

From: [Andrew Loja](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission on new draft planning code
Date: Thursday, 27 February 2020 9:39:46 PM
Attachments: [NEW DRAFT PLANNING CODE.txt](#)

Dear Sir/Madam,

Please find attached my submission on the New Draft Planning and Design Code

Regards,

Andrew Loja

SA Government New Draft Planning and Design Code

I am writing to express my concerns regarding the new Draft Planning and Design Code.

When choosing to live in and invest in an area one expects that the character of the area will be respected and preserved by new building construction and property maintenance.

I live in the City of Burnside and my concerns regarding the new Draft Code, as it relates to Burnside and other areas are that it will:

- (a) Over time dilute the character of current Historic Conservation Zones;
- (b) Permit increased urban density;
- (c) Result in reduced setbacks
- (d) Result in reduction of the proportion of non-roofed (ie garden/open space) land areas
- (e) Result in reduced numbers and sizes of trees and other vegetation
- (f) Result in increased mean and maximum ambient temperatures in suburban areas
- (g) Allow increased retail and other non-residential use, degrading the essential residential nature of the area
- (h) Result in lack of clarity of development regulations
- (i) Reduce resident awareness of nearby proposed and pending development proposals and reduce opportunity to provide input to the planning process.

The new Draft Code should not be adopted as it currently stands.

In addition, I am also dismayed by the limited public notification and brief period available for owner and public feedback on the Draft Code that the Government has provided on this matter.

The adoption of the new Draft Code will result in the over-exploitation and degradation of Adelaide residential areas, particularly those with historic value and other character appeal.

Unfortunately substantial areas of the Adelaide suburbs are already modest in quality, with overcrowding, and lack of consistent and quality architectural character, shady trees and residential amenity. This is compounded by the geography, rectilinear grid street patterns, and lack of separation and unique identity of suburbs. I believe previous city regulators and planners could have done a lot more towards building a quality suburban residential environment. The more desirable residential areas are characterised by dwellings with character, consistency, space, and significant tree cover, and these areas need to be preserved. But I am not advocating solely for preservation of certain exclusive areas, but that the regulations should support and encourage quality built and natural environments throughout Adelaide's residential areas, and not permit over-exploitation by developers with resultant degraded living conditions.

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Thursday, February 27, 2020 9:17:26 PM
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IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

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 Australia Personal 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 **Andrew Loja**
Postcode **5065**
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

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Q15 Do you have any attachments to upload?(pdf only) Respondent skipped this question