



Planning and Design Code - Submission  
2020

26<sup>th</sup> February

To the DPTI Planning Reform Commission

The Western Adelaide Coastal Residents Association Inc.[WACRA] has a large membership and supporter base of over 300 members and 750 on line followers who mainly reside in the western coastal suburbs between West Beach and Semaphore South and east to Fulham and Lockleys. These suburbs are located within the Local Government boundary of the City Charles Sturt. WACRA is a foundation member of the Community Alliance SA group and strongly support their submission to the Commission. **Our primary concerns with the proposed Planning and Design Code are as follows:**

### **Process**

We are concerned that the new system has failed to provide transparency, promised simplification and democratic fairness.

The Code in its' present form is confusing, contains errors of fact, inconsistencies and presents readers with great difficulties in interpreting arcane terminology.

There are great difficulties in accessing information through the Planning Portal or to understand the process in order to obtain information.

The e planning system is almost unworkable. Our members have explored the site and have failed or become so frustrated that they find it useless.

The elimination of Community involvement via Local Government diminishes democratic and local expert input into future development and planning applications.

Powers under the Act prevent Freedom of Information access to documents relating to planning approval decisions. This suggests not only a loss of transparency, but that such arrangements could enable corrupt practices to go undetected.

The removal of third party appeal rights on objectionable building design, size, shape, number of dwellings or land use.

### **History, Character, Culture, Climate**

There is far too much latitude to create infill at the expense of destroying history and character homes and buildings.

Character and historic areas[zones] are placed in jeopardy destroying the unique character within suburbs.

Insufficient controls on design, sustainability, use of public and private land use and too much latitude for large scale retail and commercial development.

Indiscriminate removal of important trees that play such a significant part of creating a heat canopy and creating places of character, culture and play.

Urban infill that is allowed on tiny areas of land constructed side by side in new developments in narrow streets without sufficient planning of the necessary infrastructure.

Poor planning proposals that will create increased traffic, congestion, noise and pollution.

### **Consultation**

The Code in the present form has failed the people.

There has been insufficient consultation and communication of community.

The Code has been poorly explained due to its complexities.

Some thing this huge cannot be rushed as it is complex, technical, and will have the deliberate intent to significantly change planning process, character, preservation, protection and design. Giving an extension of 3 months to the DPTI without allowing additional time for a total review of the proposed code is flying in the face of community feeling and concern.

### **In Conclusion**

*WACRA can see a need for streamlining Planning and Design and we call upon the Government through it's Commission to withdraw the proposed Code in its present form, to re engage with community , to take into consideration the concerns of Local Government, their communities and all other organisations who have shown their concerns with the Code process and content.*

We thank you for this opportunity to record our concerns and we look forward to the Government and Commission giving consideration to our submission.

Yours Sincerely



Paul Laris

President Western Adelaide Coastal Residents Association Inc.