

Consultation Submission Form

COMPLETE

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Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Rural code. (click here for council areas)

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Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name	Fiona and Simon Paech
Address	[REDACTED]
Your Council Area	Coorong District Council
Suburbs/Town	[REDACTED]
State	S.A
Postcode	5260
Country	Australia
Email Address	[REDACTED]

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Q3 Which sector do you associate yourself with? **General Public**

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Q4 Would you like to make comment on **General comments**

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Q5 Enter your feedback for Rules of Interpretation **Respondent skipped this question**

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Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

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Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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Q14 Please enter your general feedback here

To Whom it concerns at the State planning commission,

While you are revisiting the whole Zoning simplifying thing in all areas, I would like to bring to your attention our house zone area at 278 Substation road Tailem Bend.

Just over a year ago we were forced into the zone change or Urban Employment, our home is now in the middle of that zone, which you now have marked in this new review as simply Employment Zone. To give you background of what has happened up to this point, I will go into what we went through to get to the point we are now.

We sent several letters to the council about this issue. I disappointingly and personally never heard back from any of my ward Councillors. After several letters were put into the council, I was also not invited to the initial public conciliation. Something I later found out all other

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people that put in a letter, got a letter sent back with the invite and date to attend. I can only assume that as my home is smack bang in the middle of this Zone They probably didn't want to hear,(or have other public for that matter), hear what I had to say, because it would not be anything positive toward what they had planned.

I believe this zone change was there to suit certain Councillors agendas, and maybe financial interests. The reason I have come to this conclusion is because even before this idea was off the ground publicly,(I would say about 10 or so months before.) We received an early morning unannounced visit from our now former Mayor Mr Neville Jeansch. He was all cheerful and going on all enthusiastically and excited about a zone change and how it concerned us, that it could be very good for us, and very lucrative also, were his words.

As my husband had only gone to bed after working until 5am that morning, so with little sleep, we didn't really at the time take it all in. Once we did fully understand, months after, when it did actually become public and hit the councils agenda. We could see if we wanted to live where we are, it was indeed not beneficial to us and who knows what it could actually do to our house price in a detrimental way, or the fact only certain people would even be interested in purchasing a home in an area that homes now can not be built in. What if we want to add on, will that restrict what can be done here?, what will we eventually be paying for rates in this zone? Will we be priced out? They are and were the many things that needed to be addressed.

So we wrote letters along with Robert and Karen Zadow and Irene Darling who own the land around us, they were also part of the change. Not to mention a few at the other end of the zone along the Lime Kiln Road that were never informed, some may still be unaware.

All of us on the east side were very strongly against our land being rezoned, as the land around us is used for farming and they have no intention of that changing anytime in the near future. So it was already zoned for its appropriate use.

We also by then grew to understand that Mayor Jeansch was really looking after his own interests and what was lucrative for himself, and his land. in the process of taking our land from Primary production to their new Urban Employment (but with a huge amount of restrictions of what was even allowed to be done on that, due to apparently the Motor Sports Park. Mr Shahin for whatever reason got more say than what the landowner even had over the zone.) However it helped, we believe, Mayor Jeansch, as he wanted his land marked as Rural Living, but he wouldn't want our zone to ever be in competition and become that. Some of the farming land that is right next to the Motor Sports park, he wouldn't want that to be made rural living to compete with him on this side of Taillem Bend. It would not be so out of the question for rural living blocks to be in this section, when you consider that across the Mallee Hwy from Robert and Karen Zadows farm all the houses just on from the MSP are pretty much large rural living blocks already. Anyone into motor racing may indeed want a rural block close by. So to permanently stop that, you as a Councillor could force the zone to be made something else to defiantly stop that happening. On top of that put a heap of strange restrictions on it, which renders the land probably only useful to a very limited few people, resale is also now hindered because of restrictions. What council would want to do that?, what would be the advantage?

Not really any other way to look at it, as there are that many restrictions as to what the land under this Urban Employment can be used for, just makes you wonder why they bothered to change it at all, except for the reasons I mentioned above.

The Zadow's, Darling's and ourselves did hold a meeting with the now former CEO Vincent Cammel, former Deputy Mayor Sharon Bland, and MP Adrian Pedderick to discuss why this was being forced on us, and that we believed it was not in any of our best interests.

