
From: Katherine Lee [mailto:]
Sent: Friday, 28 February 2020 2:36 PM
To: DPTI:Planning Reform Submissions <DPTI.PlanningReformSubmissions@sa.gov.au>
Subject: Submission regarding the Draft Planning and Design Code

Good afternoon,

I have several concerns regarding the introduction of this Code as a resident with young children of a council area which has maintained a safe, clean and cohesive space for my family and many others to live.

Specifically, I am concerned that the Code:

- **Will allow for decreased building setbacks on smaller allotments in inappropriate settings.** We have a number of old yellow-brick apartment blocks on our street which were built in the 1970s and are steadily falling into disrepair. Many cannot find tenants to rent them on an intransient basis. Such dwellings should be built in specific high-density areas where they will maintain long-term relevance, rather than slowly becoming 'white elephant' properties that disrupt residential suburbs. Our local council has since then thankfully maintained minimum allotment sizes so that these inappropriate properties have not been built since the 1970s. However, my concern is that the Code will disrupt this and open the floodgates to volatile development in inappropriate areas.

Therefore specific zones in the Code should be specified for purely residential use with minimum-sized allotments.

- Protection of historically significant properties and areas. **The Code does not seem to adequately protect or even account for historically important areas or properties, or even contain a process for identifying, managing or assessing them.**

- Inadequate consideration of traffic and parking due to changing zone classifications into zones which allow for development into residential areas. Residential areas should remain safe areas for young children to move around, and I feel that the Code places this safety at risk.

- Notification of development. **The Code does not allow for neighbours to be notified of development, which could severely impact on the privacy of families and children where development takes place in an inappropriate way with the ability to respond to plans removed. This is an impingement on the rights of existing property owners.**

- **Maintenance of trees in residential zones.** Our council has a long-term plan to manage the canopy cover in our area for the benefit of our home space and the environment. **The Code does not seem to incorporate the same level of diligence to this objective and potentially allows for widespread removal of trees which would severely impact the comfort of residential areas, both in summer and winter, and the local environment.**

It is difficult to see how the Code will protect the appropriate demarcation of residential and commercial development, and appropriate placement of high-density dwellings. This is of great concern for families with young children who have safety as a primary concern. Our local council has maintained a safe setting for our children for a long time, and I see this safe setting as being at risk under the new Code. Once such standards are dropped, the impact of the negative outcomes can sometimes never be redeemed.

I submit that the process of implementing new zones should account for and advocate residential-only zones with minimum allotment sizes of at least 400m² as appropriate to current policies.

Kind regards,
Katherine Lee