

**From:** [Mark](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Comment Regarding the Impact of New Planning and Design Code on residents of Unley City Council  
**Date:** Friday, 28 February 2020 7:40:52 PM

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Dear Sir/Madam

Thank you for the opportunity to comment on the new Planning and Design Code ("P&DC"). I would like to thank the staff at DPTI who answered several of my questions over the past few weeks.

I am a resident of Unley City Council ("UCC") and chose to live here over 20 years ago because of the character of the neighbourhood. As such I am eager to ensure that the neighbourhood continues to reflect the area's history and developed character. As a resident of Unley, as opposed to a person who works in the planning department of the UCC, my response largely reflects my concerns in my immediate neighbourhood of North Unley, and will leave it to residents of those areas and the representatives of the UCC to comment on other parts of the council area.

My comments relate to the area in which I reside - North Unley, as well as the impacts of adjacent areas - in particular the Urban Renewal area of Charles Street, the Urban Corridor Main Street area of Unley Road and the Urban Corridor Boulevard adjacent to Greenhill Road.

### **North Unley**

I live in the southern section of North Unley which is currently listed as "Residential Streetscape (Built Form) Zone, Policy Area 9 – Spacious (Built Form) Precinct 9.7 under the existing Development Plan. Under the P&DC, it is Suburban Neighbourhood with Historic and Character Overlays.

By and large, I think the P&DC and the existing Development Plan are consistent except into building height and the allowance of double storey development. The P&DC would allow for unrestricted 2 storey developments where as the existing Development Plan allows for single storey maximum height of 6m, or a second storey at the rear or within the roof line. There are very few two storey houses in this area, and where they have been erected, they have been done sympathetically to the area (apart from a few 1960s flats). Without including the current requirement with regards to two storey houses, then there could be a significant change to the character of this neighbourhood.

### **Charles Street Renewal Precinct**

The current Development Plan divides this precinct into three areas:

1. Adjacent to Hughes Street limited height to 2 storeys plus attic;
2. The middle area limits construction to 2 or 3 storey buildings based on which side of Charles Street the house is located.
3. Two storey plus attic for those properties on the northern side of Mary Street.

This is at odds with the P&DC as this area permits up to 4 storeys throughout. While people may argue that such construction is unlikely given the age of the current construction in this area, the P&DC should be viewed as a long term document providing the vision of the area. As such, this area needs to be amended - otherwise it will impact on

residents in neighbouring zones - eg Hughes Street residents and southern side of Mary St residents.

### **Unley Road and Greenhill Road**

The existing Development Plan envisages the impact on suburban zones where there is a boundary with a zone which allows for buildings of several storeys. In North Unley this occurs with Unley Road and Greenhill Road (and the Charles Street Renewal Area discussed above). The current Development plan restricts building height to a 30 degree envelope measured from a height of 3m at the zone boundary. As far as I can see this has not been included in the P&DC and therefore it should be amended to reflect this requirement.

### **General Comments**

I have heard the Minister repeatedly state in the media that this P&DC is meant to reflect the existing Development Plans. After only a scan of the P&DC and the existing Development Plan, I can see that this is not accurate. If the Minister's statements represent the intention of this process, then there needs to be a complete review made by DPTI and the relevant UCC staff to ensure that these oversights are corrected. Otherwise there will be a complete lack of confidence in this process.

In addition I have a number of other concerns about the processes:

- whether the notification process (whereby immediate neighbours, who will most likely be impacted by proposed developments, are notified early in the planning and development process), will continue in order that affected residents are able to express their views. In my experience, the UCC has provided timely notification of double storey developments which impacted the amenity of my property due to overlooking issues. The initial application provided for no abatement of overlooking issues into habitable spaces apart from planned foliage. The planning department, the applicant and, liaised through the consultation process and eventually agreed on the use of appropriate screening. Consequently the development occurred with all parties in agreement. I am concerned that this sort of notification will not occur in the future - and this can cause unpleasantness to develop within communities.
- it appears that within a neighbourhood zones, developments which are non residential can be approved. In the City of Unley, shops and commercial activities should continue to be restricted to the corridors and central town area adjacent to the Council offices. I can not see why an Aldi, for instance, should EVER be allowed to be built within a neighbourhood zone. Consequently I think that the suburban neighbourhood zone should be restricted to residential usage.
- I am not clear as to how the plan evolves in the future. UCC have been the custodians of the general character of the City of Unley and of historic and character areas for over 180 years. While not perfect, they seem to have done an excellent job at creating a diverse group of suburbs while retaining a distinct character. Over the years, Unley residents have also played their part through electing Council members and engaging with the Development Assessment Panels in order to convey their views as to what constitutes the essence of the City of Unley. I have concerns that these processes are in jeopardy if a State Government Department is given the power to unilaterally override UCC's planning and development processes.

Regards

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