

From: [Michael Pierce](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Consultation Feedback on Draft Planning and Design Code - Phase Three Councils (Urban Areas)
Date: Thursday, 27 February 2020 6:01:41 PM

To The Department of Planning, Transport and Infrastructure


I am a resident of the township of Stirling within the Adelaide Hills Council area. As a citizen and taxpayer, I offer this feedback about the Draft Planning and Design Code - Phase Three Councils (Urban Areas) in relation to that Draft's impact on allotment sizes in Adelaide Hills townships.

To give context to my comments I need to say that I am also a former Chair of the now defunct District Council of Stirling where I was Stirling Ward Councillor for eight years. During my time in office the District Council of Stirling moved to **increase** the size of any new allotments to be created within township country living zones from 2000m² to 4000m². That change to the Council's Development Plan was done in the understanding that by the late 1980's much subdivision of township blocks down to 2000m² and smaller had already taken place in the area. There was a prevailing view in the community that the relatively few larger allotments that remained, ought to be kept intact so that the mix of allotment sizes would maintain the unique character of leafy townships such as Crafers, Stirling and Aldgate. It was a good strategy and to this day – within the overall context of South Australia's flat, dry and much urbanised landscapes - these towns located high up on the eastern slopes of Mount Lofty remain very special spots for people to live and work and for tourists to visit.

I know that under the more recent stewardship of the Adelaide Hills Council, the minimum size of township blocks for Crafers, Stirling and Aldgate was changed back to 2000m² but there was a sensible caveat associated with that initiative. The AHC also introduced a tool that takes into account the median size of allotments in the vicinity of any allotment proposed for subdivision, to ensure that overall amenity is maintained. To quote AHC: *'Rather than use a blunt instrument and minimum lot size (and non-complying trigger) for the whole zone, the tool enables the setting of a minimum lot size/non-complying trigger for each specific circumstance whilst maintaining the existing character of locality within which a land division was being proposed, using the 200 metre median rule.'*

My specific feedback about the *Draft Planning and Design Code - Phase Three Councils (Urban Areas)* is that this new code is of a largely generic nature with a 'one size fits all' thrust behind it. The Draft Plan is not flexible enough to handle the unique circumstances of the Crafers, Stirling and Aldgate townships and in its current form would be detrimental to my community. I am particularly concerned that the Adelaide Hills Council's Land Division Tool or something similar has not been retained in the Draft Code.

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