
From: Dunstan EO <Dunstan@parliament.sa.gov.au>
Sent: Monday, 24 February 2020 3:03 PM
To: DPC:Premier
Subject: FW: Planning and Design Code, Phase 3

Non Dunstan constituent

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HON STEVEN MARSHALL MP
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From: Alastair Donaldson [REDACTED] >
Sent: Monday, 24 February 2020 2:52 PM
To: Dunstan EO <Dunstan@parliament.sa.gov.au>
Subject: Planning and Design Code, Phase 3

Dear Mr Marshall

Please read our thoughts re the Planning and Design Code Phase 3.

The Liberal Government has the ability to halt, review and seek major changes to this PDI which was initiated by then Labor Planning Minister Hon John Rau and OPPOSED when Liberals were in opposition.

This is an opportunity for the Liberal Government to show it is listening to the electors and to act responsibly by supporting the Upper House motion to delay the implementation while the many changes that the public have suggested are earnestly considered.

Comments re the Draft Planning and Design Code – Phase 3, currently out for public consultation.

Process of community consultation

The details, specifically the overlays, of the Draft Planning and Design Code are hard for the general public to access via the SA Planning Portal. We have used the overlay system in Victoria and had no issues with its accessibility and its clarity. This difficulty re accessibility of the e-planning platform in SA is in breach of the Community Engagement Charter mandated under the Planning Development and Infrastructure Act (2016).

Heritage, Character, Amenity

The draft Code threatens the rights and responsibilities of Councils, communities and individuals to influence their own environment.

Reference to the Burra Charter guidelines for conservation should be included in the Code as part of heritage management.

Defining statements for heritage and demolition criteria are vague.

The templates lack contextual information and the terminology used needs review.

The Chair of the State Planning Commission in the 'Neighbourhood Growth and Change' document acknowledges that many people are concerned about traffic on local streets, site coverage when existing buildings are replaced with more dense building forms, overshadowing and loss of privacy, and loss of vegetation and tree canopy. And yet, in the draft Code, in some zones, current two-for-one infill developments could extend to four-for-one. Currently in many residential areas, shops, offices and educational institutions are non-complying. In the draft Code existing residential areas will be open to these non-residential uses, thus working against the very points openly acknowledged by the Chair.

Third party appeal rights, apart from developers, have been removed, leaving the local community voiceless re these issues.

Climate issues

One goal in the 'Thirty Year Plan for Adelaide' is for an increase of 30% tree canopy cover over 30 years. In the draft Code, the proposed increase in density and size of infill, the reduction in minimum site areas and setbacks, the increased number of street crossovers, and easier removal of trees will all negate this goal and result in noticeable reduction in tree canopy, loss of habitat and climate resilience.

Public Notification

The draft Code should include notification for all development that increases development intensity – including additional dwellings on the site, two storey development, and change of use from residential to non-residential.

Please defer the Code as it now stands.

Robin Donaldson & Alastair Donaldson
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