

DIT:Planning Reform Submissions

From: Jane Paterson [REDACTED] >
Sent: Friday, 18 December 2020 8:58 AM
To: DIT:Planning Reform Submissions
Cc: [REDACTED]; Jason Veliskou; Bruce Hull; [REDACTED]
Clancy; Emma Sandery
Subject: Re: SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE 3
Attachments: Marion Smarties Submission Letter Dec Panning and Design Code.docx
Categories: leah

Dear Sir/Madam,

Please find attached the submission with the correct formatting and correction of a couple of typo's. For some reason the previous submission formatting appears to have changed.

Thank you very much.

Regards,

Jane Preston - On behalf of the Marion Living Smarties

On 17/12/2020, at 4:36 PM, Jane Paterson wrote:

State Planning Commission

By email: DPTI.PlanningReformSubmissions@sa.gov.au

SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE 3

To Whom it May Concern,

Thank you and I welcome the opportunity to contribute. I am writing on behalf of a sustainability group 'The Marion Living Smarties', all participants having completed a Living Smart course through the City of Marion or Holdfast Bay councils.

We write to support Marion Council's submission to have the draft Planning and Design Code amended and in response to the Council's 'Protect our Streets' campaign. We totally support the Council's objectives of limiting urban infill in the north of the City of Marion.

Council has conducted extensive consultation to ensure its Housing Diversity Development Plan Amendment (DPA) reflected the wishes of the community – the draft Code places most of the approved changes in jeopardy.

We are disappointed that our Council's wishes have largely been ignored as have the community's concerns over tree canopy loss largely due to density infill. I recently spoke to a Marion councillor who told me despite the council planting thousands more trees they've actually gone back wards in terms of tree canopy cover – this is due to their being no protection in law for our big trees.

To address this, and other issues, we support the Council's proposed amendments to the Code for:

- Maintaining recently approved policies in the Marion Plains Policy Area:
 - o Minimum block sizes of 350 sq m for single houses north of Seacombe Rd
 - o Maximum 40 per cent site coverage for single houses north of Seacombe Rd
 - o Minimum frontages of 10 metres for single houses north of Seacombe Rd
 - o Local design standards

- Rezoning parts of Marion Road to enable business growth
- More room for on-site and street car parking

- High quality design standards for homes on an allotment including climate suitable and environmentally sustainable designs and inclusions.

- More space for open space and trees on an allotment.

The draft Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where a new dwelling is located 600mm above ground level, development on the boundary and change of use from residential to non-residential.

The draft Code facilitates larger developments, the continued removal of big trees on both private and public land and increased infill developments. This will result in significant reductions in canopy cover, habitat loss and climate resilience. We're losing big trees at an alarming rate, while Adelaide is getting hotter and drier and science shows we need these big trees more than ever. If there is any chance of the State Government reaching it's target of a 20% increase of tree canopy cover by 2045 then the protection for our big trees needs to be included in the draft Code.

The requirement to plant a reasonably sized tree as part of a proposed development should not be circumvented by paying money into a tree fund as this would allow the erosion of tree canopy in that specific location. Requirements for minimum tree planting size and ongoing maintenance should be written into both Code policy and conditions of approval. The current tree replacement policy is farcical as too many times the trees aren't planted, die due to lack of watering or don't thrive due to a warming climate.

Unless the above issues are addressed and the revised draft Code is amended to reflect these concerns, there will be an unacceptable loss of local character, loss of amenity in our streets and loss of our mature trees.

We trust that all these concerns detailed above will be given your full consideration.

Yours sincerely,

Jane Preston – On behalf of the Marion Living Smarties

State Planning Commission

By email: DPTI.PlanningReformSubmissions@sa.gov.au

SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE 3

To Whom it May Concern,

I am writing on behalf of a sustainability group 'The Marion Living Smarties', all participants having completed a Living Smart course through the City of Marion or Holdfast Bay councils.

We write to support Marion Council's submission to have the draft Planning and Design Code amended and in response to the Council's 'Protect our Streets' campaign. We totally support the Council's objectives of limiting urban infill in the north of the City of Marion.

Council has conducted extensive consultation to ensure its Housing Diversity Development Plan Amendment (DPA) reflected the wishes of the community – the draft Code places most of the approved changes in jeopardy.

We are disappointed that our Council's wishes have largely been ignored, as have the community's concerns over tree canopy loss mostly due to the incremental loss of density infill and major infrastructure projects. I recently spoke to a Marion councilor who told me despite the council planting thousands more trees they've actually gone back wards in terms of tree canopy cover – this is due to there being no protection in law for our big trees.

To address this, and other issues, we support the Council's proposed amendments to the Code for:

- Maintaining recently approved policies in the Marion Plains Policy Area:
 - Minimum block sizes of 350 sq m for single houses north of Seacombe Rd
 - Maximum 40 per cent site coverage for single houses north of Seacombe Rd
 - Minimum frontages of 10 metres for single houses north of Seacombe Rd
 - Local design standards

- Rezoning parts of Marion Road to enable business growth
- More room for on-site and street car parking
- High quality design standards for homes on an allotment including climate suitable and environmentally sustainable designs and inclusions
- More space for open space and trees on an allotment

Furthermore, the draft Code should include notification to neighbours and the public for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where a new dwelling is located 600mm above ground level, development on the boundary and change of use from residential to non-residential.

The draft Code facilitates larger developments, the continued removal of big trees on both private and public land and increased infill developments. This will result in significant reductions in canopy cover, habitat loss and climate resilience. We're losing big trees at an alarming rate, while Adelaide is getting hotter and drier and science shows we need these big trees more than ever. If there is any chance of the State Government reaching it's target of a 20% increase of tree canopy cover by 2045 then the protection for our big trees needs to be included in the draft Code.

The requirement to plant a reasonably sized tree as part of a proposed development should not be circumvented by paying money into a tree fund, as this would allow the erosion of tree canopy in that specific location.

Requirements for minimum tree planting size and ongoing maintenance should be written into both Code policy and conditions of approval. The current tree replacement policy is farcical - just too many times the trees aren't planted or die due to lack of watering or don't thrive due to a warming climate.

Unless the above issues are addressed and the revised draft Code is amended to reflect these concerns, there will be an unacceptable loss of local character, amenity in our streets and our mature trees, which we know are extremely important to mitigate the effects of a warming climate.

We trust all these concerns detailed above will be given your full consideration.

Yours sincerely,

Jane Preston – On behalf of the Marion Living Smarties