
From: Glenn Searle <[REDACTED]>
Sent: Friday, 21 September 2018 12:17 PM
To: DPTI:Planning Engagement
Subject: Rural City of Murray Bridge Comments on the State Planning Policies
Attachments: Rural City of Murray Bridge response to the State Planning Policies.docx

Hi,

Please find attached the Rural City of Murray Bridge's comments on the State Planning Policies.

Regards,

Glenn Searle

Glenn Searle

**Senior Planning Officer
Development**

[REDACTED]
Phone: [REDACTED]

facebook.com/ruralcitymurraybridge
PO Box 421 Murray Bridge SA 5253



www.murraybridge.sa.gov.au • [view disclaimer](#)

We acknowledge the Ngarrindjeri people as the traditional owners of this land on which we meet and work. We respect and acknowledge their spiritual connection as the custodians of this land and that their cultural heritage beliefs are still important to the living people today.

Rural City of Murray Bridge submission on the State Planning Policies:

State Planning Policy	General Comments	Areas for Improvement
#1 Integrated Planning	<ul style="list-style-type: none"> • Many of the policies use a grab bag of terminology, are non-specific in their outcomes/requirements and have little focus on an action to be undertaken or how this will be achieved; • As such the policies are very broad so they can fit many different circumstances; • It appears that the majority of these policies are aimed at Metropolitan Adelaide and not regional areas; 	<ul style="list-style-type: none"> • Greater policy importance needs to be placed on regional areas taking into account their unique circumstances. For instance: <ul style="list-style-type: none"> ○ Page 21 of the Policy document discusses densities and lists “Rural Areas” as very low density (which is supported), but then jumps straight to “Outer Suburbs” with no consideration given to Rural Living and other settlements, Regional Townships, Country Townships (i.e. Murray Bridge, Port Lincoln, Mount Gambier, etc.); ○ “Rural Areas” notes that core facilities and transport is located in established townships but again no further detail/explanation is provided to guide the development of established townships;
# 2 Design Quality	<ul style="list-style-type: none"> • The policy attempts to improve outcomes for built form and spaces; however the implementation of this (through the Code) will be the most important measure. 	<ul style="list-style-type: none"> • The policy refers to “medium to high densities” without any discussion in regards to what this means (i.e. X number of dwellings per Y hectare); • Policy 4 states that design advice should be considered early in the planning process with no discussion on

	<ul style="list-style-type: none"> • It appears that some of the policies are aimed specifically at Metropolitan Adelaide and not regional areas (policy 6 is a good example of this with a focus on medium to high residential areas) • The policies attempt to influence the discussion and improve the outcomes around design of buildings and places; this is to be commended; 	<p>how this can/will be implement;</p> <ul style="list-style-type: none"> • It would be good to link these policies with greater detail of how these policies will be implemented to achieve these outcomes;
#6 Housing Supply and Diversity	<ul style="list-style-type: none"> • As has been stated for other policies, this policy does not consider Rural Living, Shack Areas or other settlements within a Regional context. • For this reason it is considered that this SPP is city centric 	<ul style="list-style-type: none"> • Greater policy importance needs to be placed on regional areas taking into account their unique circumstances
#8 Primary Industry	<ul style="list-style-type: none"> • The policy appropriately recognises the fundamental importance of Primary Industry with respect to the State's prosperity, and highlights the value of associated industries, including tourism and service as well the infrastructure that supports the industry. • Consideration should be given to value adding processes to primary production uses (i.e. considering raw materials/goods can be improved/converted to a higher value product); • RCMB has recently gone through this process via a DPA and has designated 	<ul style="list-style-type: none"> • Cooperation between Government Agencies, Relevant Authorities, farmers and land owners is considered key to achieving growth, adaption and evolution in primary production sector; • Since there are numerous agencies, acts and documents covering primary industries and primary production areas it is considered that adjusting the Planning Framework in isolation will do little to cause significant and meaningful changes in this space. • A distinction should be drawn between small scale and large scale industry operations.

	<p>“Direct allied food industries” and “Ancillary allied food industries”.</p> <ul style="list-style-type: none"> • Direct allied food industries may include activities such as washing/processing / packing of produce, bulk commodity storage and feed/hay processing mills. • Ancillary allied food industries may include activities such as agricultural chemical resellers, cold storage, transport and logistics and value-adding industries (e.g. food manufacturers). 	<ul style="list-style-type: none"> • Additional policy should be inserted dealing with value adding uses which allow farmers to generate additional on farm income and remain viable. • The right to farm should also be captured in the policy to ensure that farming activities are not impacted by incompatible land uses;
#13 Coastal Environment	<ul style="list-style-type: none"> • The Rural City of Murray Bridge supports this policy and would like to see a similar policy being created to cover the River Murray as Council sees this area as just as important as coastal areas; • Neglecting to include the River Murray corridor in the SPP’s sends a poor message as to the value of the River Murray. • It also diminishes the importance of the River to South Australia as an economic, residential, tourism, conservation corridor which Council believes is of State Significance 	
#14 Water Security and Quality	<ul style="list-style-type: none"> • The policy recognises water as one of our most valuable assets and its role in supporting premium food and wine industries; 	<ul style="list-style-type: none"> • Policy should promote WSUD best practice; • This needs to be followed through in the Code and/or practice directions;

	<ul style="list-style-type: none"> • Key improvements in stormwater capture and re-use, particularly in the urban context is seen as a positive; • It is good to see WSUD introduced as playing a critical role in improving efficiencies and the emphasis placed on integration with development; 	
#15 Natural Hazards	<ul style="list-style-type: none"> • The policy acknowledges Climate Change is likely to cause an increased likelihood of extreme weather events (including bushfires, storm and flooding events). • The Objectives and Policies successfully identify the risks and provide high level strategies to minimise exposure. 	<ul style="list-style-type: none"> • Updated risk mapping (bushfire, flooding) is critical in ensuring the policy works in an assessment framework. Council supports the use of overlays and other mapping tools by the Government;