

Ria and Ben Byass

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**RE: Submission on
Proposed new zoning for D'Estrees Bay Kangaroo Island from Coastal Settlement Zone to
Rural Shack Settlement Zone**

Thank you for the opportunity to comment on this important document. Unfortunately, due to size and complexity of the Draft code, information and maps, we have not produced the quality of feedback that may have resulted from a more concise, user friendly version. We feel we have a limited understanding of the repercussions this new zoning may bring and has caused us some anxiety.

We as residents and landowners at D'Estrees Bay strongly object to the renaming and conditions of this new zoning. It is an insult to residents to call our houses shacks especially in light of the fact the last residence sold for \$730,000.00 and other houses are worth a million dollars.

The title of the zone is detrimental to potential resale, valuation and future appropriate development.

We support the Councils recommendation to change the name to "Settlement Zone"

We endorse the Councils recommendations that the reference to the Coastal Areas Overlay and the Hazards Overlay be removed from the Rural Shack Settlement Zone to ensure the most practical and streamlined assessment paths are available.

Also that ADH Levels relevant to the rural shack Settlement zone be established within the Technical and Numeric Variations for the relevant zoned areas on Kangaroo island, in the Planning and Design Code.

Yours Sincerely

Ria and Ben Byass

November 28, 2019

To the State Planning Commission

Re: Submission on Phase 2 of the Draft Planning and Design Code, October 2019

This is an important document. Unfortunately, due to size and complexity of the Draft code, information and maps I feel my submission is inadequate to address all the issues.

As a Former member of the Cape Gantheume Friends of Parks Kangaroo Island, I support the detailed

submission made for Friends of Parks SA dated 24/11/2019. It was made by the patience and effort of volunteers from across the state.

My comments below relate to the proposed state-wide and rural plan amendments and I am a permanent resident of Kangaroo Island.

1. The size and complexity of this document makes it overwhelming for most South Australians to understand. Clear identification of the current content and proposed changes for each region is required.

2. The duration and level of consultation is not adequate, nor is the deadline for submissions with token efforts of consultation taking place as late as the week submissions are due.

3. A revised, concise and accurate version of the Code needs to be developed and taken to public consultation before being this code is adopted.

4. Inclusion of a Biodiversity layer to include all aspects of functioning ecosystems including plants, animals and micro-organisms, soil, water and the complex relationships within them.

5. Why do the maps show sections in National Park and Conservation Park as Rural and not Conservation? All State Government departments should have consistent zones. Are they possibly in preparation for changes to zoning Management Plans to allow increased opportunities for grazing, apiary and extraction of resources. Any proposed changes to park zoning requires an amendment to the Management plan and full public consultation under the National Parks and Wildlife Act (1972). This point greatly disturbs me.

6. The protected area maps zoned as rural include critical habitat for both State and Federally listed threatened species and their breeding refuges.

7. Tourist accommodation in Coastal Conservation zones can be more detrimental to threatened species and their breeding habitats than residential dwellings. The construction of the development itself is one threat, but the cumulative impacts of numerous occupants for short periods can have a much higher impact than that of one permanent occupant.

8. The zoning is too broad and inaccurate. Many parcels within rural zones are in fact in-tact old growth native vegetation, some under Heritage agreements. These should be zoned 'Conservation' as they cannot be cleared or used for primary production without breaching the Native Vegetation Act as it is a change of land use.

9. The Significant and Regulated tree overlay for the whole state needs to be accurate and incorporated into Biodiversity and Climate Change policies

10. Planning for all rural zones should include considerations of Biodiversity.

11. Planning for all rural zones should include assessment against sustainable and primary production methods.
12. Planning for all tourism development in conservation should include assessment against ecologically sustainable criteria.
13. All private developments in National Parks must be subject to public notification, representation and appeal rights. The parks belong to the people of South Australia.
14. All approved Management Plans for National Parks must be automatically included in the new Planning and Design Code for South Australia. This will ensure that environmental objectives are paramount in deciding what is or isn't appropriate by way of new development in our National Parks.
15. Do changes to the code align with the goals and objectives of the adopted Kangaroo Island NRM plan 2017 -2017 (and all regional NRM plans)?

Ria Byass