

05/11/2024

Mr Guy Henderson
14A BODE STREET
HENLEY BEACH SOUTH SA 5022

Request for Documentation

Applicant: Astute Building Construction & Development, Xenia Doorenbosch
Application ID: 24036351
Consent: Planning Consent
Proposed Development: Housing and tourist accommodation?

Subject Land:

2794 SOUTH COAST RD FOUL BAY SA 5577

Title ref.: CT 5384/889 Plan Parcel: H130200 SE1 Council: YORKE PENINSULA COUNCIL

Dear Mr Henderson,

The abovementioned application has been classified as 'restricted development' in the Planning and Design Code ([the Code](#)).

Table 4 – Restricted Development Classification for the Conservation Zone identifies detached dwelling and tourist accommodation as a Restricted Development where exclusions from Table 4 – Restricted Development Classification do not apply:

- Detached dwelling is categorised as Restricted Development where it will not replace an existing lawfully erected dwelling.
- Tourist accommodation is categorised as Restricted Development where it is not in a reserve constituted under the *National Parks and Wildlife Act 1972*, and the relevant reserve plan of management prepared in accordance with that Act identifies tourist accommodation as an envisaged land use.

The State Planning Commission (the Commission) is the Relevant Authority for determining the application. Unlike other assessment pathways, Restricted Development proposals are subject to additional assessment steps.

Please see the following factsheet and flowchart website links for further information.

- Restricted Development [Fact Sheet](#)
- Restricted Development Assessment [Flow Chart](#)

To lodge this application, the Commission requires further information.

Planning, Development and Infrastructure Act 2016 & Planning, Development and Infrastructure (General) Regulations 2017	Section 119(1)(c) and Regulation 31(1)(d)
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What we need from you

Please provide the following baseline documentation:

- a) Details of the existing land use and intended purpose for each of the proposed buildings (dwelling, tourist accommodation, etc.).
- b) For tourist accommodation, please provide information of whether it is in a reserve constituted under the *National Parks and Wildlife Act 1972*, and if so, whether the relevant reserve plan of management was prepared in accordance with that Act that identifies proposed tourist accommodation as an envisaged land use.
- c) A scaled site plan (minimum 1:200) illustrating:
 - The accurate locations of all other existing buildings, structures and site features (i.e. dams, watercourses, native vegetation) on the site.
 - The location and dimensions of the existing and/or proposed access point(s) and driveways (including the width of the vehicle crossover and the width of the driveway at the front boundary).
 - The location and dimension of car parking spaces before and after completion of the proposed development.
 - The location and species of any tree to be planted and any tree to be retained on the site.
 - Details of soft landscaping and the percentage of the site that is pervious to water.
 - The amount and location of private open space that will exist on the site after completion of the development, including details of any fencing around areas of private open space.
 - The location of any existing or proposed tanks and areas where the disposal of sewage may soak into the ground for an on-site sewerage or waste disposal system installed or to be installed in compliance with the South Australian Public Health Act 2011.
 - The location, capacity and dimensions (total floor area and height above ground level) of any proposed water tank, the connection type, the total roof area to be connected to the tank and the proportion of the tank to be used for retention or detention.
- d) Scaled and dimensioned elevation drawings depicting the front, rear and side views for each of the proposed buildings
- e) A dimensioned floor plan for each of the proposed buildings.
- f) Details of the materials, finishes and external colours for each of the proposed buildings.
- g) As the development is located within Hazards (Bushfire - Medium Risk) Overlay – a site plan, drawn to scale, including appropriate bar and ratio scales, showing—
 - the location of an existing or proposed asset protection zone; and
 - the surface materials of any existing or proposed driveway; and
 - the gradient of the transition area between the public road and any existing or proposed driveway, the gradients of the driveway, and the cross fall of the driveway

- h) Prefilled [site contamination declaration form](#) indicating whether site contamination exists on the subject land.
- i) A brief statement in support of your application, explaining why you believe the proposed development should be assessed. A template has been provided in Attachment A of the Factsheet (please refer to the link above).

Please provide the above information and documentation in a timely manner to expedite the verification of your application lodgement.

What happens next

Once the above information/documentation has been adequately provided, an initial application fee will be invoiced.

Once the initial fees have been received, the application is reviewed by Commission staff who may request further information prior to preparing a recommendation to the appropriate Delegate.

Commission staff may recommend to

- a) Refuse the application without proceeding to make an assessment (delegate: State Commission Assessment Panel); or
- b) Proceed with the assessment (delegate: Manager within State Assessment)

You will receive communication from Commission staff about the above recommendation and any further requirements following the outcome.

If you have any other questions regarding your application, please use the contact details below.

Please provide this information in a timely manner to expedite the verification of your application lodgement.

If you have any difficulties in providing this information to us, or have any other questions regarding your application, please use the contact details below.

Yours sincerely,

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