

# South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

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## Consultation Document Submissions

Part 1 - Rules of Interpretation

- Support
- Oppose
- Amend

### Your Feedback

The draft Planning and Design Code does not implement the Development and Infrastructure Act 2016, as the objective of the act is to be 'simple and easily understood'. The draft Planning and Design Code in fact makes development more ambiguous and confusing. The current Design Code for my area is simpler and clearer than the new Design Code.

Part 3 - Overlays

- Support
- Oppose
- Amend

### Your Feedback

The draft Planning and Design Code will have detrimental impacts on development in my area. My particular concerns are:

1. A lack of definition of Representative Buildings, particularly with regard to demolition control.
2. Development on laneways in St Peters, in particular the potential for subdivisions and frontages onto laneways.

The New Planning System has not carried over the same protections for my property. I have included a table showing a comparison, below:

Current Development Plan (NPSP, 21 March 2019)	Revised Planning and Design Code (December 2020)
A Contributory Item (listed in Table	Representative buildings referenced

<p>NPSP/7) should not be demolished or removed, in total or in part unless:</p> <p>(a) the part of the item to be demolished or removed does not contribute to the heritage value, historic character or desired character of the zone; or</p> <p>(b) the condition of the item is structurally unsound and substantial rehabilitation work is required to an extent that is unreasonable; and</p> <p>(c) in either of the circumstances described above, the demolition of that building, or that part of a building, is part of a development involving erection of a substitute building, or part of a building, or addition to that building, in a manner which does not diminish the level of contribution to the historic character of the zone made by the building on the site of the demolition.</p>	<p>in Historic Area Statements and Character Area Statements and mapped* in the South Australian Planning and Property Atlas are buildings which display characteristics of importance in a particular area. The identification of representative buildings in a particular area is not intended to imply that other buildings in an historic area are not of importance.</p>
<p>Rear access lanes (shown on Map NPSP/1 (Overlay 4)) will be used for the purpose of vehicular access only, no dwellings will have their primary street frontage facing a lane.</p>	<p>Mix of close-set, single-fronted cottages on narrow allotments and a range of cottages and villas set on larger allotments with more substantial established gardens, in wide streets, often with rear service lanes. Rear lanes used for vehicular access and garages</p>

\*These are currently *not* mapped on SAPPA.

Representative Buildings have less protection from demolition than Contributory Items under the new Code. The omission of the word 'only' from the statement on laneways also provides less protection from subdivision and primary frontages on laneways.

I recommend:

1. Transferring the existing wording and controls from Contributory Items to Representative Buildings, particularly restricting demolition.
2. Transfer the current statement for rear access lanes, stating that laneways are for vehicle access **only** and not for primary street frontages.

