

State Planning Commission
New Planning and Design Code for South Australia Consultation
GPO Box 1815
Adelaide, SA, 5001

Sent by email: DPTI.PlanningReformSubmissions@sa.gov.au

cc:

Minister for Planning, Stephan Knoll

ministerknoll@sa.gov.au

Premier, Steven Marshall

premier@sa.gov.au

Member for Finnis, David Basham MP

Finniss@parliament.sa.gov.au

Mayor for Alexandrina Council, Keith Parkes

keith.parkes@alexandrina.sa.gov.au

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To Whom It May Concern

PLANNING & DESIGN CODE - PHASE 3 (Alexandrina Council Area)

I am the owner/guardian of one of the oldest cottages (1852) in Port Elliot (within the Alexandrina Council district).

In response to the draft Planning and Design Code – Phase 3, I wish to register my concerns regarding a number of issues:

1. General Neighbourhood Zone

A greater intensity of development would devastate the character of this small attractive and historic seaside town.

The current Residential Zone focuses on preserving character rather than change, infill and increased intensity of development.

2. All Existing Residential Areas

- Non-Residential land use: In the new Code existing residential areas would allow for non-residential development (shops, offices) which would hugely impact the character of our little town and adversely affect traffic, parking and noise levels. Over the past decade, traffic has increased substantially and parking outside one's own home can be a challenge, especially in the holiday seasons but increasingly throughout the year.
- Siting and Setbacks: Privacy is most important for well-being and current setbacks from side and rear boundaries, particularly at upper levels, need to be maintained throughout all our residential areas.

- Density and Allotment Sizes: Likewise individuals require space and privacy for their mental health and well-being so the current existing minimum allotment sizes, heights and frontage widths need to be maintained. The character of the area needs to be preserved rather than replicate suburbs that could be found anywhere.

3. Historic Area Statement

The historic background and our township's heritage values need to be respected. Clarity is required regarding Historic Areas: maps, properties and addresses named. There is already confusion and inaccuracy in council records regarding historic buildings and this requires correction. As the owner of an historic cottage, alongside others, experience has shown that neighbours and developers are not always respectful of our unique heritage so more clarity is essential, not less.

4. Public Notification

To assist in maintaining community spirit and the character of the locality it is essential that public notification be made to neighbours for all proposed development and the right of response and appeal. (This has not happened regarding a neighbouring property or the considerable development of tennis courts which has caused unnecessary distress).

5. Impact on Infrastructure and Essential Services

New developments require infrastructure (roads, stormwater systems, power) that either do not currently exist or cannot cope. (Power cuts are a regular occurrence).

6. Tree Canopy and Climate Resilience

This matter probably needs to be a top priority. If all planning and development was based on the fact that we humans are not separate from the natural world, we would not struggle over so many issues. It is essential that we plant more trees and not allow the removal of trees, on private or public land. Increased development threatens the prevalence of canopy cover, habitat for various species and climate resilience. For future generations it is imperative we generate growth of the natural environment.

Numerous residents of Port Elliot have the same concerns about the above issues. It is sincerely hoped that the draft Code will be amended so the local character and well-being in the Alexandrina Council area can be saved and strengthened.

I hope that your full consideration will be given to this matter and that amendments will be open for further public consultation.

Yours sincerely,

Lindsay Childs
[REDACTED], Port Elliot
SA 5212
[REDACTED]