

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Thursday, February 20, 2020 9:02:40 AM
Last Modified: Thursday, February 20, 2020 9:13:42 AM
Time Spent: 00:11:02
IP Address: [REDACTED]

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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 Urban code. (click here for council areas)

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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 **Catherine Duncan**
Address [REDACTED]
Suburbs/Town **Alberton**
State **SA**
Postcode **5014**
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 **Specific Topics for example : - Rules of Interpretation - Zones and Sub-zones - Overlays - General Provision - Mapping Land Use Definitions - Administrative Definitions - Referrals - Table of Amendments**

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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

Historic Area Overlay **These are incomplete and/or out of date and should not be relied upon to determine development plans**

Local Heritage Place Overlay **These are incomplete and/or out of date and should not be relied upon to determine development plans**

State Heritage Area Overlay **These are incomplete and/or out of date and should not be relied upon to determine development plans**

State Heritage Place Overlay **These are incomplete and/or out of date and should not be relied upon to determine development plans**

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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 Definitions click 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

Specific Feedback about DEMOLITION clauses: PO 6.1 Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished unless:

- (a) the front elevation of the building has been substantially altered and cannot be reasonably, economically restored in a manner consistent with the building's original style; or
- (b) the building façade does not contribute to the historic character of the streetscape; or
- (c) the structural integrity or condition of the building is beyond economic repair.

PO 6.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.

PO 6.3 Buildings, or elements of buildings, that do not conform with the values described in the historic areas statement may be demolished.

I ask, why the above LEGISLATION defines the 'demolition' of our local heritage based on the wallet willingness of a developer? Surely if a developer can't afford to incorporate a heritage item in their budget they shouldn't have invested in that real estate in the first place!

It is disingenuous to the general public to suggest that developers are the best judges of demolition and that we should have confidence in the safeguards of overlays that from the get-go are outdated, incomplete and easily amended to meet the demands of greedy developers.

2. A canny developer, in lodging an application for demolition will, of course WANT to demonstrate the lack of heritage value of a property. They will, however, need to engage and pay for the expertise of a heritage expert. I'm concerned that this process may very well compromise the integrity of heritage and town planning expertise. It's hard to think it won't.

I say we'd be well advised to run the Code through an ICAC and improve the foundations of the legislation. After all land is just the original, and perhaps most obvious, example of "mates" exploiting their connections to gain massive economic advantage at the expense of ordinary people.

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

Respondent skipped this question