

Valerie A Monaghan



29 November 2019

The Chair
State Planning Commission
Government of South Australia
DPTI.PlanningReformSubmissions@sa.gov.au

Consultation Submission Draft Planning & Design Code for South Australia

I received your letter headed *Consultation of the new Planning Code – Historic Areas* on 11 November (date stamped on the envelope 4 November), in which you invited me as a property owner to review the information referred to in the letter, and make a submission via your SA Planning Portal in the Phase Two Code consultation until 29 November.

As a person with competent computer skills honed over a professional career for over 40 years, and extensive experience at internet research, I had great difficulty in finding some of the sources of information.

And when I found some of the relevant information I was horrified to find that your idea of me being able to contribute to your so called 'consultation' involved me being expected to be able to read, comprehend, obtain professional advice and consider the consequences of what the Commission is proposing, with the enormous quantity of poorly presented 'relevant' material that I eventually found on the poorly designed SA Planning Portal, and do all of that by 29 November?

As I explained to my local member of parliament, who admitted he had not read the proposed Code, I found it incredibly insulting that I and the other people who had concerns about preserving the heritage of Robe were expected to do this when the main document for Robe was that titled *Draft Planning and Design Code – District Council of Robe Council Specific Code Extract October 2019*. This is an online PDF document of 749 pages with no Table of Contents or index. The only numbered headings in it are Part 1 to Part 10. Part 2 for instance covers the PDF pages 7 to 451, with no other numbered headings for reference, so that the reader has to try and work out from the size of the heading's font whether the topic has changed and its level of importance to the topic.

I began by preparing my own Table of Contents with page numbers I allocated from the online PDF document, which involved scrolling right through the document page by page and noting what seemed to be the main headings. This took over three hours. I still have not read all the content.

My career involved many years of tax consulting and providing advice on the many thousands of pages of the Income Tax Act (with a refined section numbering system of course) and related legislation and case studies etc. But of course I was not presented with the whole of it as new material at once to digest in a matter of days, and then immediately be expected to give competent opinions based on this.

So I do not see how I can be expected to provide competent opinions on this Draft Code.

Alarm bells are ringing for me in what I have been told and what I have read, about the danger of destruction to heritage if this Code is implemented as planned.

Our family have owned our local heritage listed cottage in Robe since 1973, and I have made Robe my place of residence for the last 10 years. Why? Because, it is a very special place with an atmosphere created by its unique natural and built heritage, and the people who live here and visit because they love this heritage.

I am alarmed at the Definitions for Heritage and Character Overlays such as that for 'Irredeemably beyond repair' which includes the wording 'Within the Historic Overlay, consideration should not only be given to the extent of restoration works required, but also the economic cost of repair vs replacement.' If I wanted to demolish the local heritage cottage I partly own, I could as an accountant, very readily come up with a plausible case based on this clause. Most accountants could probably do that for most of the heritage buildings in Robe, including the most important ones.

And why have we got a definition in the same Table for 'Heritage Significance' as defined in the Heritage Places Act 1993 and then 'Heritage Value' as defined in the PDI Act 2016. This does not seem to be rational.

Given another six months I could perhaps do an extensive amount of study on this draft Code and give better informed comments, but I have no confidence that a body that has conducted such a diabolically bad public consultation process, has any intention of taking heed of opinions expressed by me, or the general populace of South Australia.

I can only say, that the government should be ashamed of this consultation process being carried out under their watch, and if they really want to put in place new planning rules that will be an asset to the people of South Australia now and into the future, they need to appoint a competent body to begin the whole planning and consultation process again, from drafting changes forward.

Valerie A Monaghan FCA MBA

Consultation Submission Form

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Wednesday, November 27, 2019 7:27:59 PM
Last Modified: Wednesday, November 27, 2019 7:50:25 PM
Time Spent: 00:22:26
IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

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)

Page 2: Planning and Design Code for South AustraliaPersonal Details

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	Valerie Monaghan
Address	[REDACTED]
Your Council Area	ROBE
Suburbs/Town	[REDACTED]
State	South Australia
Postcode	5276
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

Specific Topics for example : - Rules of Interpretation
- Zones and Sub-zones - Overlays - General
Provision - Mapping Land Use Definitions -
Administrative Definitions - Referrals - Table of
Amendments

Consultation Submission Form

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Q5 Enter your feedback for Rules of Interpretation

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Q6 Enter your feedback for Referrals

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Q7 Enter your feedback for Mapping

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Q8 Enter your feedback for Table of Amendments

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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

Advertising Near Signalised Intersections Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Affordable Housing Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Aircraft Noise Exposure Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Airport Building Heights (Aircraft Landing Area) Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Airport Building Heights (Regulated) Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Building Near Airfields Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Character Area Overlay

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Character Preservation District Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Coastal Areas Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Defence Aviation Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Design Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Dwelling Excision Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Environment and Food Production Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Future Road Widening Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Acid Sulfate Soils) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Bushfire - General Risk) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Bushfire - High Risk) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Bushfire - Medium Risk) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Bushfire - Outback) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Bushfire - Regional) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Bushfire Urban Interface) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hazards (Flooding) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Historic Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Historic Shipwrecks Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Key Outback and Rural Routes Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Key Railway Crossings Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Limited Dwelling Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Limited Land Division Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Local Heritage Place Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Major Urban Transport Routes Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Marine Parks (Managed Use) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Marine Parks (Restricted Use) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Mount Lofty Ranges Catchment (Area 1) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Mount Lofty Ranges Catchment (Area 2) Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Murray Darling Basin Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Native Vegetation Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Noise and Air Emissions Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Non-Stop Corridor Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Prescribed Surface Water Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Prescribed Water Resources Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Prescribed Watercourse Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Prescribed Wells Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
RAMSAR Wetlands Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Regulated Trees Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Resource Extraction Protection Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
River Murray Flood Plain Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
River Murray Tributaries Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Significant Industry Interface Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Significant Landscape Protection Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Sloping Land Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
State Heritage Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
State Heritage Place Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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State Significant Native Vegetation Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Strategic Infrastructure Gas Pipelines Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Traffic Generating Development Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Transport Routes Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Water Protection Area Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Water Resources Overlay	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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

