

**From:** [Chris Francis](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Phase 2 Code /Statewide Code  
**Date:** Friday, 29 November 2019 2:29:09 PM

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The Norwood Residents Association, while intending to make a much more detailed submission regarding the new Planning and Design Code before its implementation July 1 2020, would briefly like to raise the following major concerns in relation to both the Phase 2 Code and the Statewide Code.

These are:

- Many policies are unclear and the non user-friendly computer software is difficult to navigate
- There are significant changes in heights in residential zones and commercial/retail precincts eg schools can build up to 6 storeys
- Site sizes related to former Historic Conservation Zones are inconsistent/inaccurate, but these were meant to carry across unaltered
- Land division controls for Norwood Character Zones have been removed. This puts largely intact street-scapes (eg Margaret Street) in jeopardy and we request that these controls be reinstated in line with undertakings given at a number of SPC/DPTI meetings
- The land use mix in residential zones is now more general
- Assurances have been given by the State Planning Commission that Code errors can be rectified AFTER April 1 (2020) for Phase 2 and July 1 (2020) for Phase 3. This is policy on the run and clearly indicates the Code is neither fit for purpose nor meaningful public consultation
- A 'Companion' document addressing acknowledged errors/omissions has not yet been released. Without timely presentation of this information, how will communities be informed enough to respond to far-reaching planning and development changes by the end of February 2020?

It would seem that there is still much to do before the new Code performs as it should. Taking the time to get it right before it is fully operational will definitely help lessen any associated difficulties/confusion.

Sincerely,

Chris Francis (NRA PRESIDENT)