

From: [Schubert EO](#)
To: [DPTI:Minister Knoll](#)
Subject: FW: PLANNING AND DESIGN CODE
Date: Tuesday, 18 February 2020 4:29:34 PM

From: Andrew and Margie Bills <[REDACTED]>
Sent: Tuesday, 18 February 2020 4:29 PM
To: Schubert EO <[REDACTED]>
Subject: PLANNING AND DESIGN CODE

Hello Stefan

I am a resident of Linden Park and am vehemently opposed to the proposed new Planning Code currently under consideration. It is being introduced with undue haste and the public consultation period is not sufficient for full discussion. The EPlanning portal is not complete so does not allow public access to much information that is critical to the plan. The implementation of the Code is totally dependent on this electronic tool.

The current Liberal Government was opposed to John Rau's PDI Act when in Opposition. What has happened since winning office to reverse that position to now enthusiastically support this destructive plan? Surely there are better ways to bolster the economy than destroying heritage, character and amenity in the special environment of Adelaide and SA.

The Code contains many policy provisions and implications that are detrimental to character and amenity in both urban areas and in historic towns.

Despite being recognized as issues in the 2016 Act, why have sustainability, biodiversity, open space, greening and climate change received little attention in the code?

The overall 'tree policy' in the Code means that there will be diminished protections for trees, and more trees will be lost as crowded urban infill is implemented. Ensuring 1 tree is planted when a house is demolished is hardly protecting the "garden character" of our suburbs.

New multi-storey and infill developments will be under-resourced for on-site parking. There is ample evidence of this already with narrow streets cluttered with overflow off-site parking, causing problems with neighbourhood congestion, traffic flows and dangerous inhibition of emergency vehicle access.

Linden Park has been downgraded from a Suburban to a General Neighbourhood zone. **This is a bad decision and must be reversed.** No justification has been provided for this rezoning, yet 3 of our immediate neighbouring suburbs have remained Suburban zones. Our schools are full with waiting lists, yet rezoning will encourage more dwellings, families and by extension students to the area when there is no room for them. What is the point of that?

Changes to side and rear setbacks discourage open space which is one of the attractive features of life in the eastern suburbs, yet Linden Park is in the middle of its 3 neighbouring suburbs that are not affected. Doesn't seem fair.

I have been a Liberal voter all my life as are many others who have attended meetings about this plan, and was over the moon when we finally ditched the hopeless Weatherill government, but we are dismayed about this plan in its current format and the massive changes that it will impose on our community.

I submit the draft Planning and Design Code is not fit for purpose and contains unacceptable provisions for built and natural heritage. It must be substantially deferred,

repaired, re-constructed and submitted to a proper community consultation process.

Andrew Bills

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