

Consultation Submission Form

COMPLETE

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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 Rural code. (click here for council areas)

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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	Robert and Karen Zadow
Company	RJ & KF Zadow
Address	[REDACTED]
Your Council Area	Coorong District Council
Suburbs/Town	[REDACTED]
State	S.A
Postcode	5260
Country	Australia
Email Address	[REDACTED]

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

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Q4 Would you like to make comment on **Respondent skipped this question**

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Q5 Enter your feedback for Rules of Interpretation

Respondent skipped this question

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

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

Respondent skipped this question

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

Respondent skipped this question

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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

Respondent skipped this question

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Q14 Please enter your general feedback here

To whom it may concern, We were wanting to submit our thoughts and concerns regarding our section of the draft planning and design code for Rural Zones.

Our Zone was changed by our Coorong District Council just very recently, we were strongly opposed but they took no notice of all the concerns we, and our close neighbours put forward, as we strongly tried to stop our farming land being forced and bullied into the original zone change from Primary Production to Urban Employment just outside of Tailern Bend next to the Motor Sports Park. We were not really consulted as to why this needed to happen, and any meeting we had with council did not make that any clearer.

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We were not really consulted as to why this needed to happen, and any meeting we had with council did not make that any clearer. The only conclusion we could come to, was the then Mayor Neville Jeansch had land close that he had specific ideas for, and wanted to make sure our land wasn't going to compete on any level with his. Giving prime position for rural housing blocks anywhere near the town of Tailem Bend to him, and him alone. In our opinion, being the Mayor was a major influence in council decision making at that time, which helped his objective and to get this to happen. He even went out trying to sell a neighbour on the idea months before it was out in council, with the idea of the Zone change being very lucrative for them.

Mr Sam Shahin seemed to be given more consideration to the Zone change than the actual land owners themselves, due to the fact the zone was to restrict any of his businesses being duplicated. Just evidence that money talks and authorities must indeed listen to that. We were simply wanting it left as it was, Primary Production, as we are using this land for farming, it is our best farming land and the major part of our business. Our Shearing and implement shed is in the Zone which you now want to change to Employment Zone, but keeping all the restrictions the former Urban Employment Zone had placed on it.

We are concerned that this could put a strain on our Rate payments in years to come. Farmers already often are doing it tough. No one seems to be able to address if the Zone change will affect the rates at a later date. Our former council were all too concerned to get the change, not the effect it may have on us, and our neighbours involved, whom were also strongly against this and ignored. When asked this question they could not give us any guarantees, just that they will ensure it wouldn't affect us too much they thought, and they would try and adjust any over rises because of their decisions, but with new councils Elected Members coming in, in years to come, they couldn't give written guarantees. Not helpful, not their problem.

We have often discussed putting a house up near our shearing shed for convenience and to protect our interests, but this Zone change means that is no longer possible, another reason we didn't want any part of this change, but the CEO of the day, through the Mayor and Council were hell bent on bullying it through, (only just this past weekend we have had a significant theft of farming goods and equipment costing us productivity time and replacement costs.

This coincidentally happened on a big weekend event at the Sports Park. Something we worried about when they set up next to us, was will it bring some undesirable rift to the area and in turn change the safety and honesty of the area we have lived in for more than 50 years. Farmers seem to be becoming overlooked by Many areas of Government

Even if we decided to sell our land, it now has specific restrictions on it that may make it undesirable to many buyers. We have been put into this position through no fault of our own, by our previous council, with absolutely no regards to our problems, objections, or the position it left our business in. It is the only way we can feel about it all.

Looking from outside ratepayers at the time, we believe there may have been differing opinions within even the Coorong District Council Elected Members though. As to whether all the Zoning changes should go ahead.

