



MAYOR OF THE TOWN OF WALKERVILLE

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Contact Officer: Kiki Cristol, Chief Executive Officer

24 February 2020

Hon Stephan Knoll MP
Minister for Housing & Urban Development
GPO Box 1533
ADELAIDE SA 5001

Via Email: ministerknoll@sa.gov.au

Dear Minister,

Re: Support for the delay to the full implementation of the Phase Three Planning and Design Code

Reference is made to the recent announcement to reintroduce a Bill into Parliament to amend the *Planning, Development and Infrastructure Act 2016* for the purpose of removing the deadline of 1 July 2020 for the full implementation of the Phase Three Planning and Design Code (*The Code*).

Walkerville Council would like to start by extending their full support and gratitude for this decision. This Council is not alone in the expressing their deep concerns for the Draft Code in its current form. There are substantial policy holes and errors throughout the document and considerable watering down of existing sound planning policy. Needless to say, if the policies in this document were to be implemented today unaltered, the development outcomes would be disastrous and would negatively affect the lives of residents and property owners across the State. More time is needed to get the policy right and to test it thoroughly in the e-planning solution, prior to its release.

Council does not support the additional pressure that these changes will place on our limited resources. The Code, in its current form, will require more public notification for meaningless development features, more Council Assessment Panels and put greater pressure on our already limited resources. Council is further concerned that the e-planning solution will require more financial resources, over and above the contributions that Council has already made, to make the system operational at the interface; this is not acceptable.

Of more concern is the lack of engagement that has been undertaken with individual land owners who will be negatively affected by substantial policy changes. For example, residents along North East Road who have invested in land that can be developed at medium densities to a maximum height of three storeys will have their development rights capped at two storeys. The Department of Planning, Transport and Infrastructure has not written to these landowners to advise them of this

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change and they appear to be none the wiser. This begs the question whether or not the government intends to compensate these land owners for the loss of land value.

Walkerville Council would like to take this opportunity to request that any Bill introduced to Parliament require that any changes to the Code be consulted on again in a meaningful way, prior to its final implementation.

I invite you to contact Kiki Cristol, Chief Executive Officer, on 8342-7100 should you have any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Elizabeth Fricker', with a horizontal line underneath the name.

Elizabeth Fricker
Mayor