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Attention: DPTI Planning Reform Staff

The Department of Planning, Transport and Infrastructure
By email: dpti.planningreformsubmissions@sa.gov.au

26th February 2020

To whom it may concern,

Re: SA Planning and Design Code – Phase Three Consultation

Thank you for providing businesses with an opportunity to review the Planning & Design Code and provide feedback. I have examined the proposed draft changes and wish to offer my full support of the proposal, including the following general feedback.

We understand that the over-riding objective of the new Planning System is to simplify the current system and rationalize the current plethora of often conflicting policies in a clear and concise manner to encourage confidence in a streamlined and easily understood system.

The Draft planning and Design Code, whilst excessively large, incomplete and not error-free, it appears to attempt to address said objective. We strongly believe that if the housing industry (one of very few industries keeping the economy afloat) is to operate successfully in Australia, red tape and bureaucratic differences in the planning system need to be slashed. We also hope that the overall impact of the code on the cost of residential building and land supply has been considered in the proposal.

One particular concern of ours is the nominated 'Suburban Neighborhood Zone'. The policies in this Zone will mean there will be very little additional development opportunities. The allocation of this Zone should be severely limited in a spatial sense. This policy should also be more positive about two storey development being acceptable.

We sincerely hope that the new Code will improve overall system efficiency and streamline the approval process, as well as, facilitate orderly gentrification of our community, stimulate the local economy and create jobs.

Thank you for considering our submission.

Warm Regards,
Adroit Developers