On behalf of Wattle Range Council please find attached our phase one Code submission.

Kind Regards,

John Best
Manager of Development, Health & Compliance
WATTLE RANGE COUNCIL
Phone 08 8733 0900  Fax 08 8733 4999  Email  
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Submission form:
Planning and Design Code in the outback
(land not within a council area)

This submission form is being used to collect feedback from practitioners and the community on the Planning and Design Code in the outback (land not within a council area). It will help us consolidate comments under specific themes so that we can more easily identify trends and consider feedback according to the zone, overlay or general module to which it applies. Your input will ensure that the new planning and development rules for the outback meet the planning needs of rural South Australians and address planning issues relevant to land outside of council boundaries.

Please send your completed submission form to:

Jason Bailey, Project Lead Planning and Design Code
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street, Adelaide 5000
GPO Box 1815, Adelaide SA 5001
Email: DPTI.PlanningEngagement@sa.gov.au

Section one: About you

1. Are you a planning, design or building industry professional?
   ☒ Yes
   ☐ No

   If yes, please choose the professional field that best describes you from the drop-down list below:

   Planning

2. Are you lodging this submission on behalf of yourself or an organisation?
   ☐ Self
   ☒ Organisation

   If you are lodging a submission on behalf of an organisation, please provide the name of your organisation below:

   Wattle Range Council

3. What council (or non-council) area do you typically reside in?

   Wattle Range Council

4. If you wish to receive a report on the feedback received during this consultation, please provide your name and email address.

   Name: John Best and Mark Thredgold
   Email address: [redacted]

Submission form: Planning and Design Code in the outback (land not within a council area)
Section two: Feedback on the Planning and Design Code in the outback

5. Please provide your feedback on any or all of the Code sections outlined below.

PART 1 – RULES OF INTERPRETATION

The inclusion of this section into the code is useful and will provide guidance for planning professionals. This section should seek to act as a step before Practice Directions and Guidelines?

PART 2 - ZONES AND SUBZONES

This is a useful inclusion to the Code. Also like the inclusion of the Relevant Provisions for Performance Assessed Development, within the code, this will assist in the assessment process.

Coastal Waters Zone

N/A not applicable to Stage 2

Conservation Zone

While the zone supports a dwelling as Performance Assessed without public notification it should be considered that the Coastal Areas Overlay may seriously inhibit the proposed residential land (Dwelling of Tourist Accommodation).

Local Infrastructure (Airfield) Zone

Click here to enter text.

Remote, Area zone

The agricultural building as performance assessed seems at odds with the provision of the zones which is centred around pastoral use and grazing. Recommend having a set DTS requirements which would be more in tune with farming land uses.

Settlement Zone

Outbuilding greater than 60m² will be performance assessed by an assessment manager and given that the minimum allotment size is 1200m², it seems at odds with the Councils every day on the ground experiences (i.e. people want room to store a boat, caravan, cars etc in their sheds). Consideration should be given to allow outbuildings up to 100-120m² as DTS, with anything over this size requiring public notification.

Specific Use (Tourism Development) Zone

Township Zone

Submission form: Planning and Design Code in the outback (land not within a council area)
Outbuilding greater than 60m² will be performance assessed by an assessment manager and given that the minimum allotment size is 1200m², it seems at odds with the Councils everyday on the ground experiences (i.e. people want room to store a boat, caravan, cars etc in their sheds). Consideration should be given to allow outbuildings up to 100-120m² as DTS, with anything over this size requiring public notification.

PART 3 - OVERLAYS

Click here to enter text.

**Building Near Airfields Overlay**

Click here to enter text.

**Coastal Areas Overlay**

This overlay refers to standard sea flood risk level which is not covered by the current mapping. How is the standard sea flood risk level set?

Finished site levels and finished floor levels should be set through consultation with the CPB or alternatively the site and building FFL levels could be set in terms of distance above the Australian Height Datum (AHD) say 2.55AHD for site levels and 2.75AHD for finished floor levels.

**Hazards (Acid Sulfate Soils) Overlay**

Click here to enter text.

**Hazards (Bushfire Protection) Overlay**

What happens when the recommended distance in DTS 1.1 is unachievable or enters crown land or native vegetation? It should be noted that in Procedural Matters and referrals there is no Referral to the CFS

**Historic Shipwrecks Overlay**

Click here to enter text.

**Key Outback and Rural Routes Overlay**

Click here to enter text.

**Key Railway Corridors Overlay**

Click here to enter text.

**Marine Parks (Managed Use) Overlay**

Click here to enter text.
PART 4 - GENERAL MODULES

Submission form: Planning and Design Code in the outback (land not within a council area)
Animal Keeping and Horse Keeping

This should this section be expanded to include other livestock, not just kennels and horses. For example the keeping of goat, sheep, bees etc in residential areas can cause nuisance to adjoining land owners. The new regulations do not appear to restrict animal keeping residential zones, as it has in the past.

Aquaculture

Bulk Handling and Storage Facilities

Clearance from Overhead Powerlines

Design and Siting

PO 16.1 DTS: it is Councils experience that people often seek approval for wastewater systems after planning consent. In the past there has never been any legislative link between the planning consent and waste water approval. It is recommended that a condition at the planning consent stage could suffice. Alternatively, a waste water approval could be requirement before full development approval is granted.

Forestry

Infrastructure and Renewable Energy Facilities

Intensive Animal Keeping and Dairies

Interface between Land Uses
**Land Division**

Click here to enter text.

**Marinas and On-Water Structures**

Click here to enter text.

**Mineral Extraction**

Click here to enter text.

**Open Space and Recreation**

Click here to enter text.

**Residential Liveability**

**PO 2.2: In regard to POS, what does Adjacent to habitable room mean?**

**Site Contamination**

Click here to enter text.

**Tourism Development**

Click here to enter text.

**Transport, Access and Parking**

Click here to enter text.

**Waste Treatment and Management Facilities**

Click here to enter text.

**Workers Accommodation and Settlements**

Click here to enter text.

**PART 5 - MAPPING**

Mapping system looked adequate.

**PART 6 – LAND USE DEFINITIONS**
Section three: Evaluation of this engagement

Please tell us if you agree or disagree with the following statements:

1. I feel well-informed about the proposed Planning and Design Code for the outback (land not within a council area).
   
   Strongly agree
   
   If not, why not? What information was missing?

2. The information provided on the new Planning and Design Code for the outback was clear and understandable and enabled me to take an informed view.

   Somewhat agree
   
   If not, what was unclear and how could we have made it easier to understand?

3. I understand how the Planning and Design Code may affect me and/or my community.

   Strongly agree
   
   If not, what further information would have been useful to better understand how you might be affected by the draft State Planning Policies?

4. I understand how my feedback will be used in the preparation of the final Planning and Design Code for the outback (land not within a council area).

   Somewhat agree
If not, tell us how we can better communicate with you about how your feedback will be used.

Click here to enter text.

5. I feel that I have had a genuine and adequate opportunity to have my say on the proposed Planning and Design Code for the outback (land not within a council area).

Somewhat agree

If not, please tell us how we can improve our engagement with the community and what further opportunities you would like to have input.

Click here to enter text.

6. I would be willing to participate in future consultations related to the Planning and Design Code.

Strongly agree

If not, please tell us what would prevent you from participating in future consultations related to planning policy.

Click here to enter text.