

From: [Chris](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: State Planning Commission new Planning System
Date: Friday, 21 February 2020 9:47:58 AM

To whom it may concern,

I live in the Burnside Council area and after reading an information sheet distributed to residents by the Council,

I am extremely alarmed by most of the suggested changes to the planning rules.

On my reading it seems that the architects of the proposed changes have no understanding of the negative impact they will have on the environment we currently enjoy.

My concerns include:

- There is little regard for the value of trees in helping to minimise the effects of our warming climate. On the contrary it seems that large houses or groups of homes will be allowed to be built with no regard for effective protection from the heat of the sun, no capacity to store rain water, minimal planting of trees and grass. Sunshade, green space, garden beds that can help protect house walls from heat, will be replaced by masses of paved areas reflecting heat back to the house and neighbouring houses. This in turn places huge loads on the electricity supplies which will be required to provide the cooling to make these spaces liveable.
- Little thought has gone into the way housing is developed to provide a place where open space is an essential component. Density of dwellings will mean even less open space, with significant decrease in setbacks from boundaries. Existing houses can be overlooked by neighbouring houses with no consideration for the loss of privacy, access to sunlight and increase in noise from dwellings too close to boundaries.
- It also appears that any historic building considered by local authorities to be worthy of preservation with importance to the character of the area is now at risk. The district we live in has many such buildings which add much to the overall appearance and aesthetic of the area. These must be protected from developers hungry for profit.
- It is nonsensical that there will no longer be a need to notify neighbours of changes to existing properties such as building multiple dwellings on a block, putting up office buildings or commercial structures with no opportunity to protest these changes. This is a ridiculous move, denying a voice to those likely to be impacted.

I urge the Planning Commission to stop any implementation of the new Planning system and to rethink the whole process.

Do not allow our neighbourhoods to be destroyed by unnecessary, intrusive and destructive planning rules. Work with councils to reconsider these plans.

Chris Bassett
Kensington Park