
From: Sally Lewis <[REDACTED]>
Sent: Wednesday, 26 February 2020 6:05 PM
To: DPTI:Planning Reform
Cc: Ben Moore; Tim Parker
Subject: Planning and Design Code (Urban)

Hello Planning Reform Team

Walker wishes to raise two comments/concerns regarding the planning reforms.

1. APPLICATION TO MASTER PLANNED ESTATES

The Design Code should include provisions that facilitate requirements to be varied where Council has approved Building Envelope Plans (BEPs) for individual stages within a master planned estate.

Building Envelope Plans are detailed designs for each project stage, which tailor the relationship between dwellings, lot boundaries, the public domain, and private open space.

This fine grained approach to design results in a cohesive and integrated neighbourhood, and promotes solar access, and acoustic and visual privacy between homes.

Conversely, the proposed Design Code takes a 'one size fits all approach', which could reduce innovation and housing diversity, and which limits potential responses to the site's context. For example, the Code mandates a 3.0m – 4.0m rear setback, irrespective of whether the orientation is north, south, east or west. In some cases, this will mandate west or south facing open space, while the potential for north facing open space is wasted.

In Victoria, when council has approved a BEP, the title of each new lot is burdened so the Building Certifier is aware of the BEP, and therefore will ensure new buildings comply. There are two forms of instrument.

- 'Memorandum of Common Provisions'.

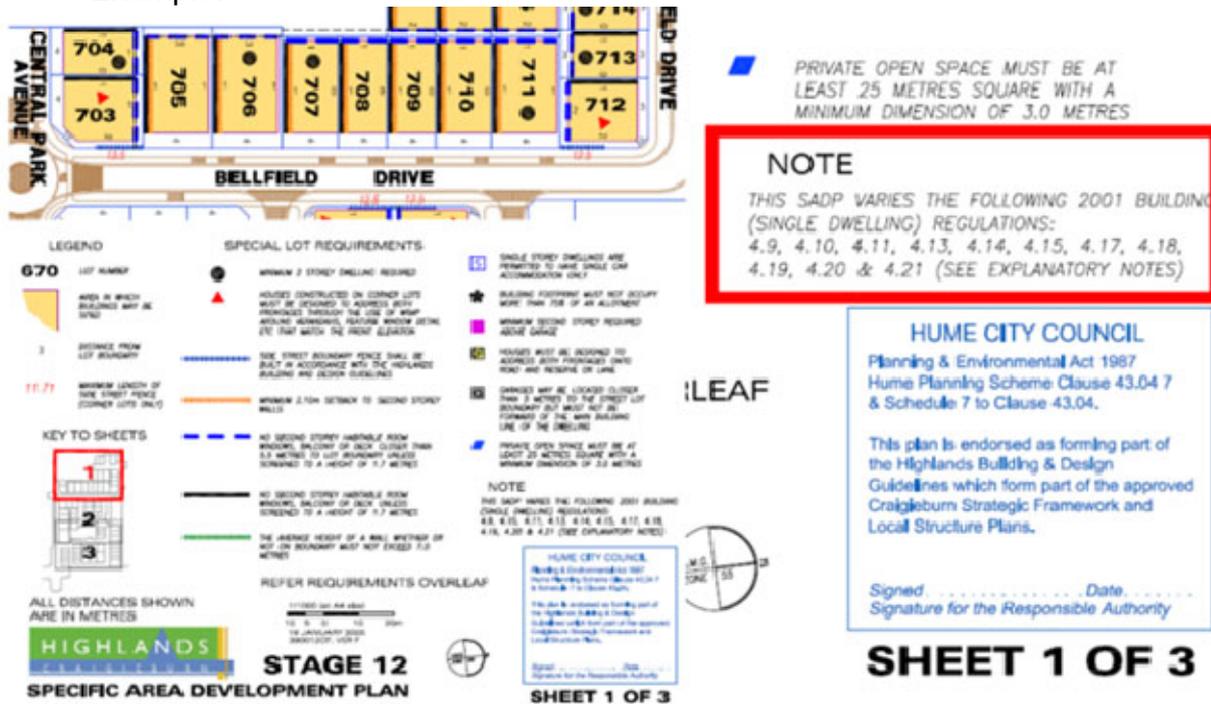
Example:

