

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Monday, February 03, 2020 5:33:49 PM
Last Modified: Monday, February 03, 2020 5:35:36 PM
Time Spent: 00:01:47
IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Statewide code

Page 2: Planning and Design Code for South AustraliaPersonal Details

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name **L Chatwin**
Address [REDACTED]
Your Council Area **Norwood, Payneham, St Peters**
Suburbs/Town **St Peters**
State **SA**
Postcode **5069**
Country **Australia**
Email Address [REDACTED]

Page 3: Planning and Design Code for South Australia

Q3 Which sector do you associate yourself with?

General Public

Page 4: Planning and Design Code for South Australia

Q4 Would you like to make comment on

General comments

Page 5: Planning and Design Code for South Australia

Q5 Enter your feedback for Rules of Interpretation

Respondent skipped this question

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

Page 6: Planning and Design Code for South Australia

Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

Page 9: Planning and Design Code for South Australia

Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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Q14 Please enter your general feedback here

See below

Page 12: Planning and Design Code for South Australia

Q15 Do you have any attachments to upload?(pdf only) **Respondent skipped this question**

COMPLETE

Collector: Web_Link_Prod (Web Link)
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In attached document

20200130 Review of the Draft Planning and Design Code for South Australia.pdf

Page 12: Planning and Design Code for South Australia

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20200130 Review of the Draft Planning and Design Code for South Australia.pdf (46.6KB)

Review of the Draft Planning and Design Code for South Australia

Summary

1. The new system is insufficiently detailed and if implemented as proposed will allow unscrupulous developers to take advantage of the lack of detail and build unsuitable developments which will stand for generations as monuments to poor State Government planning.
2. Changes to public notification will mean the public are less aware and lose the ability to comment
3. Removal of the right to appeal against development applications - this is an erosion of democracy itself!!
4. Moving away from council decisions to accredited consultants, lays open the system to greater potential for abuse whereby developers will seek out those with whom they have a relationship to make decisions in their favour, though councils are not immune from making decisions against the residents interest.
5. October 2019 to February 2020 may sound like a fair amount of time for comment on the proposed plans but given the holiday period of December/January in the middle, and the volume of information contained, this is not an adequate period.

The promotional video for the Draft Planning system states “whether you are an investor, developer, council or member of the public, we want you to help influence the future of how we all live, work and move in SA”.

We, the members of the public are by far the majority in that group, and with the timing of the commentary period, the removal of notification to the public, removal of the public ability to appeal, and the potential for additional corruption in the system, it feels like our home, environment and major investment are all under threat whilst the rogue investors and developers in that group are to be delivered their dream system to maximise profits, albeit till the democratic process catches up!!!

Transition Management

If you are intent with pushing ahead to meet a timeframe rather than something fit for purpose, may I suggest you de-risk the implementation using standard risk mitigation practices.

For example, for a smoother transition:

1. You should maintain the current watchdogs (the councils) over development applications and delay the use of private consultants
2. Approvals should use existing development guidelines where gaps exist in the new system

3. Roll out the new system in a few areas, then identify and fix issues before rolling out to the next set of areas. The number of issues will be smaller and more manageable using a gradual rollout as opposed to using a “big bang” approach
4. Continue the use of public notifications, such that additional eyes are watching for issues
5. Continue the use of appeals to allow discussion over development applications that negatively impact members of the public

How would you feel?

Finally, consider how you would feel, if it was you whose quiet enjoyment of your home was to be impacted, using a high density development as an example, by

1. made parking impossible
2. increased ambient noise levels
3. increased the ambient temperature by way of loss of green space
4. placed shade across your solar panels
5. reduced the value of your most significant investment

These are just narrow urban examples of the kind of things that are already happening. The new online system will add to existing weaknesses and make them happen faster unless the gaps in detail and controls of the new system are plugged.

Once the detail and controls are in place, speedy approval of acceptable developments would occur, whilst less acceptable developments would be examined more closely and their negative impacts mitigated or rejected.

Think about it. How would you feel?