

**From:** [Joe Young](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Planning and Design Code Consultation Response  
**Date:** Saturday, 22 February 2020 10:29:51 PM

---

To whom it may concern

I am writing in response to the consultation on the planning and design code phase 3 outlining my concerns with the process and the proposed changes to the code itself.

### **Process**

I appreciate that planning is a very complex policy area crossing individual, local, state and federal arrangements; there are also wide ranging views of stakeholders and interest groups. However, this process of community engagement and providing the community information on the proposed changes has been extremely poor. This includes:

- Limited, if any, public information. These changes affect every person in South Australia and everyone should have an awareness of the changes.
- Information is complex and difficult to access. The website is extremely difficult to navigate to decipher what the current and proposed changes will be. It would be really helpful to understand the impact from different perspectives. The simple comparisons seem to have been better produced from local councils and interest groups. An example of the complexity is the self designed feedback form which is extremely lengthy, hard to navigate and understand. How do you expect those most impacted (general public) to provide genuine consultation through the self guided form if this is the case?
- Timeframes. With such significant and complex changes it is difficult to understand what the rush to seek and close consultation on this area. There is little awareness of the proposed changes so I am not sure how there is an expectation there will be any desire to make changes from the community?

### **Proposed Changes**

In regard to the proposed changes to the code I am opposed to the proposal for modifying the Residential Medium Density (ie the Residential Low Policy Area<sup>18</sup> in West Torrens) arrangements to the proposed Housing Diversity Neighbourhood Zone, noting this is far from a like for like arrangement. In particular I am concerned that the new zone:

- Significantly increases the number of dwellings on a per metre basis
- Reduces the street frontage to 0!
- Facilitates mix usage of land in residential areas with only one exclusion (ie less than 1000m) and very vague parameters of not interfering with residential amenity. This needs much greater detail and further consultation.
- With such increase in dwellings and urban infill there will be significant impact on the local amenities including parking, roads, water, electricity, schools, etc. along with the environment (ie existing trees, green spaces etc). There does not seem to be any provisions within the code to regulate this in detail which is required.

The changes of this nature will have significant impact to my local community, city that I love and state I live in. I want to be part of a community that plans for a sustainable future for my children and those after them. I do not want that community to be buildings that do not last the test of time, that have little regard for the environment and that do not fit in with the character of Adelaide. What is proposed seems like promotion of an urban jungle not a city known for its beautiful bungalows and churches!

I would also like to add my support to other councils who have provided submissions in this consultation including West Torrens Council and Marion Council. I also support the submission by the Community Alliance of SA who have published their submission at <https://communityalliancesa.org.au/wp-content/uploads/2020/02/Draft-CASA-submission-on-Planning-and-Design-Code-200221-3.pdf>

In summary, these proposed changes cannot be accepted without changes and much greater information on the impacts that are simplified and well explained to everyone that it affects.

Regards  
Joe Young



Marleston