

**From:** [IVY](#)  
**To:** [DPTI:Planning Reform](#)  
**Cc:** [lhenschke](#); [pcornish](#)  
**Subject:** The draft planning and design code  
**Date:** Sunday, 23 February 2020 2:06:34 PM

---

## To Whom It May Concern

Dear Madam/Sir,

This is Ivy Wang of Rose Park. I am writing to express our serious concern about the Draft Planning and Design Code\_Historic Areas, as it may have a significant impact on the look and feel ,and potentially values of our suburbs and properties.

I have been to over 40 countries and 300 world natural and cultural heritages, what made me choose SA as home is its unique historic feeling,cultural diversity and authentic vibrancy, which reflect the understanding and respecting to the traditions and history of people.

Heritage conservation is important for identifying, recording, analysing and protecting heritage and cultural resources, furthermore provides a sense of identity and continuity in a fast changing world for future generations.

The Planning and Design Code may have sweeping impacts on the look and feel of our suburbs, affect many things including changes to which types of development will trigger notification to neighbours, local residents and other community members and when they have legal appeal rights.

The following are some of the concerns regarding the draft Code:

- **DENSITY** In some suburbs allows increased housing density and the intensity of development. The minimum residential allotment size will be reduced in some areas which may allow more subdivisions.
- **BOUNDARY SETBACKS** Allows the upper level of two storey buildings to be closer to side and rear boundaries than is currently allowed in our residential areas. This may impact amenity and privacy.
- **PRIVACY** The privacy screening height regulations will be reduced in most areas, increasing the potential for over-looking.
- **NON-RESIDENTIAL LAND USES** A range of non-residential uses such

as shops, offices, educational facilities and stand-alone consulting rooms will be possible within our residential streets, potentially increasing traffic, parking congestion, noise and afterhours activities.

- YOUR SAY Removes our right to have a say on many types of development. We may no longer be notified, with no right of appeal, if your neighbour builds a two storey house, or increases the number of dwellings on their site, or wants to change their land use.
- TREE CANOPY May result in the loss of trees on both public and private land as the level of protection for regulated trees changes and the uptake of new development increases.
- RETAIL & COMMERCIAL Places large scale retail and commercial centres in the same zone as small local shops, allowing large scale development and more intensive land uses in these areas.
- CHARACTER Removes the 29 specific residential policy areas that highlight the differences in local character of each suburb in our City, and condenses them into just three residential zones across the Council. This may mean a change in the types of new buildings or renovations that can be built in your street or right next to you.
- HERITAGE Introduces subjectivity and potential inconsistency into the process for heritage protection in our City.

Under the draft Code, we may start to see increased subdivisions, tree removals, traffic, parking congestion and larger buildings, which will totally sweep away the old character and neighborhoods of our beautiful cities.

Historic area are the face of cities, they reflect the changes that happened in a city over time and help us observe the changes in the societies for a better understanding of the reasons that lead to the development of cities and societies.

We are South Australian, we don't want another Sydney or Melbourne. We should cherish our historic heritages that shaped our South Australia's character, just like what roots are to trees.

Kind regards,

Ivy Wang

Mobile : 