



Revised Planning and Design Code Consultation Process

Submitted via email at:

[DIT.PlanningReformSubmissions@sa.gov.au](mailto:DIT.PlanningReformSubmissions@sa.gov.au)

Dear PlanSA,

**Revised Planning and Design Code Consultation  
Submission on behalf of the community of Adelaide**

I write on behalf of the community of Adelaide, as their Local Labor Candidate, to voice feedback regarding *Phase Three* of the *Planning and Design Code* which is currently open for community consultation.

I, along with the SA Labor Leader and Shadow Minister for Planning and Local Government, recently held a community forum to hear directly from local residents who will be impacted by the proposed planning changes.

As no information session was held by the State Government in the State electorate of Adelaide, many concerned members of the community welcomed the opportunity to have their say on the proposed draft of the Planning and Design code at SA Labor's community forum.

At SA Labor's community forum, many issues, concerns and ideas were raised by local residents ranging from the consultation process, to the protection of heritage, parking, urban infill and the lack of transparency and independence with Council Assessment Panel (CAP) and the State Commission Assessment Panels (SCAP).

Residents continue to be concerned by the changing deadline and dates for when the code is expected to 'go live', noting the missed deadlines of July and September 2020, with there now being no specified time in 2021. Many attendees at SA Labor's forum also raised the difficulties they have faced trying to navigate a 3500-page document, which has increased to almost **8000 pages** in its current iteration.

Residents were vocal about the need to protect the character and heritage of our streets and suburbs, ensuring it is not lost for future generations. Concerns regarding the general aesthetic and 'boxy' frontages of new developments and the impact these dwellings have on the liveability, character and feel of the wider streetscape were specifically highlighted by attendees.

Members of the community have also raised their disappointment at witnessing the loss of heritage in their neighbourhoods, with the destruction and demolition of various 1880s heritage homes that have since been replaced by two or three concrete town houses or high-rise apartment buildings.

*Together, we can do better*

0451 689 400 | [Lucy.Hood@alpsa.org.au](mailto:Lucy.Hood@alpsa.org.au)  
GPO Box 35 , Adelaide SA 5001

[lucyhood.com.au](http://lucyhood.com.au)





The availability of parking within new developments is also a major concern for locals. Members of the Adelaide community have raised how the provision of parking requirements under the current draft code is insufficient and will place further pressure on local streets - impacting residents, workers, motorists and businesses.

In terms of development, many local residents have raised concern with the increase in urban infill, height and density in the suburbs of Walkerville, Gilberton, Medindie and Collingswood. Members of the community shared their own personal stories of how their lives have been impacted by large multi-storey developments overshadowing their backyards. The loss of privacy, sunlight as well as the impact on existing homes' property values, have also been raised as a major concern for local residents.

Members of the Adelaide community have also raised concerns regarding environmental impacts and the lack of consideration for the environment in the current draft of the Planning and Design Code. At the forum, residents raised the 'ridiculous' fee developers and builders can pay in lieu of planting a tree, highlighting how this 'negligible fee' (as referred to by residents), may fail to deter developers and builders from not planting a tree. Residents were concerned these failures could add to a lack of green space, 'deadening' the aesthetic of our streetscapes while concurrently increasing urban heat.

At the forum, residents also raised with me how they were 'appalled' that money had been 'raided' from the 'Open Space Fund' and used to fund the current 'ePlanning system' associated with the current draft of the Planning and Design Code. The removal of these funds has fuelled concern among residents they will not be replaced – meaning less investment in open and green spaces at a time when the community is calling for further investment in open and green spaces.

Lastly, local residents shared views that there is a lack of diversity and transparency on both the CAP and SCAP boards. One concerned local said the boards are 'stacked' in the favour of developers while representatives with different areas of expertise, like the environment, or local residents' associations, are being excluded from having a seat at the table. Further, the ways in which boards like SCAP undertake 'closed door' deliberations, with little to no community consultation or participation, has also been raised as an issue which residents would like to see addressed in the Planning and Design Code.

On behalf of attendees of our recent community forum, as well as the wider Adelaide community, I hope the above feedback is taken into consideration and used to improve and refine the final Planning and Design Code document.

I would also like to take this opportunity to highlight how many of the concerns raised by local residents regarding the Planning and Design Code have already been identified and addressed by SA Labor. SA Labor has, since 2019, been out in the community and listening to residents' feedback regarding their concerns with the code. From that consultation, SA Labor, specifically former Shadow Minister for Planning and Local Government, Tony Piccolo MP, has introduced legislation to the Parliament to address many of the concerns raised by the community. Disappointingly, these Bills (the *Planning, Development and Infrastructure (Transparency) Amendment Bill 2019*, the *Planning, Development and Infrastructure (Carparking Requirements) Amendment Bill 2020*, *Planning, Development and Infrastructure (Restricted Development) Amendment Bill 2020*), **are currently still sitting on the Parliamentary Notice Paper.**



If given a chance to be debated in Parliament by the Government, it would help address residents' concerns around the transparency of the SCAP board, carparking requirements, as well as protecting the character and heritage of North Adelaide.

These are all issues that have, time and time again, been raised by the local community.

What has been made clear throughout SA Labor's community consultation is that a 'one size fits all' model, as proposed in the current draft of the Planning and Design Code, is not practicable or desired by residents in the electorate of Adelaide.

Overall, members of the Adelaide community overwhelmingly wish to preserve the character and history of Colonel Light's vision for Adelaide - ensuring both the stories of our streets and the liveability of our suburbs is valued and protected for future generations.

I thank Plan SA for the opportunity to provide a submission to the Revised Planning and Design Code Consultation Process on behalf of the community of Adelaide.

Should there be any elements of the submission that you would like to discuss further or seek any clarification please do not hesitate to contact me on [REDACTED] or via email at [Lucy.Hood@alpsa.org.au](mailto:Lucy.Hood@alpsa.org.au).

Yours sincerely,

A handwritten signature in blue ink that reads "Lucy Hood". The signature is fluid and cursive.

**Lucy Hood**  
Labor's Candidate for Adelaide  
18 December 2020