

From: [Rudolf Spacek](#)
To: [DPTI:Planning Reform Submissions: rspacekjreid@internode.on.net](mailto:rspacekjreid@internode.on.net)
Subject: Planning and Design Code Feedback
Date: Sunday, 23 February 2020 4:23:24 PM

RE: Planning and Design Code

We express our alarm and horror at the proposed Planning & Design Code. It is the last thing property owners living in residential zones need or want.

Its impacts are enormous. Many people like us would be transitioning into the General Neighbourhood Zone under the Code. Using our own neighbourhood of Black Forest as an example, these are some of the changes:

We are currently zoned RB350 (residential 2 storey, minimal block size 350sq m). We would be rezoned to General Neighbourhood. Given typical block sizes here, this currently allows 2 for 1 redevelopments. The changes to 300sq m would typically allow 3 for 1 and on many corner blocks 4. On top of that, front setbacks will be halved and there will be no need for rear and side setbacks! And the option will be introduced for row housing to be built on tiny 200sq m blocks!

This threatens rights, lifestyle, property values, heritage, sustainability and biodiversity through:

loss of spaciousness

loss of light

overshadowing

living tooth by jowl

loss of privacy

noise intrusion

loss of visual amenity

loss of trees, greenery and open space

loss of deep soil

loss of soil permeability

increase in hard surface coverage resulting in hugely increased runoff
increased strain on existing infrastructure
massive traffic and parking strains
loss of heritage (built, natural and cultural)
impacts on property values
and increased urban heat to name a few.

Are the above impacts really the intention of the Code? Is this something that anyone would want for their community and their family? As it stands, it would seem that the intention of the Code would be to put the interests of developers ahead of residents.

We are also deeply concerned that councils will be robbed of all relevant authority and completely disempowered and excluded from planning decisions.

We understand that there is to be an extension of time before the Code is finally implemented, presumably to allow changes to be made and for further consultation to occur. This is welcome but rather than tinkering at the edges, we would like to see the Code scrapped all together.

We are not alone, many thousands will be impacted.

Without prejudice,

Yours sincerely,

Rudolf Spacek, Justine Reid

[REDACTED]

Black Forest 5035

[REDACTED]

From: [Rudolf Spacek](#)
To: [DPTI:Minister Knoll: rspacekjreid@internode.on.net](#)
Cc: [dunstan@parliament.sa.gov.au](#); [flinders.portlincoln@parliament.sa.gov.au](#);
["stuart.portaugusta@parliament.sa.gov.au"](#)
Subject: Letter Minister for Planning re Planning and Design Code
Date: Sunday, 23 February 2020 4:10:39 PM

The Minister for Planning Transport & Infrastructure

Stephan Knoll MP

GPO Box 1533

Adelaide SA 5000

ministerknoll@sa.gov.au

cc: State MPs, other residents.

February 23, 2020

Dear Sir,

RE: Planning and Design Code

We express our alarm and horror at the Planning & Design Code proposed by your Government. It is the last thing electors living in residential zones need or want.

You have publicly claimed that there is little change when transitioning into the General Neighbourhood Zone under the Code. Using our own neighbourhood of Black Forest as an example, these are some of the changes:

We are currently zoned RB350 (residential 2 storey, minimal block size 350sq m). We would be rezoned to General Neighbourhood. Given typical block sizes here, this currently allows 2 for 1 redevelopments. The changes to 300sq m would typically allow 3 for 1 and on many corner blocks 4. On top of that, front setbacks will be halved and there will be no need for rear and side setbacks! And the option will be introduced for row housing to be built on tiny 200sq m blocks!

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impacts on property values

and increased urban heat to name a few.

This is hardly little or no change! We feel insulted by your denial and failure to acknowledge the impacts. Is this what you would want for your community and your family?

We are also deeply concerned that councils such as ours will be robbed of all relevant authority and completely disempowered and excluded from planning decisions.

We understand that there is to be an extension of time before the Code is finally implemented, presumably to allow changes to be made and for further consultation to occur. This is welcome but rather than tinkering at the edges, we would like to see the Code scrapped all together.

We are extremely disappointed in the Liberal Government's position on this. You need to

understand that the perception in this neighbourhood and well beyond is that the Liberal Government is putting the interests of developers ahead of residents. If the Planning and Design Code or something like it is implemented, it WILL become a major election issue for the Liberal Government, many of us will see to that. If the feeling in this neighbourhood is anything to go by, the Code is electoral suicide.

Without prejudice,

Yours sincerely,

Rudolf Spacek, Justine Reid

[REDACTED]

Black Forest 5035

[REDACTED]