

State Planning Commission

By email: DIT.planningreformsubmissions@sa.gov.au

14 December 2020

To Whom it May Concern

SUBMISSION ON REVISED DRAFT PLANNING & DESIGN CODE - PHASE 3

I live in Port Elliot, 5212.

In response to the latest version of the draft Planning and Design Code – Phase 3, I wish to raise numerous objections with regards to the draft Code. If left as is, the impact will be detrimental both on my property and on the village township of Port Elliot.

First of all, I would like to state that the Code is too difficult to access and comprehend for the average user such as myself, and I don't believe that the Community Engagement Charter has been followed, resulting in a flawed community consultation being rushed through during a pandemic lockdown and in a mere six week period prior to Christmas.

Second, I object to the huge loss of local context and policy which has been largely removed from the Code. This version marginalizes the role of Alexandrina Council, which is the body best placed to deal with local planning decisions for its local area.

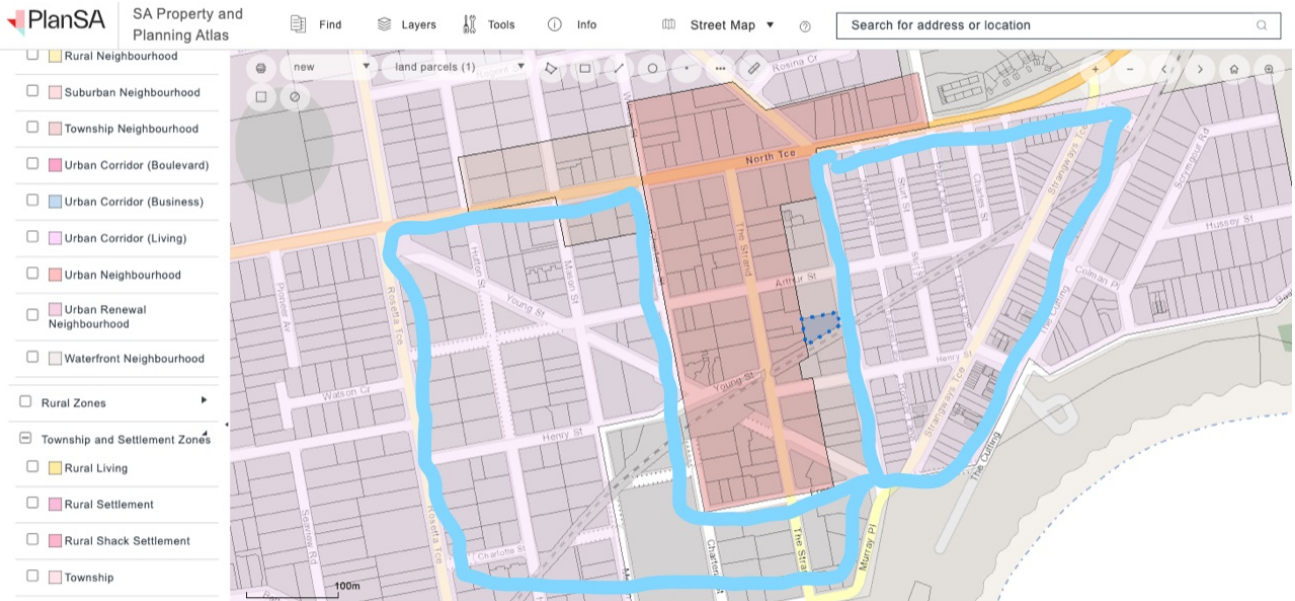
1. Zoning

With limited exception, most of the residential zone of Port Elliot will be re-zoned from the existing Southern Policy Area 11 to "Neighbourhood". This change is retrograde and does not afford sufficient planning protection to the Port Elliot township. This zoning does very little to preserve and retain the established character, subdivisions and land use patterns since Port Elliot was established in the 1830s.

The "Neighbourhood" policies that go with this zone will result in substantially poorer and incompatible design outcomes which will detract from the setting and function of existing buildings within the adjacent historic conservation area.

Per the below map, these areas should instead be zoned "Established Neighbourhood" to better reflect and preserve the way in which our village has developed. We are not suburban / metropolitan Adelaide, nor do we wish to be considered as such. Established Neighbourhood more closely resembles that which currently exists in Port Elliot, notably with regards to the pattern of the original land division and development, site cover, setbacks and design.

Please refer Map 1 below.



2. Commercial Development in Residential Areas

Under the existing Development Plan, shops, restaurants, offices educational establishments etc. are non-complying. Under the draft Code, these non-residential uses plus a significant number more will be allowed in existing residential areas, which will adversely impact traffic, parking, noise, neighbour amenity, and the character of Port Elliot village as a whole. The compact uniqueness of the township will be lost, and this is unacceptable.

All uses which are currently non-complying in our residential areas should be classed as “restricted development”.

Further it is wholly unacceptable that any shop (which includes restaurant) with a gross leasable area of 1000m² or less can be built in a residential zone. This is ridiculous and completely incompatible with the desired outcome for the zone which states that “*services and community facilities contribute to making a convenient place to live **without compromising the residential amenity and character of the neighbourhood.***”

Alternatively, a new zone should be created purely for residential land use and applied instead to existing Southern Policy Area 11.

