

Planning Reform Submissions  
Department of Planning, Transport and Infrastructure  
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24 February 2020

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### **Submission on the Planning and Design Code – Phase 3**

Thank you for the opportunity to comment on this version of the draft Code. We would like to provide the following comments on the draft Planning and Design Code:

**Policy Area A350** - We live in the A350 zone in the City of Prospect and are concerned with the proposal to allow more intense development than what is currently allowed. We request that Policy Area A350 be converted to Suburban Neighbourhood zone instead with Technical and Numeric Variations to match existing conditions.

**Non-residential land use in residential zones** - Currently shops, offices and educational establishments are non-complying in residential streets. The draft Code however will allow this development in all residential streets. This is not good planning practice and has the potential to create de-facto 'activity centres' attracting land uses to sites that offer more affordable rent/land value and undermine the centres hierarchy. Experience tells us that these uses (despite performance controls) are likely to have an adverse impact on existing residents from traffic, parking, amenity, noise and liveability. These developments should be restricted developments in residential areas.

**Activity centres** - The Code has zoned large scale centres and small local shops as the same zone. This would mean large scale development and more intensive land uses generally considered suitable for a district or neighbourhood centre to be also suitable for a local shopping centre. A clear hierarchy of centres should be maintained across all established urban areas.

We recognise the magnitude of the task at hand to bring about reform for a system of this scale. Despite the Planning Portal being the go-to hub for information the process was complex for us to navigate and to make sense of the impact it will have on us as land owners and community members. In light of this, we suggest that it would be appropriate, and in line with the Community Engagement Charter, for there to be a further round of community consultation on an updated version of the Code prior to it being implemented.

Yours Sincerely

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