

## DTI:Planning Review

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**From:** HBRA Secretary [REDACTED]  
**Sent:** Friday, 16 December 2022 1:42 PM  
**To:** DTI:Planning Review  
**Cc:** Ken Daly; Barbara Stopp  
**Subject:** Final submission re Planning review

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

Dear DTI,

Please accept this as our final submission.:

On behalf of the Holdfast Bay Resident's Alliance we wish to participate in this re-evaluating the important role planning matters have on every facet of daily life. Our resident's have high expectations that this government will ensure the character and amenity of this area is not eroded and future generations can live and enjoy all that this municipality offers.

We appreciate the public engagement hearings held recently and trust that matters raised at these forums are also given full consideration.

Please consider the following:

1. **PLANNING LODGEMENT PROCESS**

1.a Holdfast Bay has a high proportion of elderly citizens who have varying degrees of understanding and competency with technology. The **complexity of lodging applications** online can be a daunting process. Engaging professional expertise to initiate a small project adds additional cost and time delay to onset. Council planners already have heavy workloads and so are unable to offer much ratepayer assistance.

1.b State government funding **Planners to provide planning training sessions** to navigate the **lodgement**

**and system**, etc would be welcomed by the community. Similar style to other training sessions most councils now run, but with a program tailored to cover the **basics** by a competent person on this topic.

1.c An inability to adequately comprehend the application process may lead to residents choosing not to follow procedures and thereby **illegal structures** eventuate. The risk on the project being discovered, may be less onerous than the time and effort to do it correctly. Therefore, more potential for shoddy development than would have occurred with better knowledge.

## 2. PLANNING APPEAL RIGHTS

2.a The appeal of living in Holdfast Bay area is widely appreciated due to its coastal areas, recreational pursuits, heritage, shopping and variety of housing styles just to mention a few.

Residents want the **right to have their opinions** heard and considered when a perceived inappropriate development is proposed. The amenity and character of the area is held in high regard, evidenced by the recent **Seawall Apartment** redevelopment situation. It is pointless setting **height limits** only to have developers disregard them.

2.b **Planning appeal** rights should be **reinstated**. Residents need an avenue to have the character and amenity of their neighbourhood safeguarded without undue expensive financial

burden thrust upon them. Whether the building design, product material, color, height\_or whatever, it is the surrounding community that already dwell there that should be able to

have **concerns actioned by authority**.

## 3. COUNCIL POLICY AREAS

3. Council's have the background **knowledge, expertise** and **community interests** as a priority in

maintaining the unique characteristics of their areas. The generic planning approach to all, does not lend itself

to protecting the **unique features that make** it a desirable place to be. The reasons people want to live there with certain streetscapes, not a mix match of styles, heights etc.

Post Covid, SA has become the chosen home to many from interstate, seeking to experience the coastal environs

lifestyle.

3.a. **Reinstate Councils** to have greater influence and control over specific precincts which may be unique for whatever reason, in their area. Re empowering Councils to make **specific policies in regard to built environs** should be included in the review outcomes.

#### 4. **URBAN DENSITY INCREASE**

4.a The need for more affordable housing and accommodation has become widespread throughout the state with **medium density housing** rapidly replacing single houses on quarter acre blocks. The trend to more people living in **closer proximity is not** without **social, financial and environmental problems**. Next generation will be further challenged to find **solutions** to limit these and burdened financially if planning practices are not changed.

4.b **Subdivisions** - more concrete or hard surfaces mean greater stormwater run off, not captured on site;

Expensive stormwater management capital works to reduce **property flooding** than would have been necessary previously. Council ratepayers are funding major projects costing millions of dollars to cope with less take up of water on the blocks.

4.c **Rubbish dumping on verges - lack of space**, inability to store household goods on the property ;

Verges become repositories for various **unwanted goods**, bad for the environment, get into stormwater, create unsightly environs and habitat for vermin and excess weeds. **Small block sizes** mean no space for **sheds** as **garages** used for other purposes.

4.d **Street Carparking** - Modern vehicles are **wider**, but garage **width smaller** on new builds, so greater reliance on **permanent street parking**, makes commuting hazardous for all. Recreational items, such as caravans, boats and trailers inability to be housed on the property, also add to the street visibility reduction and reduced traffic flow. Reduction of **speed limit to 40 kph** does not overcome this problem.

4.e **Multiple construction sites in close proximity** - already reduced street parking, in addition to worker's vehicles, trucks, etc mean greater inconvenience for **residents accessing their property**. **Bin collection Days** can be problematic. Greater communication between developers and residents should be encouraged to address issues as construction often goes on for many months.

4.f **Tree loss** - The rapid depletion of **tall trees and gardens** across metro S.A. is alarming. The loss of **tree canopy, wildlife habitat** makes urban living more reliant on expensive heating and cooling.

New housing estates are promoted showing lush green environs, but these are the first to go and built over. **Existing tall trees** on private land being redeveloped should have an application procedure whereby developers **have to justify** why this cannot be retained. Eg not infringing on other aspects.

## 5. AIRCONDITIONING LOCATION

5.a The location of air conditioning units in both residential and commercial sites is **not regulated**.

With **no approval process** required for either retro-fitting, commercial and residential interface, positioning of large airconditioning units in close proximity to neighbouring properties creates many problems. Inappropriate placement **opposite bedroom windows** or living areas should have spacial requirements stipulated so as to reduce heat generated, noise issues. Extra energy useage, alternative interior arrangements can cause undue stressors for neighbours inflicted with this infringement of their right to peace and quiet in their own homes.

5b. Similarly, **vibration** arising from air conditioners, pool pumps in close proximity to other dwellings causing floor movement, house cracking is inescapable. The impact of this **24/7** causes distress and discomfort for residents and **no authority** actions this. Therefore, this planning review should incorporate **regulating air conditioner and pool pumps** as an integral part of the planning process.

## 6. PRIVACY ISSUES

6.a The combination of multi storey dwellings with single storey create issues with overlooking. Now frosted glass is required. Council staff are **not allowed to climb ladders** higher than 6ft to check on this aspect. However, owner can have **security systems installed** with both vision and sound that

look directly over other's premises. These can operate **24/7** meaning that neighbours have reduced privacy and may have to adjust lifestyle and property to compensate. The greater sophistication of audio/visual equipment coupled with greater affordability, means this may become more common and widespread in future. Residents have a right to have their privacy safeguarded.

Respectfully submitted on behalf of the Holdfast Bay Residents Alliance Committee.

Yours Sincerley

Barry Salter

Secretary

HBRA

All communications to the Secretary at [REDACTED] or [REDACTED]

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