

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Tuesday, October 29, 2019 10:09:10 AM
Last Modified: Tuesday, October 29, 2019 10:19:00 AM
Time Spent: 00:09:50
IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

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 AustraliaPersonal 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 **Daniel**
Your Council Area **Norwood Payneham St Peters**
Postcode **5070**
Email Address [REDACTED]

Page 3: Planning and Design Code for South Australia

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

Page 4: Planning and Design Code for South Australia

Q4 Would you like to make comment on **Specific Topics for example :** - Rules of Interpretation
- Zones and Sub-zones - Overlays - General Provision - Mapping Land Use Definitions - Administrative Definitions - Referrals - Table of Amendments

Page 5: Planning and Design Code for South Australia

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

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

Page 6: Planning and Design Code for South Australia

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

Character Area Overlay

Character Area Overlay Five or so years ago some councils changed zoning in areas from Residential to Residential Character. The aim of getting the word Character into their development plans was in anticipation of the New Planning rules so that development in these areas would require council approval (deemed to satisfy less likely in a supposed character area) and therefore a role for the council in restricting progress. The architecture in many of these areas is inconsistent and many would argue (and be successful) that the areas should never have been designated with the word Character. The Norwood, Payneham and St Peters Council is a prime example of where this took place. All areas within this council that are close to the city were changed from Residential to Residential Character and now they have in this draft Planning and Design Code a Character Overlay. My question is why is there a need for a Character Overlay? If the area has significant old character building then surely it fits into a Historical Area Overlay (which of course they don't). If the Character overlay is less about the inconsistent building stock "Forms" but more about maintaining the rhythm of streetscapes in terms of allotment size, one for one replacement, site coverage, setbacks and frontage etc then change the Form guidelines to allow modern architecture as I have put forward above under the Suburban Neighbourhood Zone with more stringent restrictions on allotment size, site coverage etc. Your guideline for interpretation of the Character Overlay acknowledge the inconsistent building stock in these areas and therefore why restrict New Buildings in this area to a form that is consistent (consistent with inconsistency) with what is already there. Furthermore, within this zone and overlay, current buildings can be demolished which further supports the argument that the character of this area isn't defined by the Form of any buildings but more towards site coverage (one for one replacement), landscaping (trees and greenery), setbacks etc. In addition, because demolition is allowed, then if all houses in a street were demolished at the same time then you could build whatever you wanted because there is no existing Form...so why prevent this from the outset. High quality streetscapes can be achieved with new modern "Forms" and "Materials". There are many examples of new building that have consistent Forms and Materials with the locality that result in poor outcomes due to poor design. Changes sought Allow modern architecture that incorporates flat roof, glass, new materials and current thinking to be built in this zone regardless of whether this type of architecture currently exists in the area. Allow the character of the area to be maintained by

provisions such as minimum block size, site coverage, landscaping, setbacks etc. Final Comment On a final note, if we rewind the clock back and imposed restrictions hundreds of years ago, we may never have seen certain building designs, such as Villas, that are much loved today. We need to allow for good design, modern trends and allow new and old coming together. There is no reason why a 1900 sandstone Villa and a modern flat roof building cannot coexist next to each other (most additions to old historical Villa's are modern flat roof designs which highlights that old and new can come together). New Zealand and other states in Australia provide many examples of where this does happen. Don't let our best architecture be limited to extensions that are never seen from the front streetscape. If this is the intention then lets close Architecture departments in our Universities and develop an App to design our new old buildings.

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

Suburban Neighbourhood Zone

Suburban Neighbourhood Zone The plan allows for more of the same rather than having a plan that is more design focused. The theme coming from the plan is as long as the new building is consistent with the current streetscape then it is acceptable. This theme does not allow for architects to create new character or form. Design principals and materials change, evolve and develop over time and with a plan that constricts design, imagination and thinking will lead to less money spent on design and therefore result in poor outcomes. Just because a design is consistent with existing streetscape Form (i.e. roof pitch, materials etc) will not result in good design outcomes. Maintaining the rhythm of streetscapes in terms of allotment size, setbacks and frontage is, in my view, something that should remain. However, we must be open (as other states are) to new design and allow modern architecture, modern solutions and modern materials to be incorporated into good design. Architectural awards are dominated by modern architecture that incorporates flat roof, glass, new materials and current thinking. As a state we need to be more progressive and open for business. Restricting design often stops people from building that dream home because they don't want to spend money on a compromise or something that reflects outdated trends. Your answer to this may be to choose to live in an area that allows you to build the design that you like. Choosing where to live involves many factors and if you want to live close to the city in the Eastern Suburbs then under this draft plan design will be limited to much of the same. Changes sought Allow modern architecture that incorporates flat roof, glass, new materials and current thinking to be built in this zone regardless of whether this type of architecture currently exists in the area.

