

**From:** [Cr Mark Basham](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Cc:** [Steve Hooper](#); [Karen Cummings](#)  
**Subject:** Draft Planning and Design Code - submission from Cr Mark Basham  
**Date:** Friday, 28 February 2020 11:57:45 PM

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Hello

My submission is below, and it is noted that my submission is my own opinion and not necessarily that of the City of Port Adelaide Enfield.

I speak from a position of over 28 years as an elected member of local government in metropolitan Adelaide, with almost 25 years of those as a member of the then planning committee of the Council, (firstly Enfield, then Port Adelaide Enfield) where I am currently the Council's elected member on the PAE CAP.

I have a particular interest in planning and development issues, but no formal qualifications other than local government courses and conference attendance, and am sought for advice on such matters from other elected members including those from other Councils.

The Draft Planning & Design Code is a disaster.

Starting from the noble premise of improving the current system which is unwieldy, it is creating an even more unwieldy system with the added flaws of contradictions, errors, misconceptions and omission.

If the current, or even slightly amended document is approved for use, it will create a crisis in the planning in SA, which the State Government will not be able to whitewash away with blaming incompetent Councils.

Ultimately, the best thing to do is to bite the bullet and start again, this time using a panel of existing practitioners with a diverse background, experience and relevant skills.

For the purpose of my submission, I will both completely endorse as part of my own submission the City of Port Adelaide Enfield, unless there is a contradiction in which this submission is my preferred position, and make the following points, some of which are additional, some are not, to that document.

1. The new code is too complex to be used by experienced practitioners - it has to be simplified;
2. Whereas part of the premise of rewriting the code was to eliminate individual Councils' Development Plans, this goes against a trend overseas where there is greater localisation of development protocols so that each local community may drive the development and the tools to achieve that, that it decides. In South

Australia we are bucking that trend to greater centralisation, with the State Government now virtually totally in control of all planning legislation and the tools to change Development Plans. This may be good for major projects, but it is not working for the system overall;

3. I further submit that the Gilles Plains and Oakden Development area (mostly the former Strathmont Centre land) which is mostly located in the ward I represent, has its zoning changed to the Suburban Neighbourhood (Northfield) residential component for the site, with the exception of the areas near the corner of Grand Junction Road and Fosters Road intersection which seems an excellent spot for the commercial portion of the above zone to be used;
4. I also submit that there are overall 3 categories of public notification, being 1 - no notification for minor matters; 2 - adjacent notification only for matters that do not meet the code requirements in minor ways, and 3 - major notification where the application does not meet code requirements;
5. Finally, that public consultation on the draft code be extended a further 6 months with Councils and DPTI engaging in meaningful deeper public participation.

Thank you for this opportunity to comment - I look forward to a new code, and further consultation.

*kind regards*

**Cr Mark Basham JP**  
***Your Local Member***  
***Councillor for Northfield Ward City***  
***of Port Adelaide Enfield***



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