

Friday, 28 February 2020

State Planning Commission,
Department of Planning Transport & Infrastructure,
GPO Box 1815,
Adelaide, South Australia 5001

DPTI.PlanningReformSubmissions@sa.gov.au

Submission on DRAFT PLANNING AND DESIGN CODE FOR PHASE THREE

I thank you for the opportunity to provide comments on the draft Planning & Design Code (Phase 3). I make the following comments.

E-planning Map Viewer

The version of the Planning & Design Code released for consultation was not released in its final e-planning format and therefore it has been difficult to reach a full understanding of the relevant planning policy applicable to a particular local government area.

For example, the Map Viewer does not annotate every equivalent zone on the map with an alphanumeric code, e.g. RA450 (Residential Policy Area A450), so it's difficult to look for similar zones in a particular locality, whereas it's a simple exercise using a current Development Plan.

A second round of consultation is therefore requested after the e-planning platform is ready, prior to the operation of the electronic Planning and Design Code.

Assumed planning knowledge

The Planning & Design Code assumes a significant knowledge of planning to be able to fully understand the code. While an informed layperson can make some sense of the proposed code, the average person is out of their depth and is therefore disenfranchised in the public consultation. I believe that a huge number of the population are unaware of the potential impact of the new Code on their places of residence.

Historic area statements

When the Department of Planning Transport and Infrastructure (DPTI) together with the State Planning Commission initially released the draft Phase 3 Code for community consultation, it did not contain detailed Character or Historic Area Statements. During the consultation process, DPTI offered local councils a quick turnaround opportunity to draft historic area and character statements that are desired to apply, and these were then released for consultation as part of the Code consultation process.

Prospect Council took up this opportunity and provided detailed desired wording for the statements influenced by the language of the current Development Plan and its existing desired character statements. Council staff reviewed and adapted the existing Desired Character Statements from the latest Prospect (City) Development Plan.

However, less detailed and descriptive content for the Heritage and Character Overlays were released for community engagement as part of consultation on the draft Code.

It is requested that the Department/Planning Commission considers the previously prepared character statements (submitted by Prospect Council) as they give considerably more direction to land owners/residents/developers regarding residential character and should therefore be incorporated into the Code.

Support of Phase 2 submissions by McDougall & Vines and District Council of Robe (Habitable Places Architects)

The submissions by respected heritage architects McDougall & Vines and Habitable Places Architects (Richard Woods) are of particular importance with respect to Historic Area Statements and Contributory Items. I fully support the submissions made by them.

Yours faithfully,



Peter Langhans

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