

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

Organisation:

First name:

Victor

Last name:

Harbor

Email: *

Consultation Document Submissions

Part 2 - Zones and Sub Zones > Business Neighbourhood > Table 1 - Accepted Development Classification

- Support
- Oppose
- Amend

Your Feedback

Character Area Overlay needs to be added wherever Historic Area Overlay is mentioned. This includes in the overlay exception lists (left hand column) and in the right hand column e.g.

Add Character Area Overlay to the following:

If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.

Part 2 - Zones and Sub Zones > Waterfront Neighbourhood Zone

- Support
- Oppose
- Amend

Your Feedback

City of Victor Harbor existing Residential lakeside Policy Area 19 PDC 6- Requires 8m setback from lake property boundary.

We'd like DTS criteria or TNV's stipulating setbacks from waterside and with provisions around view protection.

Part 2 - Zones and Sub Zones > Waterfront Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

> Rear boundary setback

Support

Oppose

Amend

Your Feedback

City of Victor Harbor existing Residential lakeside Policy Area 19 PDC 6 requires 8m setback from lake property boundary.

Request that this be retained as DTS or TNV

Part 2 - Zones and Sub Zones > Hills Neighbourhood Zone

Support

Oppose

Amend

Your Feedback

Existing City of Victor Harbor Encounter Bay Policy Area 13 – PDC8 & PDC10 mention site specific AHD contours and land division patterns in a concept Plan.

Request that this data is included as TNVs or otherwise

Part 2 - Zones and Sub Zones > Hills Neighbourhood Zone

Support

Oppose

Amend

Your Feedback

Request that existing land division patterns in City of Victor Harbor Encounter Bay Policy Area 13 – PDC8 & PDC10 transitioned to Code as a concept Plan.

Part 2 - Zones and Sub Zones > Master Planned Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Building Height > PO 5.1

Support

Oppose

Amend

Your Feedback

Currently City of Victor Harbor dwelling heights are two-storey (9m) but the new Zone has three levels (12m) as per PO 5.1.

Express concern that DTS 5.1 and Concept Plan 106 (previously ViH/10) will not be enough to limit height in areas away from open space. In addition, as there will not be any TNV's, all previous stipulated density/allotment sizes will be lost and three storey development will become acceptable where adjoining the open space (the river corridor) and the activity centre. Future lot sizes in the zone will be un-prescribed as there is no future size guidance, even the process for developing the Building Envelope Plan (BEPs) seems limited. This new Zone should reflect the existing Development Plan's intentions regarding residential density and building height.

Part 2 - Zones and Sub Zones > Conservation Zone

Support

Oppose

Your Feedback

Granite Island

Council appreciate the application of this overlay to Granite Island, and the Waitpinga Cliff Line /Heysen Trail as requested by Council during the first round of consultation.

We again implore the importance of Granite Island as a key state government owned site. given the recent re-development and investment, this planning policy requires careful and diligent planning policy to ensure State and Local Government's future envisaged uses are not impeded.

It is requested that the City of Victor Harbor Development Plan 'Precinct 1 Granite Island Tourist Facilities' policy area is re-considered and included, as a Subzone in the Code.

Part 2 - Zones and Sub Zones > Golf Course Estate Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF) > Rear Boundary Setback

- Support
- Oppose
- Amend

Your Feedback

City of Victor Harbor existing policy requires 8m setback from golf course property boundary which we request be retained in Code policy.

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Part 2 - Zones and Sub Zones > Business Neighbourhood > Table 1 - Accepted Development Classification

- Support
- Oppose
- Amend

Your Feedback

Need character area overlay listed in exception list for Business Neighbourhood zone. (please note that historic area is listed).

Concerns that 'accepted development' will effect character without consideration of statement.
