

From: [Deanne Battaglia](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: P&D code feedback
Date: Wednesday, 26 February 2020 5:17:16 PM

I call upon the SA State Government to ensure that the Median Rule Land Division Tool applicable to the Country Living zone in the existing Adelaide Hills Council Development Plan, is incorporated into the new P&D Code to avoid excessive subdivision. The code is due for implementation in September 2020.

Under the existing planning rules in Council's Development Plan, properties in the Country Living zone (incorporating parts of Crafers, Crafers West, Stirling, Heathfield, Upper Sturt, and Aldgate) of the Adelaide Hills Council district are allowed to subdivide according to rules laid out in the Median Rule Land Division Tool. Currently, this tool limits subdivisions to no smaller than the median size of neighbouring properties within a 200 m radius of the property, or to 2,000 sqm (approx. ½ acres), whichever is the greatest. The State Government has removed the Median Rule Land Division Tool from the new P&D Code.

Losing the Median Rule Land Division Tool under the new code and using the blunt instrument of a minimum allotment size of 2,000 sqm (approx. ½ acres) means that 367 allotments could be subdivided in the Country Living zone. Some could subdivide into multiple allotments, e.g. an existing 35,000 sqm (approx. 8½ acres) allotment could subdivide into 14 new allotments. This could lead to an erosion of the renowned leafy and characterful neighbourhoods in our part of the Hills

Subdivision equals urbanisation and loss of trees. The CFS allows clearing of native vegetation, some times centuries old significant and regulated trees within a 20 m radius of any dwelling in a fire prone area. New allotments could cause devastation for our native vegetation, biodiversity and negatively affect the character and amenity of our area.

I call for the re-inclusion of the Median Rule Land Division Tool in the P&D Code to protect the unique character and amenity of our part of the Hills. Losing the tool is a mammoth change with huge repercussions for the preservation of our area. I believe these consequences are an unintended consequence of the new code. The current changes do not present like for like policy transition.

Regards

Deanne