Exemption from the need for the Consent and Report of the relevant Council

The Restriction exempts a design from requiring the consent and report of the relevant council with regard to a design that does not comply the Building regulations, provided the design is in accordance with the Restriction, pursuant to regulation 406 in respect of the following:

- Minimum street setback (regulation 409);*
 - Side and rear setbacks (regulation 414);*
 - Walls on boundaries (regulation 415);*
 - Daylight to existing habitable room windows (regulation 416)*
 - Solar access to existing north – facing habitable room windows (regulation 417)*
 - Overlooking (regulation 419)*
- An Agreement under Section 173 of the *Planning and Environment Act 1995*.

Example:

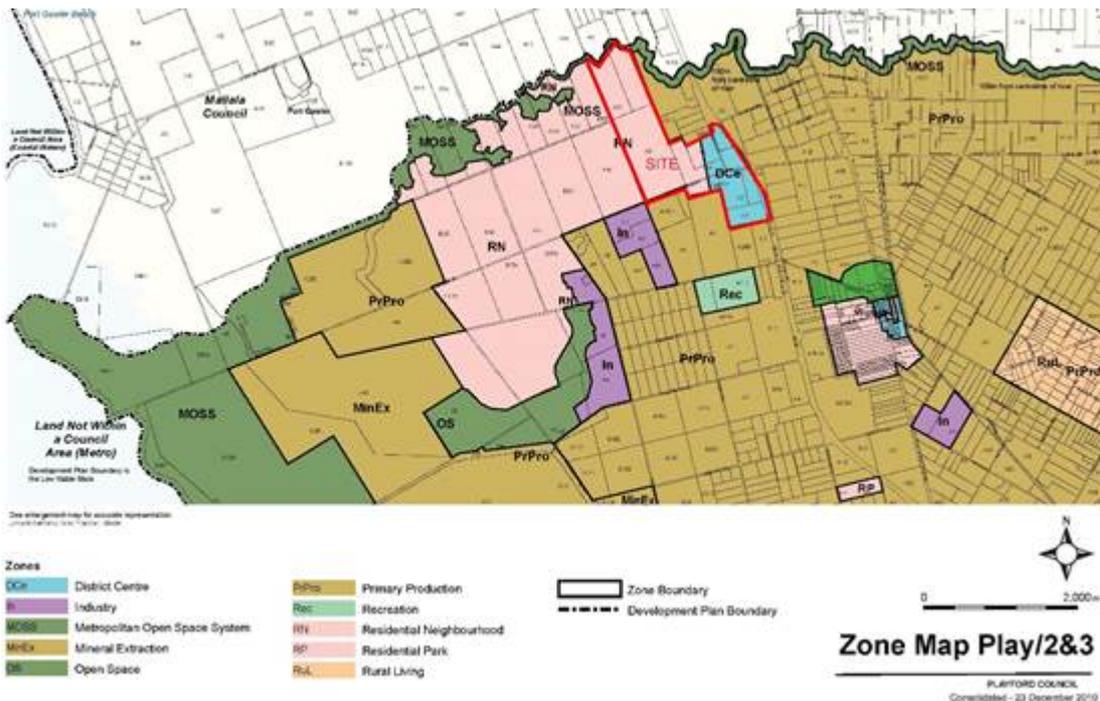


2. ASSESSING DEVELOPMENT PLAN AMENDMENTS (DPA)

The planning reform process should not impede the continuous operation of the planning system, which is necessary to the economic and social strength of the state and metropolitan Adelaide.

In particular, it is understood that DPAs will not be considered before the planning reforms are implemented in September 2020.

Walker Corporation owns land within the Playford local government area that is zoned for *Residential Neighbourhood* and *District Centre*.



Land requirements for residential, commercial and infrastructure uses have changed significantly since the land was zoned for urban purposes in 2011.

Accordingly, Walker has started a review of land uses within the site.

The review is not yet complete, however, Walker may request that Council and the state government consider a DPA.

Walker requests that the current planning reform process does not delay or prevent Council and the state government from assessing and progressing any DPA for this site.

Please do not hesitate to contact me if you require further information.

Regards
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