

General Development Plan Amendment by the District Council of Franklin Harbour

What is a Development Plan Amendment?

A Development Plan Amendment (DPA) is a document that proposes changes to a local Development Plan. A Development Plan contains the zones, maps and explicit rules that guide what can and cannot be done in the future with any piece of land within the area covered by the Plan. These zones, maps and policies provide the detailed criteria against which development applications are assessed. If this DPA is adopted, the policy changes proposed will be made to the District Council of Franklin Harbour Development Plan.

Please note that this DPA consultation is occurring separately to the preparation of the Planning and Design Code (the Code) under the *Planning, Development and Infrastructure Act 2016*. It is possible that Phase Two of the Code, which will affect the District Council of Franklin Harbour, may go on consultation at the same time as this DPA or shortly after. As a result, it may not reflect the zoning proposed as part of this initially. Should this DPA be approved by the Minister, the proposed changes will be adopted in future versions of the Code.

What land would be affected by the DPA?

The land that would be affected by the DPA is shown in Figures 1 – 4 below.

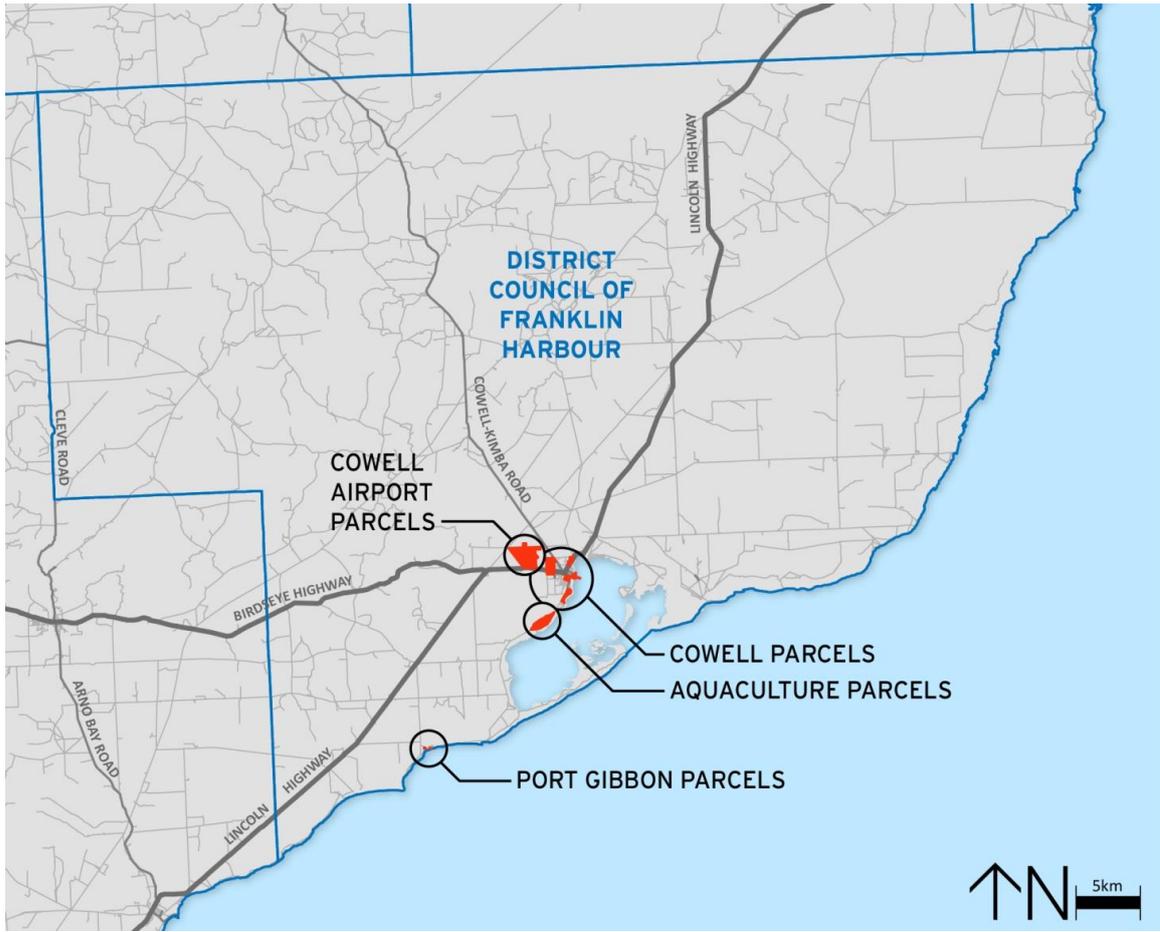


Figure 1 – Affected Areas

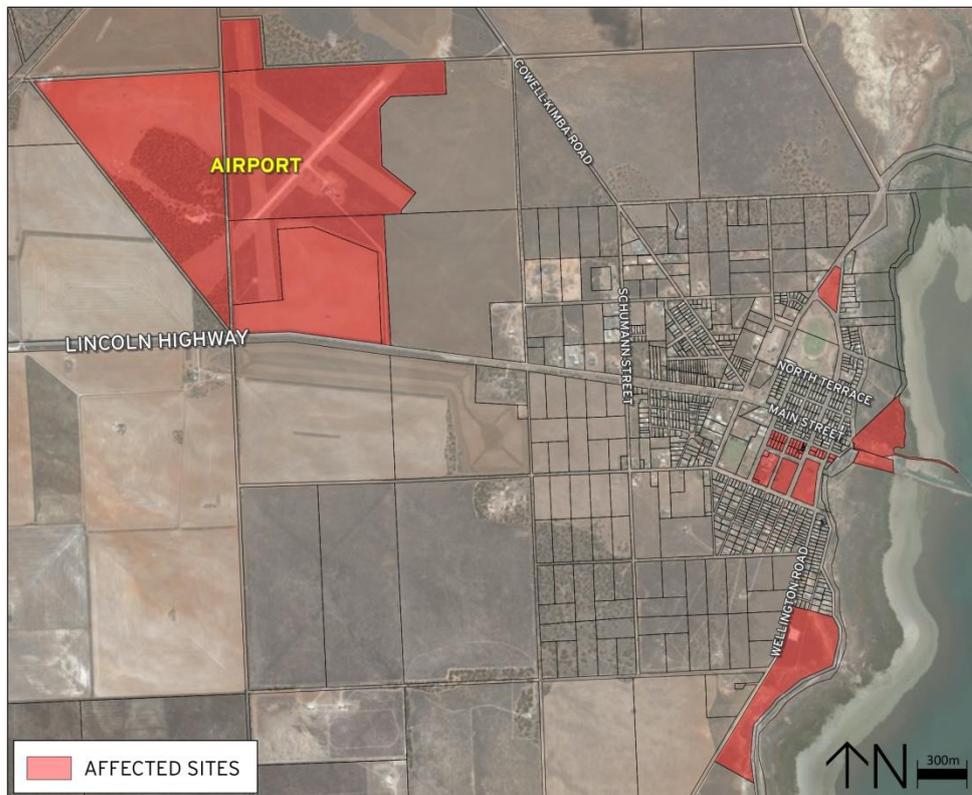


Figure 2: Cowell Affected Area



Figure 3: Cowell Aquaculture Affected Area

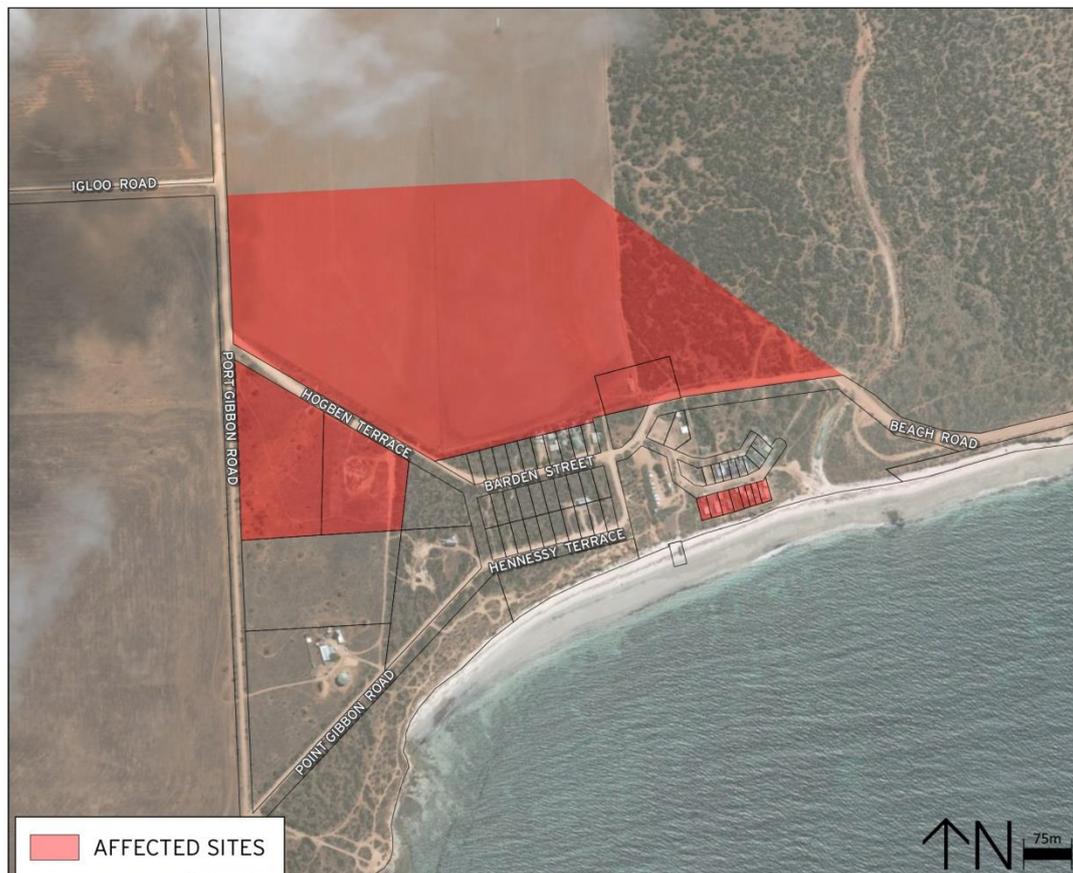


Figure 4: Port Gibbon Affected Area

What changes are being proposed?

The DPA seeks to change the Development Plan by proposing to rezone land at Cowell and Port Gibbon primarily to accommodate:

- the Cowell foreshore development;
- future residential development in these townships; and
- future aquaculture development south of Cowell

In order to accommodate the above, the DPA proposes to:

- Expand the Cowell Town Centre Zone boundaries to allow for additional growth;
- Rezone part of the Open Space Zone to ensure there is suitable policy to support existing institutional uses, together with accommodating consolidation opportunities identified in the Urban Design Framework and Development Plan Review;
- Expand the Residential Zone to the south of the existing Cowell township;
- Rezone the existing foreshore area in the Coastal Open Space Zone to a Coastal Marina Zone;
- Provide for a new Aquaculture Zone south of Cowell on Port Gibbon Road;
- Rezoning the Cowell Airfield with a view to including an Infrastructure – Airfield Zone on the Lincoln Highway to cover the Airfield;
- Rezone the existing shack sites in Port Gibbon from Coastal Conservation Zone to Coastal Settlement Zone and introducing a Caravan and Tourist Park Zone; and
- Expand the Coastal Settlement Zone at Port Gibbon.

If you want further information about this DPA, you can see a copy of it at:

- the Council's offices at 6 Main Street, Cowell.
- By downloading it from www.franklinharbour.sa.gov.au.

NB: The DPA will be on display between 18 July 2019 and 13 September 2019

Do you wish to comment on the DPA?

You are entitled to comment on the DPA, indicating your support or otherwise of the change(s) being proposed. Comments must be in writing and be sent by 5.00pm 13 September 2019 to:

The Chief Executive Officer, District Council of Franklin Harbour:

- Post: PO Box 71, Cowell SA 5602
- Email: council@franklinharbour.sa.gov.au

Please note: Public comments will be available for inspection at the Council offices, (6 Main Street, Cowell) from 19 September 2019, until the conclusion of the public meeting (see below). Written submissions should clearly state whether you wish to be heard at the scheduled public meeting.

Public meeting

The following public meeting has been scheduled:

- 27 September 2019, 1:00pm at 6 Main Street, Cowell

