

DIT:Planning Reform Submissions

From: Jane Davey [REDACTED]
Sent: Friday, 18 December 2020 11:42 PM
To: DIT:Planning Reform Submissions
Subject: Comment on Draft Planning and Design Code - Phase 2

Importance: High

[REDACTED] [REDACTED]
Good afternoon

Thank you for giving consideration to the following comments covering my concerns relating to the draft Code, Phase 2.

I have not been able to access the Online Submission Form.

Established Neighbourhood Zones.

The character area overlays requested by the City of Burnside submission need to be endorsed. Many historic areas which need to be included have been omitted from the draft. I request that parts of the suburb of Leabrook, the suburbs of Frewville, Erindale, Hazelwood Park, Kensington Park, Burnside, Kensington Gardens & Toorak Gardens be reinstated as outlined in Burnside's original submission, to protect the highly valued character of these suburbs.

Boundary Setbacks

The draft code allows property owners to build closer to the boundaries, which increases urban density significantly and impacts residential amenity of adjacent property owners. Reduced setbacks for upper levels are likely to result in overshadowing, reduced privacy, loss of trees and vegetation and reduced private open space around homes.

Including commercial development in residential areas is not desirable because it will allow offices, shops, consulting rooms & educational facilities to be located among residential property, with less likelihood of gardens being established and accompanied by the resultant issues of the incompatible clash of traffic management issues, parking, noise.

Loss of Trees & Increase in Grey Cover.

I am most concerned that the significant losses of tree canopy cover already being experienced – in both City of Burnside and across Adelaide's suburbs - will increase as the draft code is designed to facilitate larger development opportunities. Such development will result in loss of existing trees, as well as street trees due to the increased number of street crossovers, as well as reductions in the opportunity for residential gardens due to the increased site area covered by built environment. This will result in significant reduction in tree canopy cover, along with wildlife and bird habitat loss & loss of climate resilience.

To ensure that further green canopy loss is minimised, and to reduce urban heating, the Code must include minimum tree planting requirements for development sites, plus the preservation & maintenance of such trees should be included in Code Policy along with Conditions of Development Approval.

In respect of the design of the Planning & Development reforms in South Australia, I request that the State Planning Commission should note and consider the work of the RMIT University, Centre for Urban Research, which has

undertaken longitudinal research assessing tree coverage across Councils throughout Australia & has provided metrics for the years 2010 - 2020.

The Study, published in November 2020, has identified that our green cover across Adelaide is being maintained with difficulty and in Burnside this has decreased by 1.8% over this time, I would argue, due to Planning & Development changes made in the last 5 – 6 years. What is more concerning is that 'grey cover' or hard surfaces such as roofing, paving & road surfaces, all of which retain heat, have increased in City of Burnside by 5.2%.

This information needs to be given serious consideration when reforming Planning & Development in both metropolitan and rural South Australia.

Thank you.

Kind regards

Jane Davey

[Redacted] Leabrook. SA
[Redacted]

[Redacted]

*** Think before you print ***

This is one of Council's LA21 Sustainable Environmental Management initiatives.