Proposed Rezoning Lots 53, 54 and 100 Gulf Parade, Maslin Beach

URPS

Early Engagement Fact Sheet



Introduction

Australian Ocean Lab (AusOcean) is looking to rezone approximately 14 hectares of privately owned land in Maslin Beach from the Open Space Zone to Conservation Zone with a Visitor Experience Subzone.

The land, located at Lots 53, 54 and 100 Gulf Parade, was previously used as a sand quarry and is currently vacant. It also sits opposite the residential area of Maslin Beach.

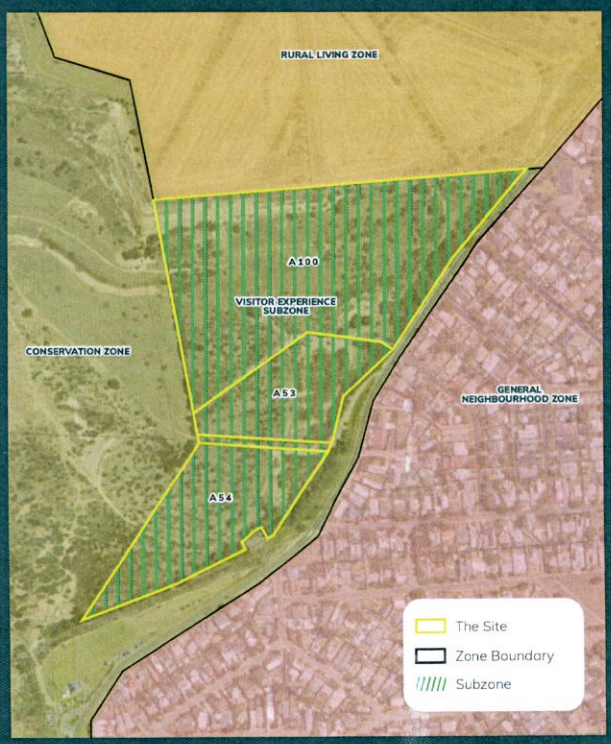
AusOcean is keen to ensure the Maslin Beach community is provided with early information and an opportunity to ask questions about the project ahead of lodging a formal rezoning proposal.

Master Plan

AusOcean has engaged URPS, an urban planning consultancy, to develop a master plan for the area and undertake early engagement on the rezoning proposal.

A master plan is a strategic document that outlines a long-term vision for the land. It provides a vision and a framework for how the land will be used and where infrastructure will be located, ensuring it is coordinated, sustainable and aligns with the needs of the community.

The proposal is consistent with the Greater Adelaide Regional Plan which identifies the need for accessible and sustainable tourism development that provides for unique visitor experiences.



The Site

Who is Australian Ocean Labs?

Founded in 2017, AusOcean is a registered charity based in South Australia. Its goal is to help the ocean using technology. It collects and shares open-source ocean data to support marine science and conservation. It also aims to speed up the restoration of marine ecosystems and improve how ocean data is gathered and shared worldwide.

AusOcean has won awards, including a 2023 South Australian Science Award for using underwater sound to attract baby oysters to a new reef off the coast of Adelaide. Its current projects include tracking algal blooms, restoring extinct reefs, monitoring fish species, and observing the ocean using video and sound.

The organisation also runs several eco-tourism cabins on Kangaroo Island, called Sol Hus, where most of the profits support ocean conservation. AusOcean is seeking to expand its eco-tourism accommodation at Maslin Beach to help generate more sustainable funding for its projects.

What is proposed?

AusOcean is looking to rezone the land at Lots 53, 54 and 100 Gulf Parade in Maslin Beach to progress plans for approximately 10 eco-tourism cabins and an ocean conservation visitor and research facility. The buildings will be low rise, designed and positioned to blend in with the landscape, using materials and forms that complement the surrounding environment.

Importantly, the master plan aims to care for the land using a sensitive approach that preserves the site's character. Re-vegetation of the landscape is a key part of the proposal, guiding movement through the site, while buildings are to be thoughtfully integrated into the natural terrain.

The proposal includes setting aside parts of the land as public open space and providing walking trails to improve and secure community access to the coastline and beach. It also aims to protect the natural landscape by maintaining and expanding native vegetation and removing exotic and invasive plant species, whilst limiting car access to the site's edges along Gulf Parade.



Proposed Master Plan

What are the next steps?

To progress this vision, AusOcean will need to lodge a Code Amendment with the State Government to rezone the land from Open Space to Conservation Zone with a Visitor Experience Subzone. The Minster for Planning is responsible for determining if a Code Amendment proposal has merit and can proceed to subsequent stages which include detailed technical investigations as well as community consultation.

How can I provide feedback?

We are keen to hear your views on the proposed master plan and rezoning proposal for Lots 53, 54 and 100 Gulf Parade, Maslin Beach. We can also clarify any questions you may have about what is proposed.

Your feedback will be used to help inform the development of the Code Amendment prior to it being lodged with the State Government.

To provide your early feedback or to clarify any questions, please contact URPS via:

Email: engage@urps.com.au

Telephone: Call Emma on 08 8333 7999.