

**COMPLETE**

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**Q1** Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

**My submission relates to Urban code. (click here for council areas)**

Page 2: Planning and Design Code for South Australia Personal Details

**Q2** Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name **Lydia Niven**  
Address [REDACTED]  
Your Council Area **Mt barker**  
Suburbs/Town **Littlehampton**  
State **South Australia**  
Postcode **5250**  
Country **Australia**  
Email Address [REDACTED]

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**Q3** Which sector do you associate yourself with? **General Public**

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**Q4** Would you like to make comment on **General comments**

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**Q5** Enter your feedback for Rules of Interpretation

Respondent skipped this question

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**Q6** Enter your feedback for Referrals

Respondent skipped this question

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**Q7** Enter your feedback for Mapping

Respondent skipped this question

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**Q8** Enter your feedback for Table of Amendments

Respondent skipped this question

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**Q9** Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q10** Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q11** Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q12** Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q13** Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q14** Please enter your general feedback here

I write this to object to the many aspects of the new statewide plan which seek to destroy special and unique aspects of the Adelaide community which will be eliminated by this plan.

I ask who has developed this plan. How long have they lived in Adelaide. Are any developers with a vested interest involved in this development and additionally, is there a variety of the community involved in the development of the state planning? Particularly in the urban setting. Have first australians been involved in its creation, along with women, including stay at home mothers, those with disabilities and youth in our community. Are most of the people involved wealthy, white, male consultant types? This is not about the consultation, but about the creation of the plan, as it is a monolith if administation, unweidy, impersonal, and does not embrace the individual nature of each community.

It could create more of a dystopia than the world we are already living in, merely for the sake of money and corporate welfare! There is a massive case for corporate welfare and wealthy welfare going on here as they are the parties who will financially benefit from the massive subdivision and higher density being enforced into an ignorant and disempowered community, with very little realistic consultation. Expecting people to attend functions being held in the evenings when they have children/ work commitments to hear about a plan which has already been created will not increase their sense of belonging and attachment to a document, but create a disattachment to it.

So what do is see as I drive along bald hills road towards my barker every day. What was once green hills, there is a live of high density houses, back to back, identical in nature, an eyesore after beautiful gum trees and open space. Poorer people live in them, isolated from the community, largely rental accommodation. Why? This isolation for all those children with no yard, no play space, no nearby facilities.this is the beginning of things to come.

I grew up in western Sydney and saw the very disturbing subdivision craze, poorly designed housing taking over beautiful old built fabric, a loss of

Space and trees, and now some people thing turning Adelaide into a sydelaide is a great idea! Has any urban planners in this group ever read Jane Jacobs about the value of considering the communy when building. Not all women work, not everyone can live in high rise, why are disabled access being a standard thing in every new dwelling being considered so the disabled can live anywhere. Have the factors contributing to issues in our community such as loneliness and domestic violence been considered?

Additionally and more importantly, have the traditional native owners of Adelaide plains and hills been included in the creation of these plans as sometime they may want compensation for the land we stole from them about two hundred years ago. What a disaster for this to go ahead when there is no holistic direction which has been taken in the thinking behind the planning.

I feel that this is simply the interstate developers and their companies and international developers wanting a slice of Adelaide as the projects on their home cities have become more expensive and they want a bigger slice of the pie.

For example take the beautiful commercial atewhoch once existed in Unley road, tree lined street block, demolished. Everything gone including all the trees to build high rise. These are not a neighbour to the are, but interstate developers, who don't care. That is who will demolish Adelaide to create a dystopia of disconnected car centres community, without trees. Take the many houses required to create bigger roads along portrush toad. It is a travesty.

Have any of the authors of this plan lived or stayed in western Sydney where the housing is being built above empty shops and there is literally rubbish lining the streets. Try driving down the higher density areas of Guildford and Bankstown. It is like driving in a war zone. Do we want beautiful tree lined streets of Adelaide being overpopulated cities where nature is to be controlled and/ or eliminated for the sake of a dollar. It should not all be about money.

Greater involvement at the beginning of the planningprocess must be made. Naturally including subdivision and high density zoning must be considered very carefully and this does not seem to be case. If there is a problem in Adelaide, consider setting up a new city elsewhere but higher density should not be the way to go. Ideally minimum garden sizes need to be 500 minimum and some areas 1000. Have you never driven around the beautiful spaces in stirling or walked in the streets of Aldgate? Please care for the community not worshipping the big dollar. Also include not just tokenism with consultation practices but include everyone from the beginning. A clear slate. We do not want to live in sydelaide it melbournaid, but beautiful Adelaide, the most lovable city. High density feels unsafe and can also pander to drug taking communities and crime. It is not an answer.

Additionally these frightful car parks and shops at street level is a disaster, as when they sit empty gaping holes to the street they look sad, disused and discourage valuable and necessary community interactions. Think holistic, think environment, think heritage, think inclusive and start with a clean slate. Consult from the beginning, not at the end when it is all dried and dusted with a 3000 page document. Who has the time to be involved in meaningful consultation with something this unwieldy.

There is a lack of power of the local community and more given to consultants who could be living anywhere to rubber stamp projects. There is no vested interest in the nroiects which is required and consequently they will be bland unannealing and cheap. Make their

## Consultation Submission Form

There is no vested interest in the projects which is required, and consequently, they will be bland, unappealing and cheap. Make them money and run projects, we see them in prospect already. Buildings filled with foreign nationals, or laying empty with absent landlords/investors. These are a blight on our landscape already and no one is regulating this.

The community is having their rights to have a say about their built fabric virtually eliminated. Court hearings will be too costly for the average person so if people want to object there is less time. State elections occur so infrequently people will not be able to vote a pro development Counsellor as easily as a whole party. Please consider the loss of democratic rights in the general public resulting from this plan.

I have been thinking all this for a long time and it has created a large amount of anxiety in me, and I know others feel the same way. But the process feels like it is already decided, the money makers are already rubbing their hands together and so we look to the future of dystopian Adelaide, here we come.

This is what your plan, not mine, not the Adelaide community says to me

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**Q15** Do you have any attachments to upload?(pdf only)      Respondent skipped this question

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