

From: [Stan Nelly](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Planning reform and rezoning submission
Date: Friday, 28 February 2020 3:14:53 PM
Attachments: [607 and 608 Lyndoch Valley Rd Williamstown Certificates of Title.pdf](#)

Hi

We have 2 adjacent blocks, on separate titles (attached):

1. 607 Lyndoch Valley Rd WILLIAMSTOWN 5351, CT 6214/397, AND
2. 608 Lyndoch Valley Rd WILLIAMSTOWN 5351, CT 6214/398.

There are issues with 608 Lyndoch Valley Rd WILLIAMSTOWN 5351, CT 6214/398 (under 5 acres)

1. it doesn't come up on the Planning and Design Code Map (when you search "near me"),
2. it was inappropriately zoned Primary Production (legacy zoning), and
3. unfortunately, it's now being included in the proposed Peri-Urban Zone, rather than in the Rural Living Zone.
 - The block is under 5 acres, with a winter creek running through it and substantial native vegetation
 - It is not used and cannot be used as viable as an agriculture/primary production block without clearing the native vegetation
 - At the same time, it is under restrictive legacy assessment policies such as "no dwelling on lots under 25 ha".

There are several similar blocks under the current Primary Production zone that also set to transition to the Peri-Urban Zone: 667 Lyndoch Valley Road, 1.9 acres; 60 Adams Rd, 6 acres; 508 Lyndoch Valley Road, 2 acres etc.

Such small blocks, including ours (608 Lyndoch Valley Rd WILLIAMSTOWN 5351, CT 6214/398) that are so close to the Williamstown township, are actually lifestyle blocks - better fitting the description of the Rural Living Zone.

The planning reform is a great opportunity to consider the changing demographics of Williamstown, and look closely at such small blocks and associated assessment policies. Such blocks are clearly not suitable for viable primary production, while also under multiple legacy planning restrictions as useful lifestyle blocks.

I would like to request that our block at [REDACTED] WILLIAMSTOWN 5351, CT 6214/398 is:

- **included in the Planning and Design Code Map, AND**
- **is re-zoned in the Rural Living Zone.**

Thank you
Nelly Ivanova
[REDACTED]

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Wednesday, February 26, 2020 2:02:23 PM
Last Modified: Wednesday, February 26, 2020 2:50:03 PM
Time Spent: 00:47:40
IP Address: [REDACTED]

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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 Urban code. (click here for council areas)

Page 2: Planning and Design Code for South Australia Personal 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: **Nelly Ivanova**
Address: [REDACTED]
Your Council Area: **Barossa**
Suburbs/Town: **WILLIAMSTOWN**
State: **SA**
Postcode: **5351**
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**

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Q5 Enter your feedback for Rules of Interpretation

n/a

Q6 Enter your feedback for Referrals

n/a

Q7 Enter your feedback for Mapping

n/a

Q8 Enter your feedback for Table of Amendments

n/a

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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	n/a
Affordable Housing Overlay	n/a
Aircraft Noise Exposure Overlay	n/a
Airport Building Heights (Aircraft Landing Area) Overlay	n/a
Airport Building Heights (Regulated) Overlay	n/a
Building Near Airfields Overlay	n/a
Character Area Overlay	n/a
Character Preservation District Overlay	n/a

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

Peri-Urban Zone

I found out that my property is included in the proposed Peri-Urban zone even though it is not suitable for primary production - due to its small size and native vegetation present. [REDACTED] Williamstown 5351 (adjucent Rural Living zone) is less than 5 acres, it includes a winter creek, and is largely covered by native vegetation. If primary production is desirable on such blocks, would there be an exemption for clearing of most of the native vegetation - to allow viable primary production? Or, would it be re-zoned to Rural Living?

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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

Native vegetation

Is there an exemption for small blocks (5 acres) that are in the Primary Production zone, for clearing of native vegetation to allow viable primary production? Alternatively, such small blocks mostly covered with native vegetation be re-zoned to Rural Living? e.g. [REDACTED] Williamstown 5351

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Q14 Please enter your general feedback here

I would like my property at [REDACTED] Williamstown 5351 to be re-evaluated for its suitability for primary production as per its the proposed zone Peri-Urban. It is of small size, it is mostly covered by native vegetation and it includes a winter creek - all of which greatly minimises its value as primary production land and makes it fitting better the Rural Living zone to which it is adjacent.

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

Respondent skipped this question
