



Enq: Nigel Litchfield  
Ph: [REDACTED]

17 December 2020

Mr M Lennon  
State Planning Commission  
GPO Box 1815  
Adelaide SA 5001

Dear Sir,

### **Response to Planning and Design Code Consultation**

At its meeting on December 15, 2020 the Council resolved to make the following response to the consultation on the Revised Planning and Design Code for Phase 3:

The Council:

- supports the creation of the Hills Neighbourhood Zone
- supports the inclusion of representative buildings associated with the character area overlay
- supports the amendments of the Zone anomalies identified in the report
- calls for the inclusion of specific storage requirements for *all* forms of housing
- supports *returning* the dimensions for enclosed off street parking to what was originally proposed (3m x 6m for a single garage and 6m x 6m for a double garage) in the Planning and Design Code
- supports the concept of an offset scheme for the planting of trees for infill development provided that there is:
  - clear criteria for determining when an applicant is eligible for the offset scheme
  - significant offset fees which reflect the cost of planting and maintaining trees
  - a commitment that funds raised from such a scheme be only utilised for tree planting and only in the Council area where the funds were raised

- supports the Planning and Design Code provisions which encourage the retention of existing trees
- supports the *inclusion* of provisions in the Planning and Design Code which require consideration of the retention of dead regulated trees where they would provide habitat for native animals
- calls for the State Government to provide a legislative mechanism for compensating the Community for the loss of amenity (eg the Burnley method) where Significant and Regulated Trees are removed through appropriate payments into the tree fund
- calls for broader and stronger provisions around retention and planting of trees for all new development
- calls for the State Government to consider mechanisms in the legislation which provide protection for existing public infrastructure affected by the development process
- calls for the Planning and Design Code to include a trigger for public notification in residential zones where building work on the boundary exceeds the Deemed to Satisfy numerical standards.'

I trust this information will be of assistance to you in the development of the final release of the Planning and Design Code for Phase 3 Councils.

Yours sincerely,

Nigel Litchfield  
Manager Planning Services