

DIT:Planning Reform Submissions

From: Cr. Barbara Clayton [REDACTED] >
Sent: Friday, 18 December 2020 3:00 PM
To: DIT:Planning Reform Submissions
Subject: Revised Planning and Design Code Submission

Categories: Deb

Good Afternoon,

I ask for the following changes be considered in the Revised Planning and Design Code.

Re: Revised Planning and Design Code Submission – 18 December 2020

I strongly object to the building heights proposed in the *Urban Renewal Neighbourhood Zone* and ask that they be lowered.

I strongly urge you to change the zone of Regency Road between Hampstead Road and Main North Road on the southern side to *Housing Diversity Neighbourhood Zone* to encourage development whilst improving the amenity and character of the area. The existing dwellings are not character homes and the current Character Zone fails to reflect the existing lack of character in the current dwellings and in the area.

I strongly object to the reduction of public consultation and removal of current third party appeal rights. Notification should be mandatory for ALL development regardless of size, type or level of compliancy.

I object to reducing private outdoor open space to a minimum of 24m². Reducing open space will ultimately reduce greenspace which will inevitably increase heat mapping. Outdoor open space should be applied to a minimum of 25% of the development site.

I object to the proposal to increase allowable retail floor space within the General Neighbourhood Zone.

I object to the Master Planned Neighbourhood Zone in Northfield and ask that existing provisions of the Northfield Suburban Neighbourhood Zone be kept.

It is important that guidelines are added that stipulate details for large developments and high rise. Overshadowing solar panels needs to be addressed as it is not considered at any level of government.

It is important that guidelines are added that stipulate specific, higher standards for all development in order to achieve better planning outcomes.

It is important that block sizes not be reduced in size. A minimum block size of 300m² will retain quality of living, allow for current front and rear setbacks to remain and allow for minimum 25% trees, planting and open space.

Car parking spaces have increased by 30cm, however could be increased further to ensure onsite parking is fully utilised.

Car parking requirements for new residential dwellings, large development and high rise need to increase significantly to alleviate the current parking crisis. Reducing car parking will exacerbate the problem already evident in many suburbs.

Greater tree planting requirements must be mandated for all new development to increase canopy cover across the state. This is SA's opportunity to set the standard. I don't think 1 x 4m tree is enough.

Regards,
Barbara Clayton
Councillor for Enfield Ward
City of Port Adelaide Enfield
14 Brentnall Avenue, Blair Athol SA 5084


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