

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Thursday, February 27, 2020 8:50:42 PM
Last Modified: Thursday, February 27, 2020 10:14:30 PM
Time Spent: 01:23:47
IP Address: [REDACTED]

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Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Urban code. (click here for council areas)

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Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name	Ben Wilson
Your Council Area	Unley Council
Suburbs/Town	Clarence Park
State	SA
Postcode	5034
Country	Australia
Email Address	[REDACTED]

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Q3 Which sector do you associate yourself with? **General Public**

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Q4 Would you like to make comment on **General comments**

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Q5 Enter your feedback for Rules of Interpretation **Respondent skipped this question**

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

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Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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Q14 Please enter your general feedback here

I am writing to request that in addition to delaying the implementation of the Planning and Design code that further work is undertaken to:

- * address and document the changes proposed arising from the community feedback
- * fix errors and anomalies that are apparent in the current draft
- * provide more readily accessible simplified guidance about what the changes will mean for individual property owners
- * provide a final opportunity for public comment on the revised code prior to implementation.

As I understand it, one core element of the planning reforms is to bring forward the community debate to be about the rules rather than about the interpretation of the rules as they relate to individual developments.

This requires there to be a proper community debate about the rules upfront, before their implementation, and an appropriate local community relevant process for considering changes to the rules once they are implemented.

With the current implementation schedule and guidance material that is available I am concerned that the desired outcomes of a shared planning system and involving the community in planning will not be adequately delivered.

In addition to these general concerns, I have some particular issues relating to the proposed changes to my local area.

I live in Clarence Park (west of East avenue). My current zone, under the City of Unley Development Plan RB350 is proposed to be transitioned into the General Neighbourhood Zone.

I found the code difficult to read, but as I understand it there are a number of elements in the current draft code that would substantially alter the potential amenity and look and feel of my suburb. This is despite what I thought were assurances that the new proposed code was not intended to implement wholesale changes in rules.

I understand that in moving from Unley Council RB350 zoning to general neighbourhood zoning:

- * the area per dwelling would change from 350m² to 300m², (or down to 200m² for row housing)
- * setbacks would be dramatically reduced across the board
- * front setbacks would be effectively halved from the current existing established setback of around 10m (suburban wide) to a mandatory 5m
- * side and rear setbacks limits are not apparent in the draft. This is surely an error or omission.
- * there would be an increase in maximum roofed area from 50% to 60% and a reduction in private open space requirements from 20% to as little as 8%
- * overlooking restrictions appear to be reduced from 1.7m sill height on 2nd floor windows to 1.5m sill heights. An average height person can see over a sill height of 1.5m with ease, effectively eliminating the effort to minimise overlooking.
- * there would be an increase in the width of carports from 30% of the frontage of the site to 50% would eventually see carports and garages dominate the streetscape.

The proposed changes are clearly not like for like and would result in Black Forest/Clarence Park becoming a regeneration zone, with the potential to double the population in an area where the road network – designed many years ago for large block low density development - and infrastructure cannot sustain such.

I am concerned that the style and density of development that would be allowed under the proposed changes would dramatically alter the nature of the suburb and would place additional pressure on our limited public green space. The City of Unley has the least amount of public open space in the whole metropolitan area (around 2.5%).

I request that consideration be given to changing the proposed zoning for Clarence Park from General Neighbourhood to Suburban Neighbourhood with an overlay to retain the essential character of the suburb, and to reflect the proposed zoning that applies to neighbouring suburbs immediately to the North, South, East and West of the Black Forest and Clarence Park.

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Q15 Do you have any attachments to upload?(pdf only) Respondent skipped this question
