaky Bay Township Master Plan, adopted in 2010, which recommended the rezoning of this land to 'Residential' as a 'high priority'.

Area of Land Impacted:

The piece of land which will be specifically impacted by the Code Amendment is Lot 615 Loveshack Route, Streaky Bay, as shown in Figure 1 below.

Figure 1 Affected Area



Impact on the Land:

The land shown above will be specifically impacted by the Code Amendment by:

- Rezoning the Affected Area from the Deferred Urban Zone to a Neighbourhood Zone
- Applying the following Overlays to the Affected Area:
 - » Affordable Housing Overlay

- » Coastal Areas Overlay, to all land within 100 metres of the coastal Mean High Water Mark (MHW)
- » Interface Management Overlay, for a width of 20 metres along the entire northern boundary of the Affected Area
- Applying the following Technical and Numeric Variations (TNVs) to the Affected Area:
 - » Maximum Building Height (Metres) (6 Metres), for a width of 60 metres along the entire eastern boundary of the Affected Area
 - » Maximum Building Height (Levels) (1 Level), for a width of 60 metres along the entire eastern boundary of the Affected Area
 - » Minimum Frontage (Minimum Frontage is 20 metres)
 - » Minimum Site Area (Minimum Site Area is 1,200 square metres)

Inspection of the Code Amendment

A copy of the current version of the Code Amendment is available here: <https://www.dropbox.com/s/eqscbm7seueyzua/Code%20Amendment%20Report.pdf?dl=0>

This version of the Code Amendment includes changes made after the consultation that occurred earlier this year.

Information on Consultation under the Community Engagement Charter

Consultation on the Code Amendment occurred earlier this year in accordance with the Engagement Plan prepared by District Council of Streaky Bay and as required by the Community Engagement Charter under the Act. This included providing an opportunity for written submissions from:

- » Local Government Association.
- » Attorney Generals Department.
- » Country Fire Service.
- » State MP
- » Coastal Protection Board.
- » Environment Protection Authority.
- » Department of Environment and Water.
- » Utility Providers.
- » Adjacent landowners.
- » Streaky Bay Community.
- » State Planning Commission.
- » Adjacent landowners.
- » General public

A copy of the Community Engagement Charter, Engagement Plan and Engagement Report can be found at the below links:

- Community Engagement Charter: https://plan.sa.gov.au/resources/planning/community_engagement_charter.
- Engagement Plan:
https://www.dropbox.com/s/5hr6qw9srj1521u/Loveshack%20Route_Code%20Amendment%20Engagement%20Plan_V4.pdf?dl=0
- Engagement Report: <https://www.streakybay.sa.gov.au/your-council/latest-news/Loveshack-Route-Code-Amendment-Interim-Engagement-Report2>

Should you have any questions, please do not hesitate to contact me on 0421 957 656.

Kind regards,

KAYLA GASKIN-HARVEY
Senior Consultant



M. 0421 957 656

E. kayla@futureurban.com.au

W. www.futureurban.com.au

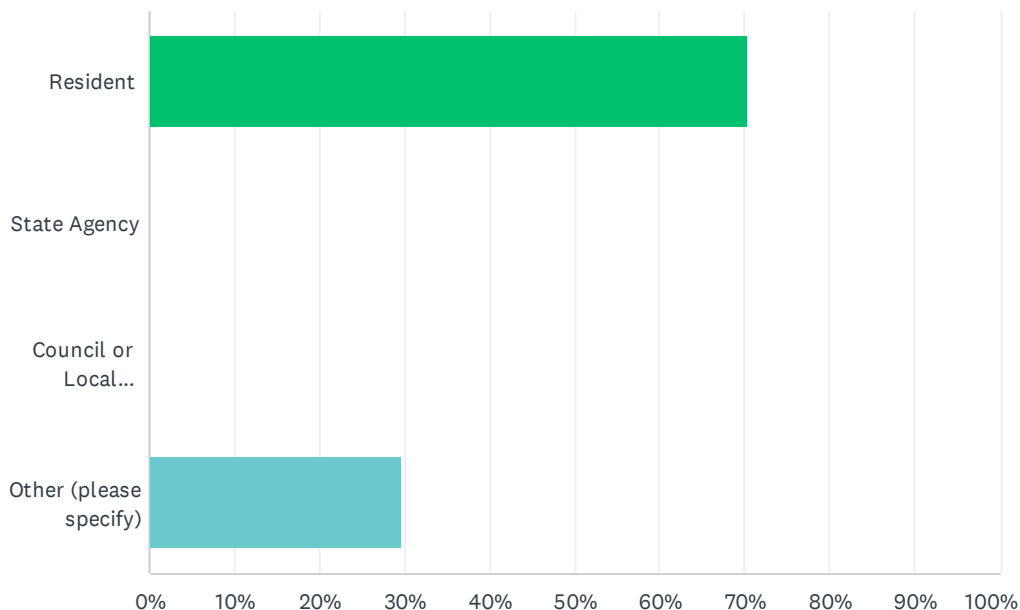
A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

