

**From:** [Rosie Knott](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** SUBMISSION ON PLANNING & DESIGN CODE- PHASE 3  
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As a resident of Willunga, an important historic village surrounded by the McLaren Vale Character Preservation Zone, I am writing to you because I am deeply concerned about aspects of reforms to planning which you are proposing to introduce this year.

And as a member of Friends of Willunga Basin, I wish to register my support for the Friends of Willunga Basin submission to you, and in particular to ask that the Planning and Design Code must not be introduced until it is actually fit and ready. There is so much work still to be done.

Not only is the Planning Portal almost inaccessible to the public, but the proposed Code is not ready for implementation due to the many aspects of it (and omissions) that need attention. For this reason there must be adequate provision for a further period of public consultation once submissions have been received and addressed as the Code, once introduced, will have far reaching effects which could prove deleterious.

Willunga, settled in 1839, represents an important part of South Australia's built heritage. However, I have seen this township's historic qualities diluted and destroyed by inappropriate developments in the past. For this reason I am particularly concerned about the Code's potential impact on heritage values (see bold section below). For this reason, I have also talked extensively with members of the Protect Our Heritage Alliance, whose submission I also wholeheartedly support, in particular the points below:

1. All Existing Residential Areas

a) Non-Residential land use: Currently in many residential areas, shops, offices and educational establishments are non-complying. In the new Code existing residential areas will allow these non-residential uses which will adversely impact traffic, parking, noise, neighbours' amenity and the character of our suburbs. This is unacceptable. All uses which are currently non-complying in our residential areas (e.g. office and shop) should be "restricted development". Alternatively, a new zone should be created purely for residential land use.

b) Siting and Setbacks: Under the Code, building setbacks from side and rear boundaries will noticeably decrease, particularly at upper levels. This is unacceptable and will severely impact amenity and privacy. Existing siting, setback and floor area criteria should be maintained throughout all our residential areas.

c) Density and Allotment Sizes: The draft Code contains a number of errors and omissions. It is important that current minimum allotment sizes, heights and frontage widths match existing.

2. Historic Area Overlay

The lack of identification of Contributory Items in the Code, by either a map or list of addresses, will create uncertainty and confusion for owners, prospective buyers, neighbours and developers. Existing protections and identification of Contributory Items should be maintained.

**Demolition controls have been weakened in the draft Code, despite promises to the contrary. The introduction of economic viability tests are new. As is the test for being able to contribute to the streetscape. The vague language in the Code and practice guidelines opens it all up for interpretation. It begs the question, can a historic building, which was previously a contributory item, be demolished because a fence blocks the view from the street and it therefore can't contribute to the streetscape? And can a building be demolished because the owner can't afford to repair the veranda?**

### 3. Commercial Centres

The Code places large scale centres in the same zone as small local shops, allowing large scale development and more intensive land uses throughout all these areas. This is inappropriate. A hierarchy of centres should be maintained. Additional zone(s) are needed to cater for the lower intensity local centres, particularly in older established areas./

### 4. Public Notification

The Code should reflect the City of Burnside's current Development Plan policy with respect to the notification of neighbours and the public. The Code should include notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where new dwelling is located 600mm above ground level, and change of use from residential to non-residential.

### 5. Tree Canopy and Climate Resilience

The 30-Year Plan calls for an increase in tree canopy cover, however, the draft Code works directly against this by facilitating larger developments and the easier removal of trees on both private and public land. This will result in a significant reduction in canopy cover, habitat loss and climate resilience, due the increased infill development opportunities, reduction in minimum site areas, site coverage, setbacks and increased number of street crossovers.

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

I trust that the concerns detailed above will be given your full consideration.

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