

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 Statewide code

Page 2: Planning and Design Code for South AustraliaPersonal 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 **Erima Gallasch**
Address [REDACTED]
Your Council Area **Mount Barker Council**
Suburbs/Town **Hahndorf**
State **S.A.**
Postcode **5245**
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

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

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

Submission to the State Planning Commission
Re Planning Code

What I understand of the draft new 'Planning Code' is that it will facilitate applications for development. Very handy for developers, but what will it mean for all the rest of us in the community?

Most likely:- 1) An increase in property prices?

We already find that agents, when given a property to sell, suggest to the owner that, if there was an attached planning approval for construction of units behind, attached to or on top of the current house, a much greater value can be put on the property.

2) More difficult to preserve the communities 'heritage' buildings.

The community will be unaware of planning applications and unable to make objection. This facilitates new development at the expense of items which may be of great concern to the community.

3) A loss of 'sense of Community' if a community can have no input into how it develops in the future, can have no say in what it considers appropriate or inappropriate, there will inevitably be a loss in community spirit.

4) Potential for a decrease in mental health.

People have their homes in communities. They've selected where they want to live, maybe in a new growing area, or in a well established heritage area. It then becomes disconcerting to have external forces change that area. Health professionals tell us that stable communities result in fewer mental problems in the population.

5) Much planning expertise will be lost.

Many Councils, often after much community consultation, have devised forward plans for their region. These not only relate to private development, but to private /council partnerships to obtain the most appropriate outcomes for the community.

The overall effect of the new 'Planning and Design Code' could be quite detrimental, in many ways, for our community.

Yours sincerely

Erima Gallasch

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Q15 Do you have any attachments to upload?(pdf only)

Respondent skipped this question