Adelaide Oval Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Animal Husbandry Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Aquaculture Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Business Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Capital City Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Caravan and Tourist Park Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
City Frame Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

City Living Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
City Main Street Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
City Park Lands Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
City Riverbank Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Coastal Waters Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Commonwealth Facilities Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Community Facilities Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Conservation Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Aquaculture and Recreation Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Dwelling Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Small Scale Settlement Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Visitor Experience Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Cultural Institutions Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Deferred Urban Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Eastern Park Lands Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Education and Innovation Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Employment Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Employment (Bulk Handling) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Entertainment Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Gouger and Grote Street Sub Zone Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Greenfield Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hard-edged Built Form Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Health Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hills Face Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hindley Street Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Home Industry Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rural Horticulture Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Infrastructure Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Infrastructure (Airfield) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Infrastructure (Ferry and Marina Facilities) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Innovation Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Innovation/Mixed Use Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Intensive Horse Establishments Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Intensive Rural Enterprise Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Main Street Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Master Planned Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Medium-High Intensity Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Nairne Redevelopment Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Open Space Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Port Adelaide Centre Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Recreation Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Remote Areas Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Residential Aviation Estate Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Residential Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Residential Park Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Resource Extraction Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rundle Mall Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rundle Street Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rural Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Peri-Urban Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rural Living Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rural Settlement Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Rural Shack Settlement Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Small-scale settlement Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Soft-edged Landscaped Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Specific Use (Motorsport Park) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Specific Use (Tourism Development) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Suburban Activity Centre Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Suburban Business and Innovation Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Suburban Employment Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Suburban Main Street Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
General Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Suburban Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Housing Diversity Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Township Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Township Activity Centre Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Township Main Street Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Underground Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Activity Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Activity Centre Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Corridor (Boulevard) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Corridor (Business) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Corridor (Living) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Corridor (Main Street) Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Urban Neighbourhood Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Urban Renewal Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Viticulture Zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Mixed Use Transition Subzone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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

Advertisements General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs. Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Animal Keeping and Horse Keeping General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Aquaculture General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Beverage Production in Rural Areas General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Bulk Handling and Storage Facilities General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Clearance from Overhead Powerlines General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Design in Rural Areas General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Design in Urban Areas General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Forestry General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Housing Renewal General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Infrastructure and Renewable Energy Facilities General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Intensive Animal Husbandry and Daries General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Interface between Land Uses General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Land Division in Urban Areas General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Land Divsion in Rural Areas General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Marinas and On Water Structures General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Open Space and Recreation General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Resource Extraction General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Site Contamination General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Tourism Development General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Transport Access and Parking General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Waste Treatment and Management General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Workers Accomodation and Settlements General Policy	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Agricultural building definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Ancillary accommodation definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Animal keeping definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Aquaculture definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Automotive collision repair definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Bulky goods outlet definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Caravan and tourist park definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Commercial forestry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Consulting room definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Cropping definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Dairy definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Detached dwelling definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Dwelling definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Educational establishment definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Electricity substation definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Farming definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Fuel depot definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
General industry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Group dwelling definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Horse keeping definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Horticulture definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hotel definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Indoor recreation facility definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Industry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Intensive animal husbandry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Landfill definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Light industry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Low intensity animal husbandry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Motor repair station definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Mushroom production definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Office definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Organic waste processing facility definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Outbuilding definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Personal or domestic services establishment definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Place of worship definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Pre-school definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Protective tree netting structure definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Public service depot definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Recreation area definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Renewable energy facility definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Residential flat building definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Residential park definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Restaurant definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Retail fuel outlet definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Retirement facility definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Row dwelling definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Semi-detached dwelling definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Service trade premises definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Shop definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Special industry definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Stock slaughter works definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Stock sales yard definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Store definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Student accommodation definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs. Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Supported accommodation definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Telecommunications facility definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Tourist accommodation definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Warehouse definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Wind farm definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Workers' accommodation definition	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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

AEP (Annual Exceedance Probability)	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs. Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
AHD (Australian Height Datum)	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Asset protection zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Battle-axe allotment	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Building height	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Building level	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Building line	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Bushfire buffer zone	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Defence aviation area	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Density	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
FFL (Finished floor Level)	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Gross leasable floor area	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Groundwater	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Habitable room	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Heritage agreement	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
High-density	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
High-rise	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Hours of operation	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Low-density	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Low rise	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Medium-density	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Medium-rise	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Mezzanine	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Native vegetation	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Non-sensitive use	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs. Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Power system	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Primary street	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Private open space	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Proclaimed shipwreck	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Secondary street	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Sensitive receiver	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Sensitive use	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Site	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Soft-landscaping	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
South	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
South facing	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Standard sea flood risk level	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Tangent point	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
Terrace arrangement	Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Consultation Submission Form

Total floor area

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Wall height

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

Waste

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.

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Q14 Please enter your general feedback here

Implementation of the Planning & Design Code needs to be deferred until a competent consultation process occurs.
The standard of information available to the public is impossible to easily understand, and the public consultation process needs to be considerably improved if there is to be a good outcome for the people of South Australia.

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

Respondent skipped this question
