Dear Amanda,

5049 Planning & Design Code impacts & strategies

Hope you are well and keeping safe. Australia and SA in particular, has fared well in these trying times and I am hopeful that the emergence from the emergency is thoughtful and sustainable; building on the collective good will and capacity shown in our communities to make a difference and contribute to the recovery.

HFB have been active in our community during this crisis I see and we really appreciate the support you gave us with the Kind Neighbours Initiative
We delivered a total of 1500 + cards and received a number of thank yous and so far only a handful of requests. Our community is clearly resilient and capable, but it was important to connect and let them know we are here for them.

You will be pleased to know that we are going to capture the enthusiasm from the 30+ volunteers and see where we can take it. I will keep you posted.

All levels of Government have responded well and the level of collaboration has been a pleasure to see......can we keep it up??

It is about a month since we chatted. Since then I have spoken with Pam and she has organized a Zoom catch up on matters that are still active and of particular interest to our community eg KP. Hopefully we will be back to sharing a space again for our liaison meetings in the coming months.

Meanwhile I would like to remind you of our discussion recently on a matters we would like to progress with you:

New Planning & Design Code

We did have a scheduled meeting with you prior to Covid -19, which we had to postpone. This was a follow up to a letter we sent to you (attached). You agreed 
to set up a meeting to discuss the potential for a sharing of knowledge and efforts on this important matter. From our discussions it would appear that you are still keen to meet up?

As you are aware the consultation on the P&DC is over and there is still an ongoing process of review and validation by local councils prior to the planned launch of the code in Sept/October this year. We are following and doing what we can to seek improvements in the finer grain of detail as it affects our community.

We note that the “what we heard report on the Phase 3 (urban) consultation” is still not released so we have no real idea what, if anything will change. There were 1750 submissions! There will be a detailed report (section 73) that will go to the Minister as part of the final sign off prior to going live. In this report all submissions will be answered and all consequent changes highlighted in detail.

This report and the final Planning & Design Code document will be made public prior to launch, but it is unclear if there will be opportunity for any changes before it goes live. At a recent CASA forum the commissioner Michael Lennon did make a statement that there would be an opportunity to “validate” the final document, however what the process would be was not made clear. Here is our latest update on our website https://www.5049coastalcommunity.com/news/sa-gov-planning-reform

So it feels like the Code is pushing ahead and there may be many disappointed Councils, professionals and citizens if the finer grain is absent. There are of course mechanisms in the new code for post release amendments. One of which can be driven by the Minister (without consultation we believe?). The other mechanism will be the Council or citizen lead DPA process or the new equivalent.

I understand your planning department are also concerned that despite the ongoing discussions with the department, that the code is likely to proceed mostly unchanged. As such, the finer grain of development control will be missing. This must be particularly frustrating to your Council as you took the proactive initiative a couple of years ago with the development of the Draft Housing Strategy in 2017 to feed into the proposed new Planning and Design Code, to ensure that that finer grain was present.

We understand that there could be strategy to develop a DPA(s) to address the current potential shortcomings of the new code. As an Association we see an opportunity for us to engage with the development of this DPA prior to its release for community consultation. As you know we have been active in two recent DPA’s (Joint Seacliff Park and the Marion Housing diversity DPA). In particular we have insight into what makes this community tick and in particular what is the essence of our area ie in planning terms the “Character”. These views are not restrictive and include a vision based on the historical and current cultural context as well as an awareness of what our future context will be as we adapt to changing demographics and patterns of living. Particularly post Covid-19
Our experience of the DPAs has been a bit like the new Code engagement. Like Councils, we feel that we have been informed, been heard and been asked to validate what has been fashioned without true participation or ability to influence the outcomes.

The idea of a DPA which has been developed with the Community from the start would give the process more validity, expediency and give the minister confidence the DPA has a solid currency.

We believe that the credibility of this approach could be further enhanced if HFB and Marion Council collaborated on a joint DPA to cover the suburbs that clearly share the same context.

The City of Onkaparinga council are undertaking a Looking Forward Initiative https://yoursay.onkaparinga.sa.gov.au/lookingforward, maybe Marion and HFB could combine on something like this?

We look forward to your thoughts on the above and the opportunity to meet with your team on this idea.

Thanks again for your time, collaboration and consideration

Yours faithfully

David Bagshaw  President