They couldn't really tell us why the council wanted to change our particular zone, at least they didn't convey any good reasons for it to us. We were pretty much ignored, talking to the council was like talking to a brick wall, you got the same amount of information. The council had its own agenda and they weren't listening to anyone against this decision.

I did learn at that meeting something that had bothered me about the vote, so I personally ask Clr Bland why at the October 17th 2018 Council meeting, when they voted on this issue to be passed. Why she was ask if she had conflict of interest at the voting by Clr V Leng. She answered "She did have land in a zone change section, that she believed to may loose value because of the change, but that she works for the council, and will do what she sees best for the Council."

So not really that she didn't have conflict, IMO, just that she chose not to divulge it publicly that day, and Chaired the meeting and vote anyway. We heard later Clr Leng also did have a part of his land that supposedly involved as well in a zone change, I can only gather Clr Leng then decided if Clr Bland didn't see fit to disclose, then he would do the same thing. If that information is true.

Three other Councillors didn't show up that day, leaving many wondering if for this important vote they actually voted indirectly by not attending, and Mayor Jeansch, whom had already done his home work months and weeks before actually stepped out of the meeting on what he said was presumed conflict. As his land was going in for Rural Living. So if things were run with all conflict declared, there were only three Councillors in the room that could have voted that day. Which is not the legal Quorum to hold the vote. To break the rules in order to get this passed, to ignore all the concerns, it just smells like there is a hint of, and I hate to say it, corruption of some sort, or why cut these corners and ignore the rules as they so blatantly did .?

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I know they were concerned that the state elections were coming, so they were forcing this through at lightning speed all of a sudden, because a change of Government they perceived would not be in their favour for getting this passed through government. I definitely know this from speaking directly with a staff member, whom understood that this zone change was indeed very detrimental to our home and they sympathised deeply with our situation.

I had spoken to another council employee that was sympathetic to our concerns of where our home was placed in this new zone. In one conversation it came to my attention that the Joke around the council office is that my home was becoming more like the Kerrigans Shack on the movie "The Castle", the Shack they owned at Bonnie Doon. The line I believe was "Aahhh the serenity", when it truth who knows what our serenity may be and what may eventually surround our home one day. Council certainly don't, they cant even tell us now why they had it rezoned.

I don't know anyone that would be happy with this happening to their home of over 20 years. We cant laugh at our home being referenced as Bonnie Doon, to me it isn't at all a laughing matter.

I realise this may not be exactly the type of feed back you were expecting, but as I and my neighbours have tried every other avenue, and have been dismissed, we perceive because of others peoples agendas, that are still not fully known to us. So I figured as you are looking into simplifying zones, if ours could be possibly returned to what it was, Primary production, or Rural I think is the new title. I know all involved passed the new Solar station and Power Substation on the east side of the Employment section at Taillem Bend would be in favour. Or at least looked into this, as to why, and the way it was formed in the first place. We would really appreciate you doing so. We do have a relatively new council put in place now. I wonder if this would have even happened to us nowadays, as it seems they are going through,(for whatever reason), huge changes in the top end management structure, with 5 new councilors also in place, they seem to be overhauling council finance, planning and management. I'm sure they would also be open to reviewing and understanding what went on a year or so ago also. As many are questioning so council decisions of the past

We did send several letters in as did the neighbours to our council along the way, we also wrote one to MP John Rau, but he passed our rezoning,(or so we were told by MP Adrian Pedderick at the time,) before the correct consultation time was up for what ever reason, and in doing so the letters from us never appropriately got addressed.

It was apparently reported by Labor MP Rau at the time in the paper, there had been no opposition to the rezoning changes. Which we know to be simply not true, but council wouldn't have made him aware of the fact we had all opposed strongly in this particular zone.

If you decided to look into this further while simplifying the states zone planning we can produce the letters for further investigation.

I really appreciate the time you have taken to read this long story. There is probably more I could add, but this is the gist of it. If you need any other information feel free to call me on 0409094721

Yours Sincerely

Fiona and Simon Paech

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Q15 Do you have any attachments to upload?(pdf only)

Respondent skipped this question