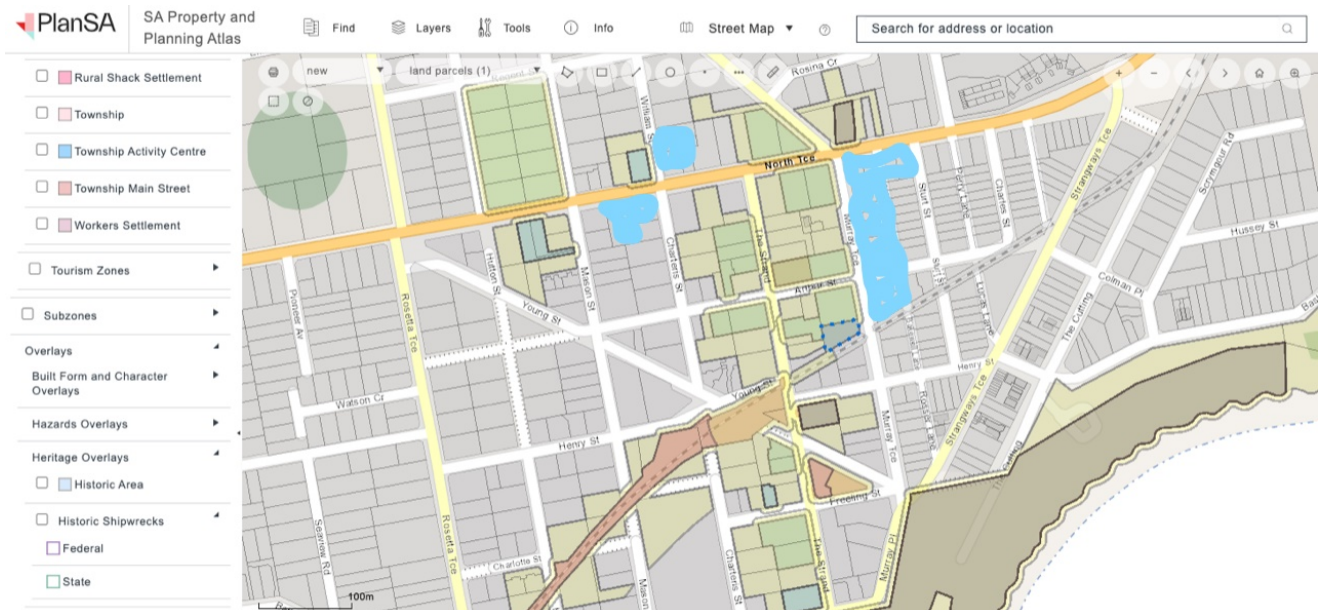
3. Historic Areas

The heritage and character of Port Elliot is one of the pivotal reasons that so many tourists visit Port Elliot; these elements together play a key role in our village’s social and cultural makeup.

The Historic Area and Heritage Overlay in the draft Code are drawn too narrowly and should be redrawn to encompass many of the older buildings which contribute to the heritage streetscape of our village.

Further, the Heritage Adjacency Overlay has been insufficiently applied, and it should be extended, so that future development is required to address the potential impacts on adjacent heritage places and zones. In each case, Heritage Adjacency should be applied notwithstanding that a road separates a heritage property from those properties which are adjacent. In Port Elliot the correct approach must be preservation of a designated Heritage Place or Area must also incorporate the adjacent properties, whether separated by a road (of whatever width) or not.

Please refer Map 2 below. The blue highlighted sections should also have Heritage Adjacency Overlay applied.



4. Public Notification

The draft Code should reflect our Council's current Development Plan policy with respect to the notification of neighbours and the public. The Code should include notification for all development that is non-complying, increases development intensity and which includes additional dwellings on the site.

5. Tree Canopy and Climate Resilience

The draft Code facilitates larger developments, the easier removal of trees on both private and public land, increased infill development opportunities etc. This will result in significant reductions in canopy cover, habitat loss and climate resilience. The requirement to plant a reasonably sized tree as part of a proposed development should not be circumvented by paying money into a tree fund as this would allow the erosion of tree canopy in Port Elliot. Requirements for minimum tree planting size and ongoing maintenance should be written into both Code policy and conditions of approval. The historic Soldiers Memorial Gardens designed by Australia's first town planner, Charles Reade circa 1914, should be protected.

6. Ratalang (Basham Beach Conservation Reserve)

This is zoned Adelaide Country and Tourism Development. This simply cannot be correct given that this is a conservation area of significant cultural heritage to the Ngaarrindjeri people and which is the subject of multiple agreements with Council and State Government for its management, conservation and protection.

See Map 3 Ratalang Basham Beach Conservation Reserve and Map 4 – proposed zoning - below.



- KEY**
- 1 Horseshoe Bay and Commodore Reserve
 - 2 Port Elliot Caravan Park
 - 3 Commodore Point
 - 4 Crockery Bay
 - 5 Pink Granite Cliffs
 - 6 Fisherman's Bay and Main Park Entry
 - 7 Basham Beach and Dunes
 - 8 Basham Beach Hinterland

PlanSA SAPPA Find Layers Tools Info Street Map Search for address or location

new land parcels (3)

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Property Data	Zoning - Development Act	Zoning - PDI Act	
Plan Parcel	Title	Zone ID	Zone Name
166153AL94	CT5651/949	Z0303	Adelaide Country
166136AL887	CT5744/926	Z0303	Adelaide Country
166136AL887	CT5744/926	Z6004	Tourism Development
166154AL95	CT5744/925	Z0303	Adelaide Country

5 Items per page 1 - 4 of 4 items

Unless the above issues are addressed and the revised draft Code is amended to reflect these concerns, there will be an unacceptable loss of local character and amenity in my neighbourhood.

I trust that the concerns detailed above will be given your full consideration.
Yours sincerely

G.F. Mudge

[REDACTED], Port Elliot 5212