

## Draft Planning and Design Code for Phase Two and Phase Three

### **Submission in response to the Department of Planning, Transport and Infrastructure State Planning Reform proposal for Phase Two Councils (Rural Areas)**

SUBMISSION OF: WINE GRAPE COUNCIL OF SOUTH AUSTRALIA

ABN: 15 358 317 535

ADDRESS: Industry House  
National Wine Centre  
Cnr Botanic and Hackney Road  
ADELAIDE SA 5000

CONTACT PERSON: Lisa Bennier

POSITION: Business Manager

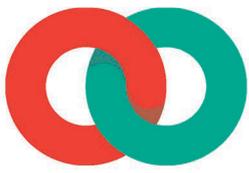
TELEPHONE: [REDACTED]

EMAIL: [REDACTED]

WEB: [www.wgcsa.com.au](http://www.wgcsa.com.au)

DATE: 29 November 2019

Submissions by 29<sup>th</sup> November 2019 to:  
Department of Planning, Transport and Infrastructure  
Email: [DPTI.PlanningReformSubmissions@sa.gov.au](mailto:DPTI.PlanningReformSubmissions@sa.gov.au)



## Preliminary response from Wine Grape Council SA on behalf of members

### General considerations

1. Action to make planning processes clearer, simpler, less complex and more transparent and predictable are welcome.
2. Much planning seems to be plagued by time and money concerns. In particular, uncertainty about the time taken and uncertain outcomes of “non-complying” plans are a significant drawback to business plans and extensions to business in the wine industry. This is at a time when we are apparently encouraged to grow business due to our significant input to the culture and coffers of South Australia.
3. The links between regional wine sales and wine tourism are close, so planning to ensure the preservation or enhancement of wine regions from a visitor perspective is important.
4. For many of our industries, planning is not the only relevant legislation. Understanding and clear pathways between legislation, for example liquor licencing, biosecurity, EPA regulations etc need to be clearly mapped out.

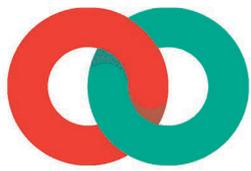
### Timing and time to consider these reviews

1. The draft document is immense. The time and expertise required to analyse the proposed changes is significant and one might argue beyond what could be reasonably expected from representative organisation let alone individual primary producers. Lack of response might be interpreted as agreement when in fact the changes proposed are simply so overwhelming that potential respondents are excluded by the time (and expertise) necessary to make meaningful contributions.
2. One size does not fit all. While the concept of expanding the proposed new “complying” developments is a good one. The process and rules need to be speedily adaptable when (rather than if) they are shown not to work. A commitment to and the process for fast revision need to be clearly mapped out.
3. The best way to identify the functionality of the new system would be a series of case-study tests around problems we know exist for our industries.
4. Decisions through merit sounds good, but its operation will depend on skilled operators. This requires more than a qualification. We seek a culture which is supportive of change rather than bureaucratic implementation. We seek enablers, not obstructionists.

### Streamlining planning assessment for primary industries

The planning reform includes how Primary industry land uses are assigned. This is a good plan but the efficacy of this will depend on definitions. The more effort put into definitions, the more constraining it might be. There also needs to be opportunities for new industries and products not currently in production.

Selection of metric, e.g. farm size, shed size rarely make practical sense. My neighbours small hay shed is immense to me. Similarly defining cropping seems unnecessarily restrictive.



### One-stop-shop.

What will the code do to assist with 'one-stop shop' objectives to alleviate the need for multiple licenses and permits relating to environment, water, biosecurity, transport, production and planning approvals within the grape growing and wine sector?

### Land use conflict, the 'right to farm' and notification of neighbours

There is a vast difference between notification (and please let's ensure that this is modern notification eg Email rather the advertising in newsprint that no one now reads) and objection rights or veto power. Existing land use should not have to accommodate new neighbours who bought knowing the existing land use.

### Specific Wine Industry issues

1. Access to and use of water is critical to the future of our industry. Protection of watersheds and management of run-off is crucial. This is particularly apparent in the changed run-off from development in Mt Barker completely changing the behaviour of the Bremer and Angas Rivers and making ephemeral flooding more frequent and severe.
2. New methods including the use of recycled water or on-site storage in aquifers will become even more important.
3. Cover cropping and techniques to assist with the management of water efficiency, including netting need consideration.
4. Innovations to withstanding extreme weather events and new practices cannot be held back.
5. Urban encroachment not only alienates land with good soil but introduces new threats for on-going production.
6. While welcoming the new ideas for beverage production in rural settings (and this needs expansion to all beverages including ones not currently produced) but why not for food production in the same circumstances? Similarly, if I want to erect an art gallery on my farm this should also be covered.
7. Many viticulturists also produce in other sectors. Concerns over access to land if mining occurs (or exclusion from, eg trespass) and multiple use of farmland are common.
8. Routine use of farm chemicals in the sector also means that in areas undergoing land use change, producers can be affected. Buffers in terms of distance rarely make sense, however better meteorological data, improved spray technology and improved education are more effective.

**Heather Webster**  
Chair

