

Draft Planning & Design Code 2019 Submission

District Council of Mount Remarkable

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My approach to writing this submission has been to read through the design code and explore the mapping (not fully developed) and take notes on what and how this affects this council and potential future development within our council area. I have not put my questions, comments or thoughts in any specific order, but have placed them in separate paragraphs as comments, questions and notes. I hope that the person or persons that read this, understand that it has been a difficult exercise to comment on information that is not fully developed or easily interpreted and still requiring further development and to be completed within a very short timeframe.

Building rules consent for accepted development does not seem to have any triggers to suggest that building rules consent may be required, too much energy put into the planning aspect and not enough put into the intertwined relationship between both planning consent and building rules consent.

Given the current drought and the long term effects of climate change, the saving of rainwater has not been considered. Currently we only make a 1000L water-tank mandatory, for toilet/laundry use, it would be good if we can introduce a rainwater tank policy to save more than 1,000L (bigger blocks, bigger tanks) and make these mandatory.

Undercover car parking – is this mandatory for residential, township etc? If so why are we making land division with blocks down to 100 square metres in size, as it won't be possible to have undercover car-parking associated which will then in turn lead to overcrowding of street parking which most councils seem to be reducing with street side encumbrances.

Please excuse my ignorance if I have missed this.

Port Germein – very low lying is not in coastal flooding or inundation overlays. Can we have fixed heights above AHD to use as a guide for the town?

Will Port Germein get picked up? As currently no triggers for Port Germein as it a settlement zone, but is very low lying and we have to put levies in when we know of storms and/or big tides, problem will only get worse! Flood Mapping?

Coastal acid sulphate overlay is different to existing mapping, especially in and around Port Germein, significant areas removed, why? Will this be changed?

Rural Living zone, Township Fringe Policy blocks at four towns are being changed to Rural zone, currently these are treated as rural living type blocks and development of our small towns is through these types of development, changing these areas to Rural zone will have a profound affect on these small towns in being able to attract new people and development to the towns on rural living blocks. These changes do not line up with the Community Engagement Charter and meet desired character criteria for these areas. Council would like the smaller blocks (up to 4 hectares) kept as rural living, especially at Wirrabara and Wilmington where we have a lot of these blocks and consistent enquiry on potential rural living developments.

Land Division – currently we have a good policy for a house and up to five hectares in the Primary production zone and with a house built prior to 1987 to be subdivided off a larger property (farm). Changing this down to a sub-division of minimum one hectare (good) but with a driveway with a maximum length of 50m (battleaxe block), will make this difficult for most farms to comply! I suggest having a minimum width driveway if length exceeds 50 metres?

How do wastewater applications tie in with development applications if a private certifier does both planning and building certification? Will they just approve and expect Council to approve, or can Council hold it up for waste water approvals? (Waste Water approvals will be subject to the Public Health Act, what relationship will there be between the PDI Act and the Public Health Act.)

Will there be an online register of contaminated sites? Do the EPA cover this? I suggest that this be incorporated into the eplanning system, and be able to be picked up at lodgement or prior to lodgement when doing a search via the mapping system.

Will existing LMAs be available online in the portal? These should be provided through the portal.

In the future, will it be easier or more difficult to add buildings or sites to a Heritage List, e.g. Local Heritage. The new system is supposed to make it easier and cheaper to do amendments to the Design Code. But this will be limited to what parcels of land are zoned. You won't be able to change the wording or policies contained within the Design Code as the policies will apply state wide.

Will we need to get shadow plans for residential dwellings and including sheds etc. for solar design impact? Yes, the documentation will have to meet minimum requirements before an application is accepted by the portal. My only problem with the previous lines is who controls what is accepted on the portal? In our region most future development applications will be presented in hardcopy at council offices for council staff to put on the portal and I understand that it will be up to council staff to accept this information. This will fail when poorly trained staff do not understand the actual requirements as happens now.

What are the actual % area of development on land – where can I look this up, as mapping and design code don't give this? The Code is performance based. If the design is a good design and works well on the allotment there will not be any reference to the actual %area of development on land. The State Government has an agenda to promote and encourage infill and to make better use of land already developed to reduce the need to develop farming land. The actual %area of development on land has probably been removed from the Design Code, but who are the arbiters of good design! Interpretation is very subjective on good design.

Underground water tanks – accepted development - but if any of this type of development is built near a boundary, it can impact on neighbouring properties, and can potentially lead to collapse or damage to neighbouring infrastructure. It would be worthwhile specifying/identify a minimum distance from the property boundary.

Wall height does not exceed 3m from natural ground. How will this be determined on sloping ground? Will this be measured on mapping!! Site inspections still need to happen to understand

the actual site in question, very few being done now, new system will reduce on-site inspections!

We have had some Rural Landscape Protection/Water Protection areas changed to Rural – particularly around the Baroota Reservoir! This seems madness that an area that is quite protected can now be farmed and potentially have chemicals sprayed at will, and then let water drain into the Baroota dam, where did this poor decision come from?

This is obviously not a comprehensive research of the Design Code and its effects on development for this council area, but given the time frames allowed it is all that could be achieved.

I sincerely hope that questions raised in our response/submission are at least considered and that some form of response that reflects an understanding of our particular requirements are provided.

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