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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)

Page 2: Planning and Design Code for South AustraliaPersonal Details

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 **Amanda Kenley Chung**
Address [REDACTED]
Suburbs/Town **Athelstone**
State **SA - South Australia**
Postcode **5076**
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 **General comments**

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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

Respondent skipped this question

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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 Definitionsclick 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

My name is Amanda Kenley Chung and I live in Athelstone, a beautiful suburb on the side of Black Hill, part of the Mount Lofty Ranges. My family has historical roots in this district dating back to the establishment of the suburb.

There are many studies showing the mental health benefits of living within a more natural environment where trees, shrubs and wildlife proliferate. With the real effects of climate change now being felt, it is vitally important that the physical effects of climate change are addressed and this is something the Draft Planning and Design Code has the real potential to do. I fully support the requirements for new households to have a rain water tank. I would also fully support the requirement for any other "green" initiatives such as solar panels.

I am saddened, angry, appalled and frustrated at the loss of tree canopy and native vegetation on private properties in Athelstone, to be replaced by infill development with little to no meaningful green space. I am not anti-infill: I understand the need to accommodate for a growing population and to reduce city spread into rural areas. I do however think the Draft Code does not address or regulate the reduction of the natural environment in the development of higher density living. In fact, I believe the Code represents a backward step in some areas if the idea for Adelaide, South Australia, Australia or in the fact the whole world, is to now move towards sustainable, pioneering, eco-friendly strategies for city/suburban living.

I have found the Draft Code to be complicated to read and decipher. The wording is at times vague and the map with overlays was complicated, mainly due to the many shades of colours, some looking the same. Following are my concerns for review.

Notification and consultation

I have been unable to find if this is addressed in the Draft Code: I would expect that the current system of public notification of development in your ordinary suburban street is retained and still readily available to the public. I would expect that the public has right of reply to developments being built near them/within their area. I would expect this notification process also applies to the removal of significant and regulated trees.

Suburbs: unique character/ community feel

The character of a suburb can play an important part in why people move into certain areas. It is also a vital reason why people stay in their current houses, sometimes for many years or lifetimes. The character of the section of Athelstone we reside in was instrumental in our purchasing the property we reside in. Athelstone offers:

- Semi-rural lifestyle with abundance of native vegetation including trees, shrubs, grasses. Tree canopy was extensive when we purchased our property 13 years ago.
- Abundance of native wildlife including in our street: koalas, kangaroos, echidnas, more than 27 native birds counted.
- Access to National Park two streets away.
- A nature corridor that runs along a natural creek line in our street that is frequented with koalas 100% of the time.

My concern is that with planning and development being centralised to the State government, the character of our suburb will no longer be relevant. With no local representation ie Council, who will protect our right to object to development that will change the nature of our suburb?

Therefore I object to the removal of Council approval for local development.

Local ecosystem loss to infill

Further to the character of suburbs, there are inadequate measures in place to prevent destruction of local ecosystems to current infill and proposed infill development. Currently and according to the Draft Code, the weak words of "seek to avoid" are used in regards to clearance of vegetation and trees on blocks.

I would expect a Code that is looking to the future would be looking to include strategies to mitigate climate change. Clearing blocks of their vegetation to replace with paved and concreted driveways/back yards and a token ornamental pear tree to satisfy "green" requirements is not sufficient. We need developers to engage with the local ecosystems and replace the gardens they are bulldozing

Consultation Submission Form

requirements is not sufficient. We need developers to engage with the local ecosystems and replace the gardens they are bulldozing with like gardens. Native gardens should be replanted or where practical should not be removed in the first place.

Therefore I would propose the Code needs to readdress clearance of suburban vegetation and loss of tree canopies on private property. Green space requirements from developers needs to go further than "planting a tree" and rather specify replacement of native gardens. I support the strengthening of policy in tree planting and landscaping on private property.

Tree canopy and Regulated and Significant Trees

Further to ecosystems, current tree canopies in Athelstone are largely due to trees being located on private properties.

There needs to be greater official and written recognition of the importance of tree canopy for the cooling of the suburbs, as habitat for species of birds and animals and as integral to local biodiversity.

The rules around significant and regulated trees are inadequate. In fact we need to be changing the definition for what is "significant" or "regulated" to be more inclusive and less restricted. A small sapling is still a tree a koala will include in its home range. The decimation of koala habitat in the suburb of Athelstone has been relentless and indiscriminate. Are wildlife corridors protected under the Draft Code and I am meaning more protected than just "seeking to avoid" their clearance?

I propose the requirements for what constitutes a significant tree and what constitutes a regulated tree are reviewed and redrawn to include smaller trunk circumference.

I would also request that any development applications that include removal of significant and regulated trees are made subject to public notification and consultation.

I would expect wildlife corridors to be offered the highest order of protection and be excluded from clearance in all cases.

Conclusion

Here is a chance for South Australia to once again be the front runner for future planning and design. What an exciting opportunity to create a city and suburban scape that not only accommodates higher density living but will do so in an environmentally responsible way. I recently drove through a small housing estate in Campbelltown called the Lochiel Park Green Village. What an awesome example of a sustainable, environmentally friendly way to create more housing opportunities for our growing population.

Let's make the new Planning and Design Code a bigger version of this amazing green village: let's show Australia and the rest of the world that we are at the forefront of innovative, sustainable, residential development.

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

Respondent skipped this question