Page 8: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 9: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 10: Planning and Design Code for South Australia

Q13 Please enter your feedback for Admin
Definitions click next at the bottom of the page for next
topic

Respondent skipped this question

Page 11: Planning and Design Code for South Australia

Q14 Please enter your general feedback here

My comments in relation to the new Draft Planning and Design Code – Phase three are as follows -

Suburban Neighbourhood Zone

The plan allows for more of the same rather than having a plan that is more design focused. The theme coming from the plan is as long as the new building is consistent with the current streetscape then it is acceptable. This theme does not allow for architects to create new character or form. Design principals and materials change, evolve and develop over time and with a plan that constricts design, imagination and thinking will lead to less money spent on design and therefore result in poor outcomes. Just because a design is consistent with existing streetscape Form (i.e. roof pitch, materials etc) will not result in good design outcomes.

Maintaining the rhythm of streetscapes in terms of allotment size, setbacks and frontage is, in my view, something that should remain. However, we must be open (as other states are) to new design and allow modern architecture, modern solutions and modern materials to be incorporated into good design. Architectural awards are dominated by modern architecture that incorporates flat roof, glass, new materials and current thinking. As a state we need to be more progressive and open for business. Restricting design often stops people from building that dream home because they don't want to spend money on a compromise or something that reflects outdated trends. Your answer to this may be to choose to live in an area that allows you to build the design that you like. Choosing where to live involves many factors and if you want to live close to the city in the Eastern Suburbs then under this draft plan design will be limited to much of the same.

Changes sought

Allow modern architecture that incorporates flat roof, glass, new materials and current thinking to be built in this zone regardless of whether this type of architecture currently exists in the area.

Character Area Overlay

Five or so years ago some councils changed zoning in areas from Residential to Residential Character. The aim of getting the word Character into their development plans was in anticipation of the New Planning rules so that development in these areas would require council approval (deemed to satisfy less likely in a supposed character area) and therefore a role for the council in restricting progress. The architecture in many of these areas is inconsistent and many would argue (and be successful) that the areas should never have been designated with the word Character. The Norwood, Payneham and St Peters Council is a prime example of where this took place. All areas within this council that are close to the city were changed from Residential to Residential Character and now they have in this draft Planning and Design Code a Character Overlay.

My question is why is there a need for a Character Overlay? If the area has significant old character building then surely it fits into a Historical Area Overlay (which of course they don't). If the Character overlay is less about the inconsistent building stock "Forms" but more about maintaining the rhythm of streetscapes in terms of allotment size, one for one replacement, site coverage, setbacks and frontage etc then change the Form guidelines to allow modern architecture as I have put forward above under the Suburban Neighbourhood Zone with more stringent restrictions on allotment size, site coverage etc.

Your guideline for interpretation of the Character Overlay acknowledge the inconsistent building stock in these areas and therefore why restrict New Buildings in this area to a form that is consistent (consistent with inconsistency) with what is already there. Furthermore, within this zone and overlay, current buildings can be demolished which further supports the argument that the character of this area isn't defined by the Form of any buildings but more towards site coverage (one for one replacement), landscaping (trees and greenery), setbacks etc. In addition, because demolition is allowed, then if all houses in a street were demolished at the same time then you could build whatever you wanted because there is no existing Form...so why prevent this from the outset.

High quality streetscapes can be achieved with new modern "Forms" and "Materials". There are many examples of new building that have consistent Forms and Materials with the locality that result in poor outcomes due to poor design.