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APPENDIX 4. EVALUATION RESULT

Q1 I am a:

Answered: 27 Skipped: 0

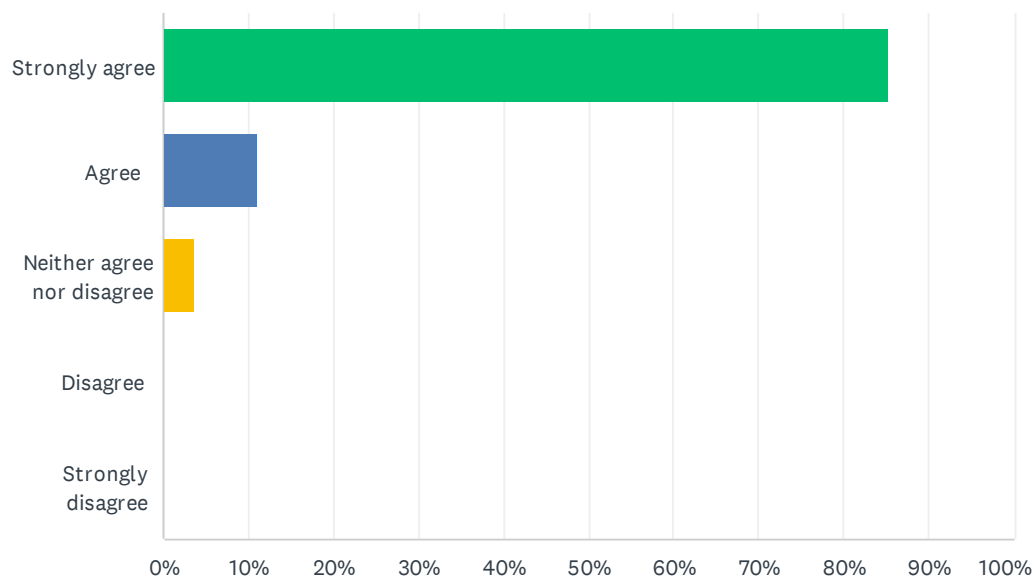


ANSWER CHOICES	RESPONSES	
Resident	70.37%	19
State Agency	0.00%	0
Council or Local Government Association	0.00%	0
Other (please specify)	29.63%	8
TOTAL		27

#	OTHER (PLEASE SPECIFY)	DATE
1	Rate payer , streaky Bay council	10/22/2021 5:23 PM
2	Ratepayer	10/22/2021 5:21 PM
3	Accountant and Adviser for Williams' family	10/11/2021 8:50 AM
4	Intending to be a resident	10/8/2021 6:27 PM
5	Streaky Bay rate payer	10/8/2021 6:10 PM
6	regular visitor to the area	10/8/2021 4:22 PM
7	Owner developer	10/7/2021 6:21 PM
8	Land owner	8/22/2021 10:09 AM

Q2 I feel the engagement genuinely sought my input to help shape the proposal.

