

**From:** [Gordon Ure](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** Draft Planning and Design Code - Phase 3 Issues to be addressed  
**Date:** Monday, 17 February 2020 4:38:46 PM

---

State Planning Commission

By email: [DPTI.PlanningReformSubmissions@sa.gov.au](mailto:DPTI.PlanningReformSubmissions@sa.gov.au)

To Whom it May Concern

As a property owner of a Local Heritage Place in the Alexandrina Council area I provide the following in response to the draft Planning and Design Code – Phase 3, which is currently out for public consultation. I wish to register my strong objections to a number of issues as summarised below.

#### Historic Area Overlay

The lack of identification of Contributory Items in the Code, by either a map or list of addresses, will create uncertainty and confusion for owners, neighbours and prospective buyers.

Existing protections and identification of Contributory Items should be maintained.

#### Public Notification

The Code should reflect Adelaide City council's current Development Plan policy with respect to the notification of neighbours and the public (not that of the Alexandrina Council). The Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above ground level, and change of use from residential to non-residential.

#### Existing Residential Areas Non-Residential land use

Currently in our council's residential areas, shops, offices and educational establishments are non-complying. In the new Code existing residential areas will allow these non-residential uses which will adversely impact traffic, parking, noise, neighbour's amenity and the character of our suburbs. This is unacceptable. All uses which are currently non-complying in our residential areas (eg. office and shop) should be "restricted development". Alternatively, a new zone should be created purely for residential land use.

#### Climate Resilience and Tree Canopy

Climate resilience calls for an increase in tree canopy cover, however, the draft Code works directly against this by enabling larger developments and the increased removal of trees on both private and public land. This will result in a significant reduction in canopy cover, habitat loss and climate resilience, due the increased infill development opportunities, reduction in minimum site areas, site coverage, setbacks and increased number of street crossovers.

Unless the above issues are addressed and the draft Code is amended to reflect these concerns, there will be an unacceptable loss of local character and amenity in my neighbourhood.

I trust that the concerns detailed above will be given your full consideration.

Yours sincerely

Gordon Ure



Port Elliot