

**From:** [Helen Whitford](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Draft Planning and Design Code for South Australia  
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Hello

I wish to comment on the Draft Planning and Design Code for South Australia. I am most concerned about the "minor infill development" in the suburbs within 10km of the CBD and the removal of existing significant trees. From what I read it appears that the planners believe that "replacing" these trees with street trees is sufficient to mitigate the losses.

I live in Park Holme and as an owner and resident I am deeply concerned about this specific issue.

I've been fighting the steady disappearance of large, 'significant' eucalyptus trees from my neighbourhood for 15 years with little success and with whole street blocks being razed and rebuilt with medium density housing (2 - 4 units where one house had stood), the skyline in my area has changed dramatically. That is, where once, looking out over rooftops, there were always visible tree-tops, there is now empty sky and under this proposed state-wide legislation, with even less control over development, this would become the norm.

Native birds and other wildlife need corridors of trees to enable safe movement from one feeding area to another. They need old trees with nesting hollows for breeding, feeding and roosting. When the distance between trees is increased birds have more difficulty establishing territory and ultimately populations decrease. Simply planting new saplings along the footpaths doesn't even come close to making up for the loss! You'd need about a thousand new trees to make up for one large hundred year old river red gum in terms of carbon store and oxygen output and even then you would have lost the tree hollows which many native species require to breed.

Furthermore, the loss of large trees means a loss of shade. Endless buildings are going up with no shade trees near them and no space in the yard for any plant life. This of course leads to higher energy use in cooling the houses, and the sealing over of more ground space means more run-off into storm-water which is lost to the sea, and less rainfall soaking into the ground to water plants, reduce cracking in buildings and replenish natural aquifers.

I am calling for more stringent monitoring of the overall landscape, NOT a free rein for developers! The State Government and Council cannot simply look at individual development applications OR go so broad as to miss the local impact. We cannot allow every house block to hold several units. I'm sure the environment can sustain a sprinkling of such developments through the suburbs but there needs to be a limit. I see the development in Park Holme echoed in other suburbs across the city and despair that our living space is becoming lifeless.

Whilst I'm concerned for the impact right across the city I'm dealing with this as "local" as it can get, with a hideous, institutional-look monstrosity being built right outside my kitchen window. Despite a plea made to council, before the developer had even bought the property, that two storeys NOT be allowed just over my fence, there is an ugly row of five two storey townhouses being built there as I write. One of the concerns my local council raised about the proposed new Code is that building standards will decrease. Watching the development next door I'm already horrified by what is being allowed. Walls basically made of foam blocks, a carport too small for the average car to fit with doors open, no-where for rubbish and recycling bins to go - they're likely to all be left out the front of the building because there's nowhere else they'll fit and space across the front of the five units for only two cars to park on the roadside. While there is a surprisingly good amount of space in the back yards there is NO access from the front of the building to the back yard for the three middle units except right through the front door, kitchen and living space. There is the 90cm gap between my fence and the first unit, which would barely fit a wheelbarrow and access for the last unit is through the garage and a standard sized door, so if purchasers want to landscape their yards beyond the tiny handkerchief of lawn which has been laid they will have to take all materials and equipment through their living spaces. It is beyond me to comprehend how this has been allowed, but it sounds like approval for this type of shoddy planning will become easier and Developers will dictate what happens in suburbs. I am already disgusted that existing residents have no say about adjoining

developments in regard to overshadowing, loss of light etc. The building has also been built on a much higher plane than our house so that the path down the side of the development, over our fence, sits around 25cm higher than ours, meaning residents can easily look over the fence into our yard.

I urge those responsible for this Plan to look closely at these issues and ensure that a broader perspective be taken to ensure a balance between development and ambience.

Thank you for your consideration of these matters

Helen Whitford



Park Holme

---- Message sent via Adam Internet WebMail - <http://www.adam.com.au/>