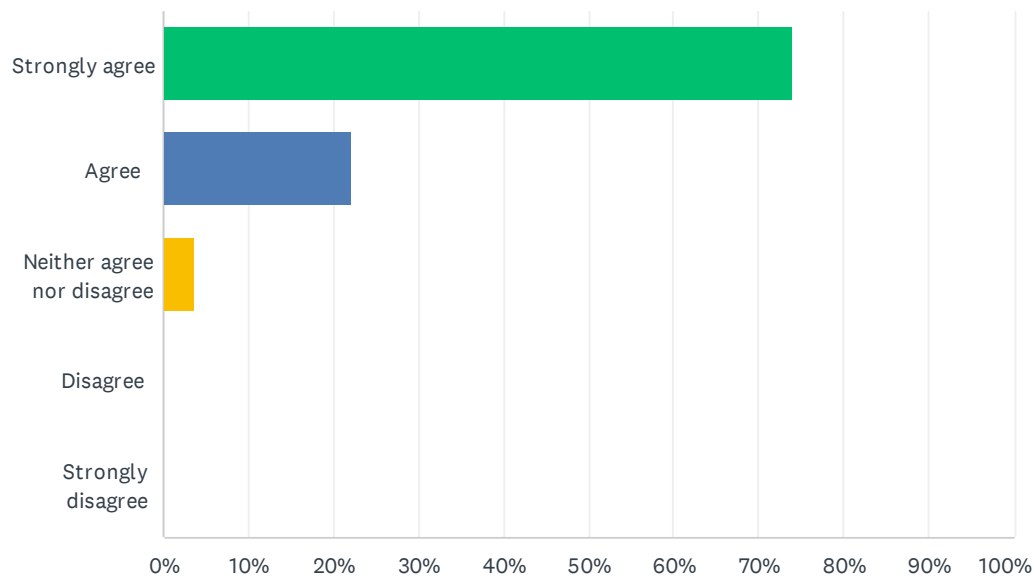
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	85.19%	23
Agree	11.11%	3
Neither agree nor disagree	3.70%	1
Disagree	0.00%	0
Strongly disagree	0.00%	0
Total Respondents: 27		

Q3 I am confident that my views were heard during the engagement.

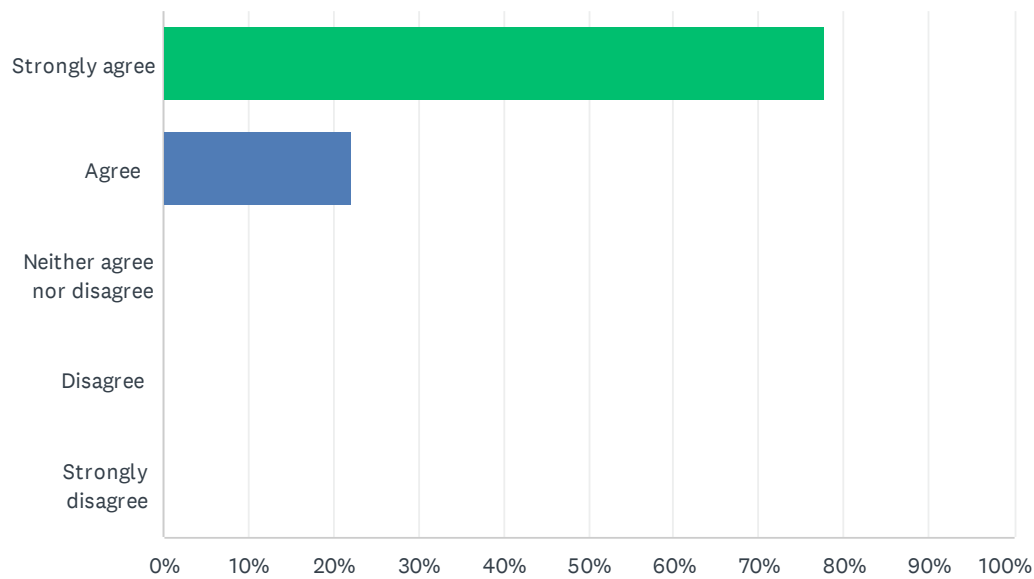
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	74.07%	20
Agree	22.22%	6
Neither agree nor disagree	3.70%	1
Disagree	0.00%	0
Strongly disagree	0.00%	0
Total Respondents: 27		

Q4 I was given adequate opportunity to be heard.

