

**From:** [James Davidson](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** Draft Planning and Design Code  
**Date:** Thursday, 12 December 2019 10:48:14 AM

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Dear Sir/Madam

Please consider this submission as a formal contribution to the planning process. Most, if not all purchases of real estate, are made because of the area in which the real estate is located. Consideration of the purchaser is given to the neighbourhood, to street frontage and to the real estate itself. This purchase is often the biggest of our/their lives. And yet, it appears once an area is bought into the neighbourhood is encouraged to change largely without consideration of those immediately affected. The fallacy of having a Department of Planning is that while change may be planned for; no change does not appear an option.

In conclusion, my overriding recommendation, is that all contiguous, adjoining or land affected by any proposed development, redevelopment or land-use be allowed a meaningful opportunity to comment on the proposed changes; with those comments allowed to alter the proposal or a realistic compensation be offered by the developer to the affected party, neighbour or neighbourhood.

Should you require additional information please contact me on 

Merry Christmas.

James Davidson