Please note: The public meeting will not be held if no written submissions are received or if no-one requests to be heard - please check Council's website at before the scheduled meeting date to find out whether it is being held.

What happens then?

Following the consultation process and review of public submissions, Council will consider whether to make amendments to the DPA, and then forward the DPA to the Minister for Planning for final approval. Should the DPA be approved, the DPA will be adopted into a future release of the Planning and Design Code.

What is the Planning and Design Code?

The Planning and Design Code (the Code) will be a central feature of South Australia's new planning system becoming the state's single planning rulebook for assessing all development applications, and replacing the 72 Development Plans and the South Australian Planning Policy Library (SAPPL). It will provide a consistent and more contemporary planning policy framework across the State. In relation to the District Council of Franklin Harbour, the Development Plan will be superseded by the new Code in the early 2020 (referred to as Phase Two of the Code).

Existing zones in the Development Plan will be transitioned to the equivalent zone in the Code. With this in mind, all policy changes in this DPA utilise existing zones within SA Planning Policy Library with some minor local additions. These changes will be transitioned with the zones in the current plan. Local additions may be transitioned into a subzone.

It is expected that Phase Two of the Code will go on consultation late 2019.

Refer to the SA Planning Portal at saplanningportal.sa.gov.au for more information

(https://www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools/planning_and_design_code).

For further information please contact

Should you have any enquiries on the DPA, please contact the Council office on 08 8629 2019, council@franklinharbour.sa.gov.au or 6 Main Street, Cowell.