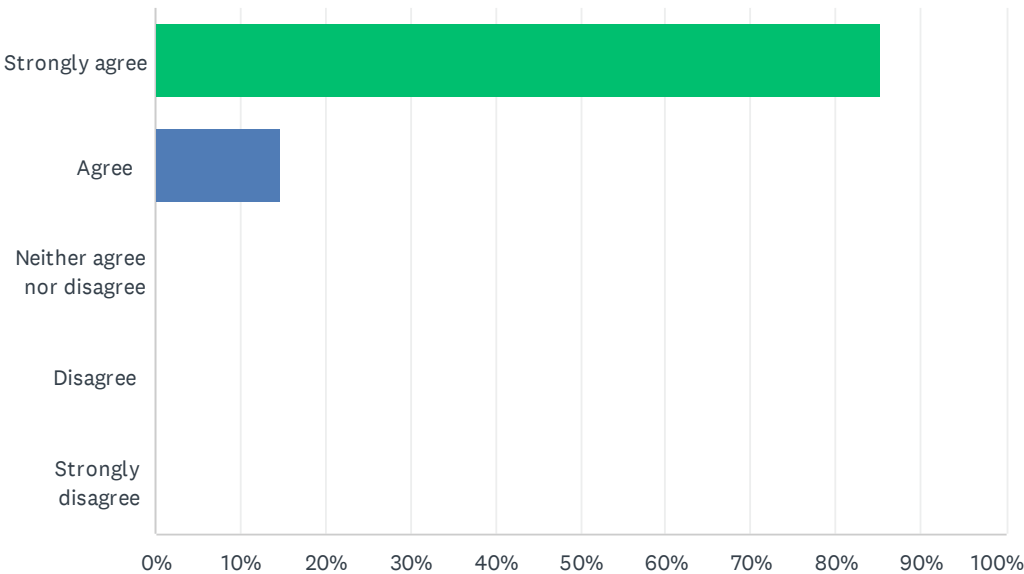
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	77.78%	21
Agree	22.22%	6
Neither agree nor disagree	0.00%	0
Disagree	0.00%	0
Strongly disagree	0.00%	0
Total Respondents: 27		

Q5 I was given sufficient information so that I could make an informed view.

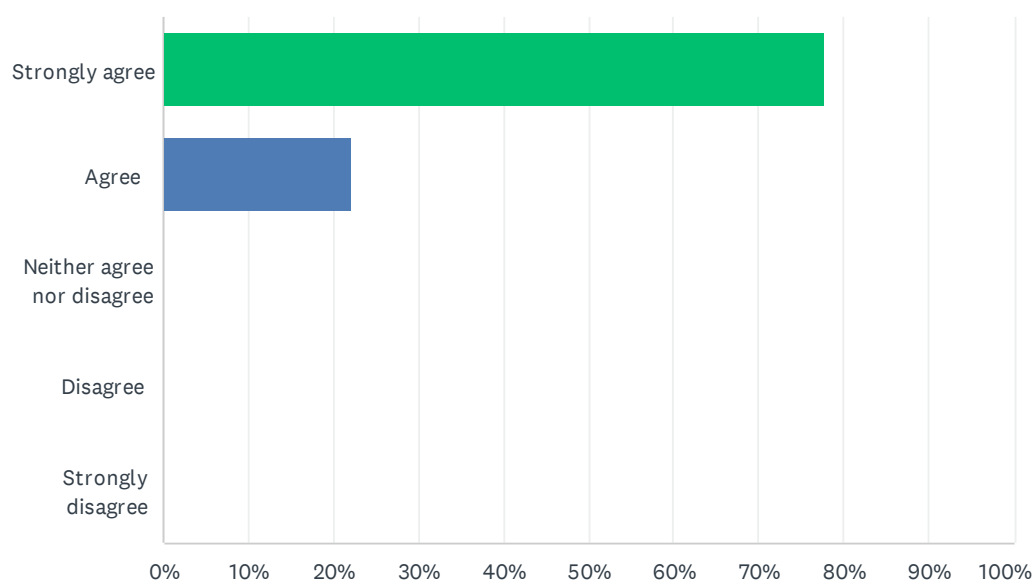
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	85.19%	23
Agree	14.81%	4
Neither agree nor disagree	0.00%	0
Disagree	0.00%	0
Strongly disagree	0.00%	0
Total Respondents: 27		

Q6 I felt informed about why I was being asked for my view, and the way it would be considered.

Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	77.78%	21
Agree	22.22%	6
Neither agree nor disagree	0.00%	0
Disagree	0.00%	0
Strongly disagree	0.00%	0
Total Respondents: 27		

