

**COMPLETE**

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**Q1** Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

**My submission relates to Urban code. (click here for council areas)**

Page 2: Planning and Design Code for South Australia Personal Details

**Q2** Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name **Steve Beltrame**  
Your Council Area **Norwood Payneham and St Peters**  
Postcode **5070**  
Email Address [REDACTED]

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**Q3** Which sector do you associate yourself with? **General Public**

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**Q4** Would you like to make comment on **General comments**

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**Q5** Enter your feedback for Rules of Interpretation **Respondent skipped this question**

**Q6** Enter your feedback for Referrals **Respondent skipped this question**

**Q7** Enter your feedback for Mapping

Respondent skipped this question

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**Q8** Enter your feedback for Table of Amendments

Respondent skipped this question

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**Q9** Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q10** Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q11** Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q12** Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q13** Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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**Q14** Please enter your general feedback here

To the Commission,

I write on behalf of a number of local residents to oppose the proposed rezoning of current 'Light Industry' zoned properties within the City of Norwood, Payneham and St Peters as 'Suburban Employment' zoned sites under the new Planning and Design Code.

For ease of understanding, I make this submission with two key sites in mind, being firstly 382 Payneham Road, Payneham, and secondly that of 3-5 Penna Avenue, Glynde; I however note that the issues raised herein appear to be metropolitan-wide, and should be considered in this light.

The content of the proposed 'Suburban Employment' zone undeniably offers the ability to greatly vary and exceed the prevailing development potential of sites, beyond that envisaged under the current 'Light Industry' zone; and accordingly, indelibly affect the character of local areas (for the worse). This is entirely inconsistent with the stated desire of this Planning Code update to unify planning outcomes.

Of the 15 listed 'Deemed to Satisfy' inclusions with the proposed 'Suburban Employment' zone, the following 11 are entirely inconsistent with the current prevailing Light Industry zone of the City of Norwood Payneham and St Peters:

Advertisement  
Consulting Room  
Office  
Bulky Goods Outlet  
Community Centre  
Hotel  
Retail Fuel Outlet  
Service Trade Premises  
Shop up to 1,000 square metres  
Telecommunications Facility  
Tourist Accommodation

Of the proposed inclusions, only four (4) align with the existing intent of the zone, being:

Light Industry  
Motor repair station  
Store  
Warehouse

Clearly it is unacceptable that some three quarters of the intended new zone in no way aligns with the prevailing zoning; in fact, the strong emphasis on retail and commercial uses over the prevailing light industry amounts to rezoning in disguise, which is not the intent of the Code changes and does not align with the current DPA procedure that obliges extensive consultation requirements. It is also pertinent to note that of the two sites previously referred, both have had bulky goods outlet applications refused in recent years by the local Council's CAP; further the Payneham site has had a service trade premises application quashed by the Environment, Resources and Development Court in 2020.

It is clear that the majority of proposed new intended uses do not align with existing planning controls, nor community expectations in regards to impacts such as traffic, noise, light spill, and other degrees of nuisance; of the 11 inconsistent new uses, all would appear to have the potential to enhance nuisance beyond that currently envisaged for the zone.

Under this scenario for example, where previously a small workshop may have existed, a homemaker centre may now appear; where a builder's yard once resided, a multi-storey hotel may be built. This is clearly inconsistent with existing principles of development control that curtail traffic and other nuisances.

## Consultation Submission Form

The resolution I propose is to reinstate Light Industry Zones metropolitan-wide, which appear to have been discarded entirely under the proposed changes; or alternatively, to have the intended uses of the relevant zone or sub-zone applied to this area, reworded and limited to specifically reflect Light Industry use (and specifically, to exclude retail and commercial uses).

Should it be desired by any party in the future to affect a zone amendment under the new planning regime, I note that such opportunities exist under the Code as proposed; accordingly, appropriate community consultation may occur at that time (if such an outcome is desired) where a rezone could be considered on its merit.

I also note that the City of Norwood, Payneham and St Peters have made submissions speaking against a number of elements of this Code change. Whilst I understand the good intent of the changes being proposed and that not every policy can be carried over, equally there must be a concerted effort to ensure that the predominant focus of an existing zone is maintained; planning policy exists not exclusively for the benefit of site owners, but also for their neighbours and the community at large.

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**Q15** Do you have any attachments to upload?(pdf only)

**Respondent skipped this question**

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