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Dear Ben,

PROPOSED OUTLINE CONSENT “YATAHLIA” (488-500 YATALA VALE ROAD, YATALA VALE)

We act for Gary and Lorelie Williams (**Proponent**). The Proponent seeks Outline Consent for the establishment of a Residential Park at 488–500 Yatala Vale Road, Yatala Vale. The Residential Park will accommodate up to 30 dwellings for individuals aged 55 and over who are seeking to downsize and/or reside within a high-quality, low density landscaped environment with accessible amenities.

The site will operate as a Residential Park as defined and governed under the *Residential Parks Act, 2007* (“the Act”). A Residential Park is defined under the Act as follows:

Residential park means an area of land used or intended to be used in either or both of the following ways:

(a) as a complex of sites of dwellings in respect of which rights of occupancy are conferred under various residential park tenancy agreements, together with common area bathroom, toilet and laundry facilities and other common areas;

(b) as a complex of sites in respect of which rights of occupancy are conferred under various residential park site agreements, together with common areas (which may, but need not, include bathroom, toilet and laundry facilities);

The proposed Residential Park will be a highly managed community where the owner/manager will maintain all common areas (including the Yatahlia Manor which will become the community hub) for on-site residents and their visitors.

The residential park will enable individuals to purchase a dwelling (from a design selection that is compatible with Yatahlia Manor) and rent the site from the landowner. In addition to rent, residents will be required to pay a fee for site maintenance and utility charges. Residents will be responsible for maintaining their own dwellings.

Four dwelling types are proposed as depicted on the site plan. These dwellings comprise either two or three bedrooms. The building envelopes proposed represent the maximum floor area for each dwelling type.

Yatahlia is proposed to be used for a range of communal activities that will leverage its existing rooms, including, but not limited to:

- Billiards;
- Sewing;
- Home theatre;

- Wellness activities such as yoga, pilates etc;
- Larger dining opportunities for families and friends for birthdays or key dates of the year;
- Social gatherings;
- Communal/programmed events for residents and their visitors.

The area around Yatahlia, including the central open space area and large pond, will be accessible to all residents and visitors providing multiple relaxation and recreation opportunities.

The Outline Consent will support a high quality, low scale and low-density accommodation outcome within a highly landscaped setting. The amenity and significant well-being the property will provide residents, particularly the gardens, is seen as a point of difference to comparable accommodation offerings in South Australia.

The Outline Consent is sought for a single storey, low density Residential Park that is sympathetic to the existing high quality landscaped setting of Yatahlia Manor which will utilise the existing dwelling as a community hub to support the health and well-being of occupants on the land. No subdivision is proposed. Further, no fencing is proposed between dwellings. Rather, additional landscaping is proposed in these areas to complement and enhance the existing gardens such as depicted in the enclosed site plan.

The Outline Consent is desired to provide greater certainty regarding specific aspects of the development at an earlier stage, without having to provide the same level or extent of information required to obtain planning consent. Because there is a very strong desire by the landowner to control the built form outcome on the land, the garden setting will remain a key feature.

This proposed outline consent addresses:

- land use (i.e. Residential Park);
- building height (only single storey);
- building envelope;
- access;
- density (low density);
- open space (including protection of healthy trees and vegetation).

Two separate Arboricultural Assessments have been undertaken by Tertiary Tree Consultants Pty Ltd.

The first assessment dated 25 June 2025 provided an assessment and report on the health, structure, and risk associated with five (5) trees as well as their retention values. All five trees are “Significant” however were assessed as having structural defects, below average to poor health, and a high hazard rating. The assessment recommends the removal of these trees and retention and protection for all other regulated and significant trees.

The second assessment dated 25 September 2025 established Nominal Root Zones for the trees identified for protection. The proposed layout conforms to the assessment.

The fundamental principle of this Outline Consent ensures that no healthy trees will be removed; vegetated buffers along the street and boundaries will be maintained and/or enhanced; no built form is envisaged behind the existing house (so as to not alter the interface with Clay and Mineral Sales to the north); large areas of open space will be maintained; and, potential building footprint areas identified will contain low scale, low density accommodation units.

The Rural Living Zone does not specifically envisage or discourage a Residential Park, however, the low-density, single-storey nature of future development, the retention of a significant number of healthy regulated and significant trees and vegetation will ensure the open landscape character of the site remains a key feature of the land.

Further, due to its low scale and density, the future built form outcome will not present any detrimental, visual or amenity impacts upon the locality.

In consideration of all the above, we have formed the opinion that the proposed Outline Consent is appropriate and should be supported.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Vounasis', is written over a light blue rectangular background.

Chris Vounasis
Executive Chairman

*Encl. Development Application Form
 Ministerial letter
 Site Plan
 Arboricultural Assessments*