

DIT:Planning Reform Submissions

From: Carol Bailey [REDACTED]
Sent: Friday, 18 December 2020 5:09 PM
To: DIT:Planning Reform Submissions
Subject: FW: Submission on the final Planning & Design Code for South Australia

From: Carol Bailey
Sent: Friday, 18 December 2020 5:06 PM
To: DIT.planningreformsubmissions@sa.gov.au.
Cc: Carol Bailey [REDACTED]
Subject: Submission on the final Planning & Design Code for South Australia

Dear Sir,

Thank you for the opportunity to comment on the final draft of the Planning & Design Code for South Australia. I have taken every opportunity to be involved in this process from the outset but admit to being more confused and dismayed that perhaps I was six months ago, when assurances were given that amendments, corrections and inclusions would be made which do not appear to have been realised. At the last opportunity to comment I waited until 11.30 p.m. and in vain to be able to access overlays for the towns in my own District to 'try out' the various overlays and information for those areas. This information was not available right up to closing time.

My recent attempts to do 'dummy runs' by trying to seek information, e.g. to see if I could build a "Granny flat" at our address or put a B & B cabin at another (roadside) site on our property – all resulted in lengthy sojourns into various overlays without being able to find the information required for each attempt - I tried this in several places, not merely using the home address. The experience was somewhat like going down a 'worm-hole' into another world which led off into interesting and diverse areas, took up a great deal of time but ultimately failed to provide me with the information I needed to do a development application. As a member of the local government council, I note that a number of councils, including my own, have reported difficulties with finding and making use of information in the overlays. If dedicated, trained, professional planners are having difficulty – what hope is there for the ordinary 'lay' person who is relying on what was supposed to be the simple ability to access information via numerous layers on any required topic (zoning, water catchment, building rules etc)?

Lost Policy from current development plans - retention of local policy is far less than what was promised (in fact, assurances given) which will make it impossible for local councils and their planners to retain the unique character and landscapes which make their area unique. We all know that the 'world car' failed as assuredly as would the 'universal tree' - because different areas are and should be unique to the climate, geography and history of that place. This Planning Code fails to retain that in any sense – and will very likely result in every development and every suburb ending up looking very much alike, as indeed is already beginning to happen. Standing in 'Bluestone' development in Mount Barker and some of the newer housing developments, I could well be standing in any new development in NSW or Queensland - because the buildings are not designed with climate or local character in mind – in the belief that 'free air-con' will solve all! This is not only poor planning, but a serious reflection on a Planning Code which appears to be for the convenience of developers and the building construction industry (the bigger

companies who work across several States and are undertaking multiple developments at any one time). It is they who stand to gain from a 'One Size Fits All' Code – not the residents, home buyers and community builders who must live with these errors far into the future.

Character Area Statements - One of the greatest concerns is loss of strong land division control policies and no policy mechanisms to specifically stop subdivision or battle-axe/hammerhead developments, or the creation of cul-de-sacs and dead end streets in a high bushfire risk area. The Hufendorf and Strassendorf policies which are so valued in the historic town of Hahndorf appear to have been 'thrown out' and there is nothing to protect the historic fabric and heritage of this 'third most visited place in Australia'.

Demolition - exemplified by Government's decision to demolish the 'one of a kind' example Gatekeeper's Lodge in the Urrbrae Estate, part of Peter Waite's generous bequest to South Australia, and this 'justified' by the saving of mere seconds at traffic lights on the corner of Fullarton and Cross Roads - reveals the contempt in which State Heritage listed items are held by our Government. The loss of significant trees on this site demonstrates the problem with saving existing trees, rather than the Code requiring payment into an offset fund (to plant trees just about anywhere, which is no substitute for those in situ!) rather than valuing mature (and succession) trees on site now. Urban infill, overshadowing, loss of amenity, contributing to climate change by massive tree loss in all suburbs and in Adelaide is a huge problem, which this plan fails to address. Yet the State Government declares it is going to 'restore our "Green Canopy" – while in truth trees are being lost as never before, because the 2011 'Significant and Regulated Tree Act' was designed to ensure that no tree could be saved if anywhere near development.

Private assessors and 'professionals' making 'Judgement Calls' is reminiscent of Tony Abbott's 'Captain's Calls' and we all know how that worked out! It is certainly not the way to achieve good planning outcomes at a time when we should be mandating the building of truly sustainable buildings and dwellings (low energy, currently orientated, appropriate materials) rather than merely 'building to a price' and in a 'planned obsolescent' mind set.

I truly hope that you will reconsider – the idea of being able to do planning on-line and access all the information via overlays is in itself brilliant - but at the moment it is unworkable to a very large extent - and the only ones to benefit will be developers who have 'professional planners' employed full time to derive the outcomes they seek.

Yours sincerely,

Cr. Carol Bailey BEM


Mount Barker 5251



DIT:Planning Reform Submissions

From: Carol Bailey [REDACTED]
Sent: Friday, 18 December 2020 5:21 PM
To: DIT:Planning Reform Submissions
Cc: Carol Bailey
Subject: RE: Planning Reform Submissions

Dear Sir,

I sent my very brief submission in on time but was then advised that the mailing address was incorrect and was advised to send to an address which is like the example, i.e. all 'lower case'. So the example is incorrect. I actually used both in the end, but started with one from one of your many Fact Sheets. It reminded me so much of how things actually work out in accessing information overlays in the new Code.

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

The format of the email address isn't correct. A correct address looks like this: someone@example.com. Please check the recipient's email address and try to resend the message. "

If you think working on this new Code (I don't believe there are too many left on deck who were there at the start of the process some six years ago.....) is frustrating, then please feel for those who have stuck with it since the days of the 'Expert Panel' (6 years ago for 2 years) and the many iterations since then and are now deeply concerned that the Government's "One Size Fits All" Plan is going to produce a plethora of look-alike subdivisions and building types nation wide (because the Plan will be replicated one imagines.....!) regardless of local history, geography, topography, climate and wind patterns and to the horror and helplessness of us all.

Very sincerely,

Carol D. Bailey BEM

[REDACTED]
Mount Barker, S.A. 5251

From: DIT:Planning Reform Submissions <DIT.PlanningReformSubmissions@sa.gov.au>
Sent: Friday, 18 December 2020 5:09 PM
To: Carol Bailey <[REDACTED]>
Subject: Planning Reform Submissions

Thank you for your submission on the revised draft Planning and Design Code.

Phase Three Planning and Design Code submissions close at 5.00pm, Friday 18 December 2020.

We would appreciate you completing a [short survey](#) to help improve our engagement services.

If you require any further assistance, please contact us on 1800 752 664 or email us at PlanSA@sa.gov.au.

Emma Williams | Communications and Engagement Manager

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State Planning Commission

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