

From: [Linda Green](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Feedback on Planning and Design Code Phase 3
Date: Friday, 28 February 2020 6:36:27 AM

Dear Sir/Madam

I acknowledge the volume of work of all people involved in the Planning Reform, and wish to provide the following feedback in relation to the Planning and Design Code Phase 3.

- Character statements-should be added into the Planning and Design Code, initially, as they are in current Development plans, with a timeline for review. Character statements outline the particular character of the area and in my opinion would be an invaluable tool in guiding Performance based assessment. Without Character statements, I feel Performance based assessment will be based on general criteria, and not include the character of particular areas. In including a review date when adding them in it allows people to see how the system is working before they are reviewed.
- Road capacity-consideration should be given in Performance assessment to the impact of the amount of traffic that would be generated on road networks when a new development with the capacity for more than a certain number of houses is being developed, and conditions, including street infrastructure such as traffic lights, footpaths, etc to reduce the impact of the additional traffic , be put in place to address those impacts. It could be that developments with the capacity over 150 homes that increase the capacity of surrounding streets by more than 10% need to address how those impacts on traffic movement in surrounding streets are considered and minimised.
- Median Rule Land Division Tool-be added for Stirling, Crafers and Aldgate , as is currently in the Adelaide Hills Council Development Plan. This tool was extensively consulted upon and developed to allow development slowly in these areas. I recall Planning Reform was about making things easier, this tool is easy to use by all, giving confidence to developers and residents near by, about when land division is suitable. Without it, as in the Draft Code the impact will totally alter the character of the area , destroying the ambiance and character of the area, resulting in I believe economic and social impacts.
- Timeline for review- as we consider the Planning and Design Code its important to plan for its review. To combine all plans into one its important that the review is within a year, in my opinion, to allow all stakeholders to have a say if there are unintended consequences. I understand there is the capacity to respond and make alterations to the Plan, I feel its important to give all stakeholders the opportunity to have a say and be responded to.
- Performance based assessment-clearly outline how this is going to work. One of the goals of this reform is to make development easier, to achieve this in my opinion , its vital to outline for all how Performance based assessment will work.
- I do support the like for like transfers from former Plans to the Code.
- I note, and support, Adelaide Hills Council's submission on Planning and Design Code Phase 3.

Thank you for the opportunity, I look forward to reading about consideration for changes proposed and working with the resultant Code.

Kind Regards
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