

Our Ref: GF: 3.3.5



29 November 2019

PO Box 27, Millicent SA 5280  
www.wattlerange.sa.gov.au

Jeffery Sewart  
Senior Planner  
Department of Planning, Transport and Infrastructure  
GPO Box 1815  
ADELAIDE SA 5001

Dear Jeffery

## **Phase 2 Consultation: Draft Planning and Design Code**

Council has reviewed the draft Planning and Design Code.

In addition to uploading an online submission, comment is duplicated below as recommended in your recent communication.

### **Council Specific Code Extract**

This document has no index, page numbers or hyperlinks to assist in navigation. As part of our review, we needed to create an Index of Contents with relevant page numbers.

### **Overlays**

**Coastal Areas** – Council understands that this overlay extends to the low water mark, not the high water mark.

**Historic Area** – Beachport has been the subject of a recent Heritage Survey. Council would like it to be included in this overlay.

**Limited Dwelling** – This overlay is not mapped in Wattle Range Council (WRC) area, yet the Council Specific Code Extract includes it. Is this an anomaly?

**Local Heritage Area** - Please note that the Beachport Heritage Survey (completed) and future Heritage Surveys of other townships within the WRC area will require that additional items be included in and represented by the Local Heritage Area / Place Overlay.

**State Heritage Area** – Council acknowledges inclusion of Penola's Heritage Items.

**Water Protection Area** – This area is extensive and appears to prohibit development where it may not be warranted. WRC is concerned that specific areas within Council's boundaries may not be catered for. Is there the possibility that this may be discussed?

- How will Millicent's Water Supply Bores be affected and protected?
- Could smaller areas that feed water into Town Water Supplies be created as a "sublayer" to include controls for only compatible developments to occur?

## Zones

**Caravan and Tourist Park** – The Southend Caravan Park is not included in this zone.

**Conservation** - It is acknowledged that the Dwelling Subzone is located within the Conservation Zone and mapped as such. However, the Council Specific Code Extract (CSCE) includes 3 others (Small-scale Settlement, Aquaculture, Recreation and Visitor Experience) that are not mapped within WRC boundaries. Is this an anomaly?

**Rural Living** - Similarly, two subzones appearing in the CSCE (Animal Husbandry & Intensive Horse Establishments) are not mapped within WRC boundaries. Is this an anomaly?

**Township** - It is understood that there are no subzones mapped within the Township Zone in WRC. However, the CSCE mentions Nairne Redevelopment & Redevelopment subzones. Is this an anomaly?

## GDP's

**Waste Treatment and Management** - Is this policy intended to be the extent of direction with regard to Waste Water Control Systems?

## Waste Water Management

Council is concerned that requirements for On-Site Waste Management (Waste Water Control Systems) have not been integrated with the Development Assessment Process (DAP).

- At what stage does an applicant provide relevant plans for WWCS?
- Does Council still receive an Engineer's report?
- Do setbacks for Accepted Development include provision for septic tank location?
- How does Council regulate future development compromising WWCS, particularly if it is not a Performance Assessed Development?
- How will Council fees for connection of new and existing allotments to Council CWMS Schemes be conveyed to developers (e.g. land divisions etc.)?
- Some specific information addresses WWCS in the Residential Neighbourhood Zone (DTS/DPF 8.1). Will these matters be extended to address other areas?

Essentially:

- Could DPTI please clarify how Waste Water Management issues will interact with the DPI Act and the P&D Code and at what stage of the DAP a referral to an Environmental Health Officer will take place, if at all?

## Part 6 - Index of Technical and Numeric Variations

- How are Part 6.4 (Minimum Allotment Sizes), Part 6.5 (Minimum Allotment Frontage Sizes), Part 6.6 (Building Heights - Metres), Part 6.7 (Building Heights - Levels) interpreted?

- Is there any way of linking this information to actual zones, subzones, sites etc so that it may be applied directly resulting in the TNV Overlay becoming more transparent?

### **General Comment / Query**

- Does the Clock stop when referring a DA to CAP?
- Will there be an alternative for Staged Development approvals?
- When will training be provided to local government staff in rural areas?
- How does Council process Community Group DA fee waivers?
- Could clarification be provided with regard to signage content / placement for the public notification process?
- As an application is only defined as "lodged" once fees are paid, does the 5 days to verify that the application is valid occur after fees have been paid?
- Why is there no longer a requirement to submit a copy of the CT as part of the lodgement process? What is in place to safeguard against easements being built over or encumbrances being ignored?
- Are Private (Planning & Building) Consultants (as Accredited Authorities) or DPTI required to notify Council of approved developments that Council has not assessed?
- How does Council's Southend Coastal Adaptation Strategy (and future Coastal Adaptation Strategy for Beachport) interact with / be included in, the Coastal Overlay?
- How will Council be advised when existing buildings / structures have been demolished so that Council records may be updated, and accuracy of Section 7 searches may be retained?
- Concerns are raised that Council infrastructure (footpath, water table, kerb, side entry pits etc) may be impacted given that crossovers will no longer be required to be referred to Council's engineer for comment and/or permit under the new system. This is particularly relevant where development is privately certified. How will this be addressed?

We look forward to receiving feedback from the Phase 2 consultation process when it becomes available.

Yours sincerely



Chris Tully  
Manager Development, Health and Compliance

# Consultation Submission Form

**COMPLETE**

**Collector:** Web\_Link\_Prod (Web Link)  
**Started:** Friday, November 29, 2019 10:57:29 AM  
**Last Modified:** Friday, November 29, 2019 1:06:51 PM  
**Time Spent:** 02:09:21  
**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	<b>Chris Tully</b>
Company	<b>Wattle Range Council</b>
Address	<b>PO Box 27</b>
Your Council Area	<b>Wattle Range</b>
Suburbs/Town	<b>Millicent</b>
State	<b>SA</b>
Postcode	<b>5280</b>
Country	<b>Australia</b>
Email Address	[REDACTED]

Page 3: Planning and Design Code for South Australia

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

**Local Government**

Page 4: Planning and Design Code for South Australia

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

**Respondent skipped this question**

Page 5: Planning and Design Code for South Australia

## Consultation Submission Form

**Q5** Enter your feedback for Rules of Interpretation

See General Feedback

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**Q6** Enter your feedback for Referrals

As above

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**Q7** Enter your feedback for Mapping

As above

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**Q8** Enter your feedback for Table of Amendments

As above

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Page 6: Planning and Design Code for South Australia

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

Advertising Near Signalised Intersections Overlay

**See general feedback**

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Page 7: Planning and Design Code for South Australia

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

Adelaide Oval Subzone

**See general feedback**

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Page 8: Planning and Design Code for South Australia

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

Advertisements General Policy

**See General Feedback**

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Page 9: Planning and Design Code for South Australia

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

Agricultural building definition

**See General Feedback**

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Page 10: Planning and Design Code for South Australia

# Consultation Submission Form

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

AEP (Annual Exceedance Probability)

**See General Feedback**

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Page 11: Planning and Design Code for South Australia

**Q14** Please enter your general feedback here

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Page 12: Planning and Design Code for South Australia

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

**Respondent skipped this question**

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