

**From:** [David Hore](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Draft Planning & Design Code - Demolishing Heritage Feedback  
**Date:** Thursday, 27 February 2020 8:55:15 PM

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Hello,

I understand the need for a unifying plan. My concern is in relation to the Historic Overlay areas and the criteria for demolishing. The current code is flawed, and I believe the proposed is too broad and subjective. If it the building is in a heritage overlay area and a heritage building - it shouldn't be demolished - regardless of what is being proposed as a replacement. A more rigid criteria is required, as land value increases more rapidly than the historic building, eventually the economics of demolishing and subdividing will become very compelling. Any subjectivity can be taken advantage by wealthy developers and smart lawyers. Heritage is an asset, and the government is a temporary custodian, the code needs to be tightened so future generations can enjoy SAs great heritage. The code of concern -

Demolition approval will be Code Assessed (Performance Assessed) and include consideration of:

- heritage values of the existing building and contribution to the heritage values of the area
- proposed replacement building
- contextual analysis outcomes
- how well the theme is represented

Thanks, David Hore

 Rose Park SA 5067