Dear Sir/Madam,

I would like to make a submission to the Draft Planning and Design Code.

The draft Planning and Design Code shows the proposed Maximum Building Height for Leabrook (Policy Area R10), Erindale (Policy Area R12) is 6 meters and one storey development. The Maximum Building Height for adjoining few suburbs namely Kensington Park (Policy Area R6), Rosslyn Park (Policy Area R8), part of Magill (Policy Area R4) is 6.5 meters, one storey development. In the Draft Planning and Design Code these five suburbs appear to be a small island where severe building height restrictions are proposed. See the attached map. Existing Development Plan regulations allows a choice of single or two storey housing and that should be retained.

Proposed maximum building height for vast majority of areas located in the eastern, southern and western Adelaide in General Neighbourhood Zones is at least 9.0 meters permitting two or more storeys. The same should be applied in Leabrook (R10), Erindale (R12), Kensington Park (R6), Rosslyn Park (R8), part of Magill (R4).

The existing housing in Leabrook, Erindale, Kensington Park, Rosslyn Park and Magill has a fair mix of single and two storey housing which contributes to character and aesthetics of these suburbs. There is no valid reason to restrict the building height from existing 9.0 meters that permits two storey housing to 6.0 to 6.5 meters and only single storey housing.

Reducing the building height to 6.0/6.5 meters has a lot of negative consequences for the planning and design of Adelaide and promotion of sustainable urban development. Some of the negative consequences are:

1. Residents will be deprived of the choice of choosing single or two storey housing. That choice should not be taken away. Existing development has a good mix of single and two storey housing and that should be continued.

2. Single storey housing increases the building coverage/footprint that reduce open space. Reducing open space means reduced outdoor space for children play area and recreation that will promote urban heat islands, which is totally undesirable. It is totally undesirable for environment – less green cover, trees, open space and outdoor recreational area for families and children.

3. Adelaide has lost a lot of private open space and reduced building height will accelerate the loss of private open space.

4. The five suburbs affected by the change in building height from to 6.0 to 6.5 meters appears to be small island where as the rest of the Adelaide has the choice of maximum building height 9.0 meters and above.

5. A mix of single and two storey housing has promoted diversity and amenity and it should be retained and residents are not forced to build only single storey housing.

I humbly request changing the Maximum Building Height from 6.0/6.5 meters to 9.0 meters and permit maximum two storey housing in the area mentioned above.

Kindly acknowledge the receipt of this email.

Sincerely,

Akash Sivam
Linden Park, SA 5065
Email: [redacted]