For on the 17th of October 2018, when they held the meeting and very quickly pushed this into the agenda, Three of the councillors did not attend. Seems to put an important vote up for something like this, most of your elected member would, or should be in attendance. That certainly leads many to believe they were voting with their absence (as was our belief, and from what we were informed from a staff member, they wanted to force this through quickly before the impending State Government elections and may bring a change of government, As they believed with the Labor Government they had far more chance of getting their way than with a Liberal Government Strange 3 councillors did not turn up to this important meeting, (I have not seen that happen at all since that meeting date

The Mayor Neville Jeansch because of his Rural living Zone change he had been championing for within council, he stepped out of the room, he said on perceived conflict of interest. We say Certain conflict in most peoples eyes !!

With that Councillor Sharon Bland took his place at the Chair as Deputy Mayor. She then was directly ask by Councillor Leng, "Do you to not have Conflict of interest in this matter to Clr Bland?." She answered, in an almost offended way to shut it down. "I do not believe so !!". We later believe Clr Leng may have asked the question due to him apparently having land in one of the Zone Changes. So he also had conflict of interest to be sitting in the voting room that day, and was probably seeing if Clr Bland would admit hers, or where she thought she stood with the conflict.

Clr Bland actually told us directly at a later date, she did in fact have land in one of the Zone changes, But she considered that she worked for the council, so she will do what's best for the council interests, and apparently that was her excuse for not declaring conflict..(we had always thought Elected Members work for the Ratepayers whom vote them it We have no idea why Clr Leng didn't declare conflict.

There is questions all over this vote, and meeting. With the absences of the three councillors Julie Barrie, Mick O'Hara and Peter Wright, and the three other Councillors mentioned above that definitely had conflict of interest. They DID NOT have a legal quorum to hold that vote on that day, as there were only 3 left, not the required 5 for a legal meeting quorum. It should have been delayed until an appropriate time. Ask yourself even now, Why wasn't it ?

The CEO, Vincent Cammel, should have known whose land was involved and also stepped into this and put a stop to the vote, going by

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The CEO, Vincent Gannier, should have known whose land was involved and also stepped into this and put a stop to the vote, going by who was in the room and conflict of interest questions ask. However its goes to the argument they wanted this pushed through like yesterday, and were not concerned if it was done legally, above board, or with the agreement of any land holders in our case. We feel that in order for certain people to push through their agenda this council knowingly did not follow correct procedure to beat the government changes that they were worried would come.

We had a meeting with Mr Adrien Pedderick and the council before the item was submitted to the Government department the then MP John Rau. Mr Pedderick told us to write letters through him, addressed to MP Rau and while gathering information and writing these letters the Mr Rau passed this Zoning before correct consultation time was up according to MP Mr Pedderick. Also strange, why did that happen. Did our council pressure them somehow in their submission. It was reported publicly there was no opposition to the Zone changes in the Coorong District Council area. A lie that council must have misrepresented again for their agenda. As many letters were sent in we have copies of them if you need to read them.

With all this in mind we would like the Urban Employment Zone, Now marked by the State Planning Commission as simply, Employment Zone,(but still with all the previous and vast restrictions that the previous council agreed to,) to be thoroughly investigated into its legal and correct validity in the first place. This smells of more council corruption that has lately been reported everywhere, and at the very least, someone cutting corners to bully their agenda and maybe their financial interests above correct and rightful procedure.

If we had our way, OUR family farming land would have remained Primary Production, or your new title of Rural. There is nothing in the pipe work needing this Zone for years to come.

We would very much appreciate you having a thorough look and investigation into this (Urban Employment) Employment Zone as part of your consultation, and before anything else is done. So far it has been very questionable.

We trust with this extra information you would want to look into it while you are addressing this Zone and planning matter. As farmers we are the ones feeding the country. We hope we matter.

Thank you for your taking the time to read what we have put forward and our feelings on this issue. If you have any questions into this matter please feel free to contact us
08 85723282 for more information.

Yours Sincerely
Robert and Karen Zadow

Land concerning 600 Acres at 225 Mallee Highway, Taillem Bend, 5250
0885723282
malleebend@gmail.com

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

Respondent skipped this question
