

## **DTI:Planning Review**

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**From:** Sarah Boxall [REDACTED]  
**Sent:** Saturday, 10 December 2022 12:51 PM  
**To:** DTI:Planning Review  
**Subject:** Submission to the Review & Implementation of the Planning System

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**To the Review of the Planning, Development and Infrastructure Act 2016 and the implementation of the Planning and Design Code**

My submission focusses on the effect the Planning system has had on my present & future enjoyment of owning & living in heritage row cottages (currently for up to 53 years).

I write to express my outrage and distress at the effect of the new system which has resulted in the City of Adelaide Assessment Panel's unanimous approval of a totally unacceptable overdevelopment of a State Heritage row cottage 116 Stanley Street adjacent to my property [REDACTED]

The system is stacked in favour of the developers who have a right of appeal while the objectors have no appeal rights.

We confidently expected that this development would be firmly rejected because it was so inappropriate in this State Heritage Row.

The system consists of a 'tick the box' exercise with many items being a matter of opinion, not factually based. I make the point that there is something wrong with the system if such an obviously inappropriate development could 'tick all the boxes.'

The terminology is confusing & appears to be designed to confuse residents who do not have planning expertise.

While it is possible to make representations in person at the CAP meeting, the revised plans were made available at very short notice & only if one searched for them. We were not in fact advised that there were revised plans. Not everyone has the time or expertise to make sense of the information provided at such short notice.

The development in question will result in a 2 storey addition to a State Heritage single storey row cottage & a 2 storey garage building which together will overpower the neighbours on both sides. Our blocks are less than 6 metres wide. From being a 1-2 bedroom cottage suited to 1-2 residents, this house will comprise 3-4 bedrooms with 2 bathrooms. The developer/owner advised prior to their application that they 'only wanted to see what was possible' & as a result of objections did somewhat reduce the development to the cottage itself. However there are still 3 bedrooms & a 2 storey garage/laundry with upstairs spare bedroom/workspace.

I offered Council's Planning Officer the opportunity to view the site from my property; this was not taken up. When I asked the Panel at the hearing to come & view the situation on site before they made a decision, I was advised this was not allowed. This seems to me to be outrageous. How can anyone judge the situation (when there were such strong objections) from plans & Google views or from the back lane? Allowing objectors their 5 minute presentation appeared to be a formality when the boxes had mostly been ticked.

The CAP discussion seemed to dwell on the heritage aspect & not on the overdevelopment of such a small block.

The Heritage Branch opinion accepted that the heritage aspect was compromised, but noted that this was only 1 (of 11) cottages & there were other cottages retaining the original heritage roof line. What happens, one wonders, if mine is the only property left in its original state in this respect?

What was even more galling was that it was Council's own Representative who recommended approval. The remaining members followed suit. No one seemed to have any concern for the loss of amenity for neighbours due to the gross overdevelopment.

The 2 trees on site appeared to be accepted as being retained which was considered favourably by the Code with little consideration to the fact one is an ageing desert ash on my boundary which is more than likely to be damaged by the foundations for the extension to the house & the other will be very close to the 2 storey garage.

While the upstairs windows will have treatments ostensibly to prevent overlooking my living room, & garden, in practice this will still give me the sense of being overlooked. Previous experience has led me to believe that overlooking may still be possible.

In summary, my experience with the new Planning System leads me to believe that it is need of considerable change & this must take more account of neighbours ie be a system which recognises that there is more than the developer involved in any proposed development.

Sarah Frances Boxall (Ms)

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