

DTI:Planning Review

From: karen floyd [REDACTED]
Sent: Monday, 5 September 2022 6:26 PM
To: DTI:Planning Review
Cc: Elder; Garth Kearvell; [REDACTED]
Subject: Fw: Design Code Planning System Implementation Review

[REDACTED] [REDACTED]

Hi,

Please see design code planning system implementation review suggestions

Regards

Darren Morris

From: karen floyd [REDACTED]
Sent: Monday, 5 September 2022 6:49 PM
To: dit.planningreview@sa.gov.au <dit.planningreview@sa.gov.au>
Cc: Elder EO <Elder@parliament.sa.gov.au>; [REDACTED]
Subject: Design Code Planning System Implementation Review

Hi,

I would like to make a few suggestions to strengthen the design code planning system implementation review.

As you can see below I made the dot pointed suggestions for character areas to the Mitcham council back on 02/10/2020.

2 things happened here:

- Mitcham council did not pass on my dot pointed suggestions to plan SA and 'ticked the box as being consulted'
- Plan SA received my suggestions and this went into the too hard box.

This design code as it currently stands offers little to no protection for character listed areas and in my view and many others was a waste of time and effort.

I offer the below dot pints to strengthen the current ineffective design code for character areas:

- Minimum gable overhang
- Minimum exterior roof pitch angle
- Minimum exterior roof height
- Minimum interior ceiling height
- Minimum exterior eaves height
- Street view limitations on parapet walls
- Street view limitations on tilt up concrete slabs

- Street view limitations on flat roofing
- Street view limitations on cream and black bricks
- Street view limitations on stacked slate
- Limitations on duplex side by side dwellings
- limitations on black slate style roofing
- Limitations on black roofing
- street view limitations on square box style dwelling design
- Street view limitations on round columns
- Examples of dwellings that do not have positive character elements

Can you please confirm this is not just another 'tick the box on consultation' as per the previous suggestions to the Mitcham Council and plan SA?

Regards

Darren Morris

From: Ben Hignett <[REDACTED]>
Sent: Friday, 2 October 2020 9:33 PM
To: karen floyd [REDACTED]
Subject: RE: Special Residential Character Areas DPA

Dear Mr Morris

Thank you for registering your interest to make a verbal submission at the public meeting. I can confirm that this has been received and duly noted.

Should you have any queries in the meantime please don't hesitate to contact me by return email or on [REDACTED]

Regards

Ben Hignett
Business Partner | Strategic Planning & Projects

City of Mitcham

From: karen floyd <[REDACTED]>
Sent: Friday, 2 October 2020 11:56 AM
To: Ben Hignett <[REDACTED]>
Cc: Elder EO <Elder@parliament.sa.gov.au>
Subject: Fw: Special Residential Character Areas DPA

Hi Ben,

I would like to register my interest in making a verbal submission at the public meeting held at 7pm on Tuesday November 2020 in the Civic Centre, 131 Belair Rd Torrens Park SA.

Regards

Darren Morris

From: karen floyd [REDACTED] >
Sent: Sunday, 27 September 2020 10:22 PM
To: Ben Hignett <[REDACTED]>
Subject: Re: Special Residential Character Areas DPA

Hi Ben,

Yes you are correct the DPA does mention parapets for Westbourne Park and Hawthorn however I still am unable to locate clear guidelines for the following:

1. Minimum gable overhang
2. Minimum exterior roof pitch angle
3. Minimum exterior roof height
4. Minimum interior ceiling height
5. Minimum exterior eaves height
6. Street view limitations on flat roofing
7. Limitations on duplex side by side apartments
8. Limitations on front colour bond fencing
9. Limitations on box style dwelling designs (as per 7 Deepdene Ave Westbourne Park)
10. Street view limitations on tilt up concrete slabs
11. Street view limitations on hebel block construction
12. Street view limitations on round columns
13. Street view limitations on cream and black bricks
14. Restrictions on main front fencing including colour bond
15. Examples of dwellings that don't have positive character elements

My suggestion would be to include clear guidelines for the above mentioned.

Regards

Darren Morris

From: Ben Hignett [REDACTED]
Sent: Friday, 25 September 2020 10:47 PM
To: karen floyd [REDACTED]
Subject: RE: Special Residential Character Areas DPA

Dear Mr Morris

Thank you for your email and your interest in this DPA.

The Desired Character Statement and Policies relevant to Westbourne Park can be found from page 249 of the DPA document. The Desired Character Statement makes reference to a number of the matters you have raised, including parapets, roof pitches and the provision of eaves. Some of the matters you have raised have not been included in the draft DPA, including references to tilt-up concrete slabs and round columns.

The purpose of this consultation process is to better understand whether community expectations have been met in the drafting of this document. To this end I would encourage you to fill in one of the electronic feedback forms at www.mitchamcouncil.sa.gov.au/draftdpa to ensure that your feedback is put before Elected Members for their consideration as this project advances.

Your views on this project are welcomed and I am mindful of our correspondence on this issue over a number of years. Should you wish to discuss this matter in more detail please don't hesitate to call me on [REDACTED]

Regards

Ben Hignett
Business Partner | Strategic Planning & Projects
City of Mitcham
131 Belair Road
Torrens Park SA 5062

t: [REDACTED]
[REDACTED]

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From: karen floyd [REDACTED]
Sent: Thursday, 24 September 2020 10:50 PM
To: Ben Hignett <[REDACTED]>
Subject: Special Residential Character Areas DPA

Hi Ben,

I had a read of the Special Residential Character Areas DPA the other night and I could not find the following pertaining to Westbourne Park and Hawthorn areas:

1. Minimum gable overhang?
1. Minimum exterior roof pitch angle?
2. Minimum exterior roof height?
3. Minimum interior ceiling height?
4. Minimum exterior eaves height?
5. Street view limitations on parapet walls?
16. Street view limitations on flat roofing?
17. Limitations on duplex side by side apartments?
18. Limitations on box style dwelling designs (as per 7 Deepdene Ave Westbourne Park)
19. Street view limitations on tilt up concrete slabs?
20. Street view limitations on round columns?
21. Examples of dwellings that would not have positive character elements?

Furthermore I do find it a little disturbing Mitcham council references figure 9 page 21 as a dwelling that reflects positive character elements.....

I do believe this above mentioned dwelling has absolutely no positive character elements and would detract from a Character suburb.

Regards

Darren Morris