

## DIT:Planning Reform Submissions

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**From:** John Kemp [REDACTED]  
**Sent:** Sunday, 20 December 2020 2:34 PM  
**To:** DIT:Planning Reform Submissions  
**Subject:** Submission on the revised draft Planning and Design Code (Phase 3)  
**Attachments:** Submission Revised Draft Phase 3 Cr John Kemp AHC.docx

[REDACTED]

[REDACTED]

Please find the attached submission.

Thank you

Cr. John Kemp  
Adelaide Hills Council

18 December 2020

Mr Michael Lennon  
Chair – State Planning Commission  
GPO Box 1815  
ADELAIDE SA 5001

Dear Mr Lennon

**Submission on the revised draft Planning and Design Code (Phase 3)**

As an Adelaide Hills Councillor we recently passed our submission on the revised draft for Phase 3, which hopefully has been received. I wish to add my personal support to the submission made by Council. In particular I wish to draw you attention to Enclosure A, the Adelaide Hills Council Submission Response Table and Enclosure B, Policy Areas to be Included in Scenic Quality Overlay.

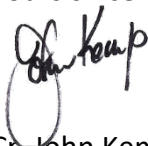
Enclosure A uses a colour code system to highlight areas that have been addressed in part or totally and those still of concern, especially to me:

- Median Rule Land Division Tool has not been transitioned the Rural Neighbourhood Zone (formerly the Country Living Zone)
- Loss of scenic routes creates a gap in policy content to adequately protect scenic landscapes in the Adelaide Country Zone.
- Desired Character Statements not transitioned to the Code via a Desired Character Area Overlay or as a TNV.
- Inclusion of the PIRSA Primary Production Priority Areas (PPPA) Mapping as an overlay.
- Loss of site coverage dispensation criteria to incentivise undercroft parking outcomes.

Enclosure B lists 10 Policy Areas within the current Watershed (Primary Production) Zone that address landscape quality considerations which make them worthy of inclusion in the Scenic Quality Overlay. I may have a provincial view of the scenic and character values of the Adelaide Hills Council area but I really do not want see the erosion of those values due to a lack of assessment provisions in the Phase Three (Urban Areas) Planning and Design Code Amendment.

I appreciate and recognise the sheer enormity of the task being undertaken in the implementation of the PD&I Act and it's my hope that the areas of concerned raised in the Adelaide Hills Council can be re-examined and implemented.

Yours sincerely



Cr. John Kemp  
Adelaide Hills Council