

From: [kenneth.shepherd](#)
To: [DPTI:Planning Reform](#)
Subject: NNew Historic Area Overlay Proposal
Date: Tuesday, 18 February 2020 3:58:15 PM

I am writing to express my concerns regarding the draft Planning and Design Code Phase Three and current Planning Laws.

I am not an Architect or Developer but a retiree home-owner in an Historic Conservation Zone. Over the past 5 years or so I have already witnessed what I consider to be an erosion of the Historic Character of our suburb. Facades have been protected but extensions to homes have been extreme. Many cover the entire building block. Gardens have been bulldozed and mature trees removed, building set-backs from side and rear boundaries have already decreased and homes not deemed 'heritage' have been replaced with 2-storey duplexes.

Will the new building code ensure that site coverage (including garage and swimming pool etc.) in ALL zones be no more than 65%?

In this day and age when 'Climate Change' is of paramount importance to many citizens of all ages in Australia the Planning and Design Codes should reflect this concern. In my opinion the new Code does NOT! New homes and extensions to existing homes should be built with energy conservation in mind e.g. materials used, window placements, area of reflective roofing and paving and adequate green space.

Existing infrastructure also needs to be considered. Increased traffic in a particular area undergoing development, lack of amenities such as schools and parks and stormwater management etc. (Stormwater drainage is already under pressure in older areas.)

I also ask that the current protection of 'Contributory' items be retained and that notification of all development be given to affected neighbours or the general public.

Yours faithfully,

Joy Shepherd

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24 FEB 2020

[REDACTED]
Rose Park SA 5067

16 February 2020

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