

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Tuesday, February 25, 2020 5:32:57 PM
Last Modified: Tuesday, February 25, 2020 8:25:57 PM
Time Spent: 02:52:59
IP Address: [REDACTED]

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Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Urban code. (click here for council areas)

Page 2: Planning and Design Code for South AustraliaPersonal Details

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

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Q3 Which sector do you associate yourself with? **General Public**

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Q4 Would you like to make comment on **General comments**

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Q5 Enter your feedback for Rules of Interpretation **Respondent skipped this question**

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

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Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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Q14 Please enter your general feedback here

1. The Code is intended to provide a relatively simple, easy to navigate and understood framework for planning and design in South Australia.

I gave up trying to wade through all the material. it was difficult to understand and impossible to tie all the elements together. Following the consultation period I suggest the working drafts be revised and a group of key stakeholders set up to complete the report. It should be edited and a plain English version produced.

2. I am concerned about the lack of protection for our states Historic Conservation Zones (HCZs) and Contributory Items (CIs). Their role is to conserve the original historic fabric not to create an area of particular desired character, although this is usually a resultant side effect of conservation. It should not be an easy matter for quick demolition of heritage items to streamline the development process. Controls should not be dismantled. All applications should be submitted for review and careful consideration made to ensure best practice criteria are followed.

3. Following public review a new street classification "Character Streets" should be introduced which allows Councils to determine specific streets of particular desired character which they wish to retain due to the collection of specific elements which the community values. The elements could be environmental, aesthetic, architectural, historic etc ... up to each Council. These streets would be registered and shown on the relevant overlay for any zone. They would be subject to scrutiny before any significant change which altered the desired character was considered. A change could then be refused if Council so desired. This initiative would allow all Councils to retain control of valued character streetscapes.

4. Climate change. Climate change is the most significant challenge we face. It should be included as an important, crucial aspect of Planning and not just a minor heading in some aspects of the planning design process. I am concerned about the loss of gardens, increase in hard paving surfaces and the heat island effect of densification. We need to consider the important benefits provided by trees including the ability to reduce temperature along with other health, aesthetic, environmental, and emissions reduction benefits. Melbourne has a project to encourage roof gardens. It should be investigated and a similar initiative introduced for Adelaide. Trees and gardens should be given greater value. Not just Significant trees as currently defined. Street trees and street gardens, of suitable native species should be valued community assets and suitable plantings and established groupings including Biodiversity corridors recognised. Tree growth adjacent to our creek system (not just the Torrens) recognised and protected on a new system of overlays. Let's have a regulated trees overlay which transitions across all current development plan policies. While there is some consideration trees should be retained there is a need for a strong policy setting out the value of trees. There is much work to be done in this regard. In fact there could be a new biodiversity overlay to protect ecosystems. We have a responsibility to protect biodiversity as urban development and infill proceeds. Climate change will exacerbate the challenge.

5. Good Neighbour Policy. Another new initiative would be the introduction of a good neighbour policy. This could cover what happens when Development/demolition occurs and the impact on the houses/business adjacent to the development. It's more than noise and dust. Building materials are often left on the pavement, pavements and street gardens are damaged and maybe covered with builders rubbish for an extended period. Vehicles part across the pavement. Private lanes are blocked. Parking is a major issue. Street trees are damaged. Pavements are closed to pedestrians for extended periods. There is a lot of traffic disruption and problems when extensive infill occurs in confined areas and in streets not designed for lots of traffic and large vehicles. Often residents are not made aware of what is proposed, nor consulted or kept informed. This should stop. We could become a model community for development with the introduction of a carefully designed and promoted good neighbour policy. As a long term resident who has and continues to experience the undesirable impacts of development I would be happy to comment further should a workshop be established to consider this initiative.

The aim of my comments and suggestions is to add value to the new Planning and Design Code. Thank you for the opportunity to comment.