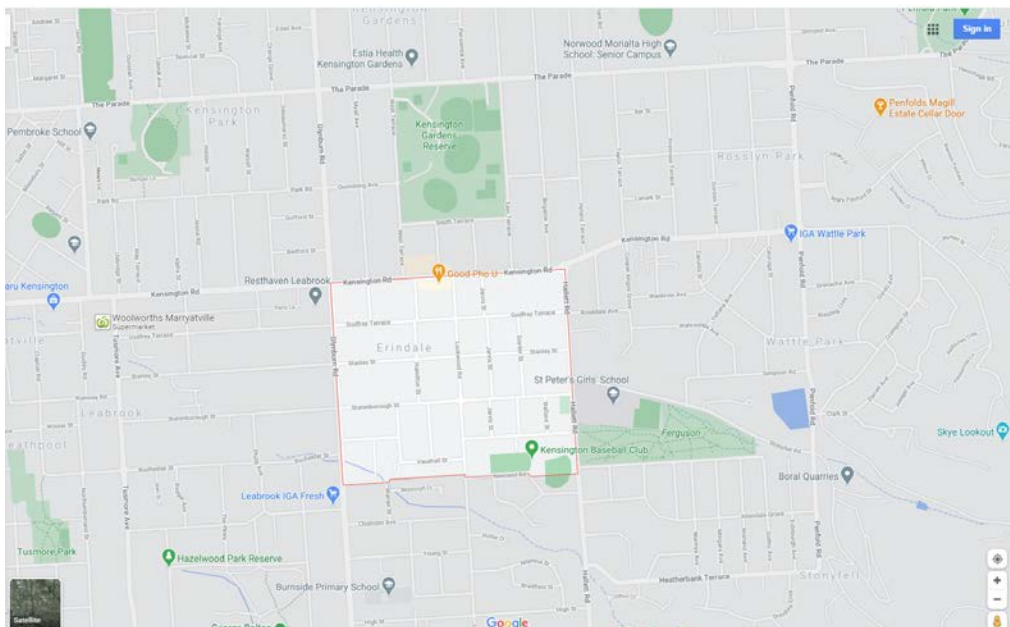


Subject: Objection and Suggestion to Revised Planning and Design Code Phase Three

I like to make the following submission to the Revised Planning and Design Code for Phase Three.

I have read the draft Revised Planning and Design Code and note that number of storeys (building height) for residential development in Erindale suburb has been reduced from existing two storey to just single storey without any justification. Whereas recommended design code for surroundings suburbs such as Burnside, Rosslyn Park, Leabrook, Wattle Park are two story height.



In Erindale most of the new developments are two story housing. I would like to know why building height is reduced from two storey to single storey. This change will adversely impact the local environment and climate. Following points highlight its adverse impact on the community.

- a. Depriving residents more options in built form compared to neighbouring suburbs.
- b. Increasing building footprint that is against the sustainability criteria towards reducing building footprint.
- c. Increasing hard surface and reducing soft surface will lead to increase in micro and ultimately macro heat island.
- d. Monotonous streetscape.

The scale, massing and height of new development should respond positively to that of the adjoining buildings, topography, general pattern of heights, views, vistas and landmarks of

the place reinforcing a coherent local identity. For example to provide equal opportunities for the residents of Erindale the code need modification to provide choice and flexibility in building height.

The two-story option will result in smaller footprint on the site, giving rise to potential opportunities such as:

- a. Less disturbance of natural landscape and habitat.
- b. Lower contribution to heat island effect.
- c. More open space within residential property.

Design Code should be in line with Adelaide 2030 plan strategies and should address impact of climate change and sustainable development. The community need to have options on how to reduce building footprint, plot coverage, volume of the built-up area, increase soft surface and reduce hard surface. This could be achieved by providing flexibility in building height.

My suggestion is that a two-story home has more advantages than a one-story in dealing with climate change and proving choice for residents.

I object the proposed single story development for Erindale.

I request my above suggestion be considered in the Planning and Design Code for Phase Three.

Yours sincerely,

Dr Alpana Sivam



Linden Park, SA 5065