

DIT:Planning Reform Submissions

From: Mike Slee [REDACTED]
Sent: Monday, 14 December 2020 1:13 PM
To: DIT:Planning Reform Submissions
Subject: SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE3

[REDACTED] [REDACTED]
To Whom it May Concern

SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE 3

In response to the revised draft Planning and Design Code - Phase 3, we wish to register our strong objection to a number of issues in the draft Code which will result in detrimental development outcomes both on our property and the surrounding neighbourhood. The latest draft is tinkering around the edges of the previous draft and doesn't address the key issues underlying what is wrong with the proposed Code. i.e.

- The proposed density of developments through reduction in block size and poor quality of the infill developments;
- Higher density developments and negative impact on local neighbourhoods in terms of diminished liveability and amenity - less parking space, less privacy, intrusion on existing houses including solar panels and open space, greater demand for supporting infrastructure and service, less green space etc
- The further loss of remaining residential and public tree canopy when we should be increasing it;
- Heritage protection and the removal of contributory items from development plans and weakening of demolition controls;
- The potential for increased commercial developments in residential suburbs.

These are summarised in the response submitted by Burnside Council which we fully support.

As we highlighted in our previous response the most obvious conflict is with Climate Resilience. More infill, more concrete, greater population density, greater traffic **with less** trees, canopy and natural greenery. How does this fit in with the South Australian Government's Climate Change Adaption Plan. Light coloured roofs, moving to a carbon neutral city, roof gardens are all common-sense and should be adopted but don't make up for losing the greenery in the first place. The 30 - Year Plan for Greater Adelaide calls for an increase in tree canopy, however the draft Code works directly against this by enabling larger developments and increased removal of trees on private and public land in our neighbourhood.

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

We trust these concerns are given your full consideration.

Yours sincerely

Mike and Karen Slee
14th December 2020