

State Planning Commission
 cc: Minister for Planning, Stephan Knoll
 Premier, Steven Marshall
 Member for Finnis, David Basham MP
 Mayor for Alexandrina Council, Keith Parkes

PT Elliot SA 5212
 21-2-20

To Whom it May Concern.

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

I live in the Alexandrina Council district.

In response to the draft Planning and Design Code - Phase 3, which is currently out for public consultation, I wish to register my strong objections to a number of issues as summarised below.

My specific comments follow:

1. ZONING

Home owners in the present residential zone bought their homes/land in the good faith that the zone would remain residential. To change this zoning would be a breach of the contracts we made with the Alexandrina Council. This is unacceptable.

Under the General Neighbourhood Zone we will not enjoy the same protection^{as} under ~~this~~ ^{the present} zone. Zoning for residential areas needs to be maintained. Without it, the character of an area, particularly a small historic town, will lose its character and charm and its reason for tourists to visit. As the town depends financially on tourists, its livelihood would be decimated. It is not progress to diminish the reason for tourists to visit here.

I request that you move all residential areas to the Suburban Neighbourhood Zone with TNVs to match existing conditions.

2. INFILL & HIGHER DENSITY

Infill and higher density of the already built on present residential area ~~will~~^{would} damage the environment through lack of sufficient trees. It ~~will~~^{would} severely impact amenity and privacy in Pt Elliot.

3. HERITAGE

To cope with more population, new areas (as yet not built on) could be specifically set aside for high density 2-storied dwellings around communal gardens.

This would prevent town infrastructure spreading and preserve much needed farm land.

It would also make unnecessary the demolition of our heritage. (cf. in the Adelaide CBD, the demolition of Maughan Church, a National Trust treasure and the only example of its architectural style in the state.)

It would also make unnecessary the architectural bad manners that occurs when historic buildings are in close juxtaposition with unsympathetic buildings (cf. in the Adelaide CBD, the juxtaposition of The Queens Theatre, the first theatre in the whole of Australia, with a 27 storied high-rise building.)

It would make infill and higher density in the present residential area unnecessary.

4. PUBLIC NOTIFICATION

I am concerned that without public notification such as we have now with the Alexandrina Council that our democratic rights would not be upheld.

5. State Control of Planning

I feel strongly that the local council is in a far better position to be in charge of planning, as each area has its particular needs which are unknown to a state wide body.
One size does not fit all.

I see no reason for a state wide planning body and feel South Australia ~~would~~ ^{would} be the loser if it were to be implemented.



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