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)

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]

Q3 Which sector do you associate yourself with? General Public

Q4 Would you like to make comment on

- Rules of Interpretation
- Zones and Sub-zones
- Overlays
- General Provision
- Mapping Land Use Definitions
- Administrative Definitions
- Referrals
- Table of Amendments
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

Q9 Please enter your feedback for overlays click 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These are incomplete and/or out of date and should not be relied upon to determine development plans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These are incomplete and/or out of date and should not be relied upon to determine development plans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These are incomplete and/or out of date and should not be relied upon to determine development plans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These are incomplete and/or out of date and should not be relied upon to determine development plans

Q10 Please enter your feedback for zones and subzones click next at the bottom of the page for next topic

Respondent skipped this question

Q11 Please enter your feedback for general policy click next at the bottom of the page for next topic

Respondent skipped this question

Q12 Please enter your feedback for Land use Definition click next at the bottom of the page for next topic

Respondent skipped this question
**Q13**: Please enter your feedback for Admin

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. Afterall 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