

DTI:Planning Review

From: Samantha Catford <campaigns@good.do>
Sent: Friday, 16 December 2022 9:54 AM
To: DTI:Office of Minister Champion; Michelle Lensink; Peter Malinauskas; DTI:Planning Review
Subject: Submission- Planning System Implementation Review

Thank you for the opportunity to make a submission to the implementation review of the Planning and Design Code. I am hopeful that the expert panel will meet community expectations by listening attentively and acting on the feedback given. I despair for the future of our beautiful state if the current code is not significantly changed. You are in a position of great responsibility and privilege as a member of the Expert Panel.

As a resident of St Marys, I am extremely concerned about the level and speed of the development in our area and associated subdivision, loss of tree canopy and biodiversity, and demolition of character homes. This area was once well known for its grand old gums trees and wildlife that call this community home. Unfortunately, in a few short years, that natural infrastructure is rapidly disappearing, and it truly hurts my heart.

When I see 'For Sale' signs it's obvious real estate agents are targeting builders/developers with the land size advertised on the sign and this is becoming more and more common. Especially as the rising cost of properties in the area is often beyond many people looking to buy an existing home to live in. The majority of houses sold are substantial and in good condition, but the block sizes are a builder/developers dream to fit as many two-storey dwellings as possible under the current planning laws. They all have gardens and trees on the block which is completely cleared without any sign of green left, again thanks to the current laws. Thinking about the loss of habitat, biodiversity, and wellbeing those trees have provided over the many decades, in some cases centuries, they've stood keeps me up at night.

The laws need to change to protect the vegetation and habitat left on any property that is sold. Houses should not be able to be demolished and vegetation should not be able to be cleared until the proposed development has been approved (under a revised code). It's common in my area for a house to disappear overnight with everything on the block cleared and then the empty block appears with a 'For Sale' sign.

There has also been a recent trend of two storey houses, sometimes six on a block where one dwelling once stood, being built on blocks that are not suitable for such a structure. This needs to be changed in the current code and planning approval returned to the councils to keep the character of our area and consider the needs of the neighbours next to these developments.

I'm concerned about the impact of both the code and our poor regulations on tree canopy right across Adelaide. You're no doubt familiar with the significant body of work published by the Conservation Council of SA and partner organisations over the last two years. Using an evidence-based approach, these reports highlighted how impoverished our laws have become since 2011 when significant exemptions were added to them, despite protests from both the community and experts.

I support the top ten priorities for reform compiled by the Conservation Council and partner organisations. Support of these improvements will help make our state's tree regulations best practice, a Labor election practice. Many of the changes are backed up not only by the CCSA reports but also by the independent report commissioned by the State Planning Commission - I ask you to support these changes.

We cannot underestimate the important role that trees play in our daily lives. We need them more than they need us. By doing so you will improve our mental & physical health, clean the air that we breathe, remove carbon dioxide from the atmosphere, help cool our homes and streets, make our city more livable and mitigate the impacts of climate change.

Thank you for your time and consideration and I hope for the sake of our community you use your position on the panel wisely to consider all options under this review.

Kind regards
Samantha Catford

Yours sincerely,
Samantha Catford

This email was sent by Samantha Catford via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol RFC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Samantha provided an email address [REDACTED] which we included in the REPLY-TO field.

Please reply to Samantha Catford at [REDACTED]

To learn more about Do Gooder visit
<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.dogooder.co%2F&data=05%7C01%7Cdti.planningreview%40sa.gov.au%7Cb7e5d31b49854397ff2708dadef3829d%7Cbda528f7fca9432fbc98bd7e90d40906%7C1%7C0%7C638067434696663900%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIl6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=iVB%2BvcsISch6hdkXRpWxCafwr8XHnJ%2FxU6CW19bA03M%3D&reserved=0>

To learn more about web protocol RFC 3834 visit:
<https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Ftools.ietf.org%2Fhtml%2Frfc3834&data=05%7C01%7Cdti.planningreview%40sa.gov.au%7Cb7e5d31b49854397ff2708dadef3829d%7Cbda528f7fca9432fbc98bd7e90d40906%7C1%7C0%7C638067434696663900%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIl6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=H8ckodwElajgLE%2BAY3ABuocN2kOZbyMSsal45Js96Hc%3D&reserved=0>