Changes sought

Allow modern architecture that incorporates flat roof, glass, new materials and current thinking to be built in this zone regardless of whether this type of architecture currently exists in the area. Allow the character of the area to be maintained by provisions such as minimum block size, site coverage, landscaping, setbacks etc.

Final Comment

On a final note if we rewind the clock back and imposed restrictions hundreds of years ago we may never have seen certain building

Consultation Submission Form

On a final note, if we rewind the clock back and imposed restrictions hundreds of years ago, we may never have seen certain building designs, such as Villas, that are much loved today. We need to allow for good design, modern trends and allow new and old coming together. There is no reason why a 1900 sandstone Villa and a modern flat roof building cannot coexist next to each other (most additions to old historical Villa's are modern flat roof designs which highlights that old and new can come together). New Zealand and other states in Australia provide many examples of where this does happen. Don't let our best architecture be limited to extensions that are never seen from the front streetscape. If this is the intention then lets close Architecture departments in our Universities and develop an App to design our new old buildings.

Page 12: Planning and Design Code for South Australia

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

Development plan comments submission.pdf (65.5KB)

My comments in relation to the new Draft Planning and Design Code – Phase three are as follows -

Suburban Neighbourhood Zone

The plan allows for more of the same rather than having a plan that is more design focused. The theme coming from the plan is as long as the new building is consistent with the current streetscape then it is acceptable. This theme does not allow for architects to create new character or form. Design principals and materials change, evolve and develop over time and with a plan that constricts design, imagination and thinking will lead to less money spent on design and therefore result in poor outcomes. Just because a design is consistent with existing streetscape Form (i.e. roof pitch, materials etc) will not result in good design outcomes.

Maintaining the rhythm of streetscapes in terms of allotment size, setbacks and frontage is, in my view, something that should remain. However, we must be open (as other states are) to new design and allow modern architecture, modern solutions and modern materials to be incorporated into good design. Architectural awards are dominated by modern architecture that incorporates flat roof, glass, new materials and current thinking. As a state we need to be more progressive and open for business. Restricting design often stops people from building that dream home because they don't want to spend money on a compromise or something that reflects outdated trends. Your answer to this may be to choose to live in an area that allows you to build the design that you like. Choosing where to live involves many factors and if you want to live close to the city in the Eastern Suburbs then under this draft plan design will be limited to much of the same.

Changes sought

Allow modern architecture that incorporates flat roof, glass, new materials and current thinking to be built in this zone regardless of whether this type of architecture currently exists in the area.

Character Area Overlay

Five or so years ago some councils changed zoning in areas from Residential to Residential Character. The aim of getting the word Character into their development plans was in anticipation of the New Planning rules so that development in these areas would require council approval (deemed to satisfy less likely in a supposed character area) and therefore a role for the council in restricting progress.

The architecture in many of these areas is inconsistent and many would argue (and be successful) that the areas should never have been designated with the word Character. The Norwood, Payneham and St Peters Council is a prime example of

where this took place. All areas within this council that are close to the city were changed from Residential to Residential Character and now they have in this draft Planning and Design Code a Character Overlay.

My question is why is there a need for a Character Overlay? If the area has significant old character building then surely it fits into a Historical Area Overlay (which of course they don't). If the Character overlay is less about the inconsistent building stock "Forms" but more about maintaining the rhythm of streetscapes in terms of allotment size, one for one replacement, site coverage, setbacks and frontage etc then change the Form guidelines to allow modern architecture as I have put forward above under the Suburban Neighbourhood Zone with more stringent restrictions on allotment size, site coverage etc.

Your guideline for interpretation of the Character Overlay acknowledge the inconsistent building stock in these areas and therefore why restrict New Buildings in this area to a form that is consistent (consistent with inconsistency) with what is already there. Furthermore, within this zone and overlay, current buildings can be demolished which further supports the argument that the character of this area isn't defined by the Form of any buildings but more towards site coverage (one for one replacement), landscaping (trees and greenery), setbacks etc. In addition, because demolition is allowed, then if all houses in a street were demolished at the same time then you could build whatever you wanted because there is no existing Form...so why prevent this from the outset.

High quality streetscapes can be achieved with new modern "Forms" and "Materials". There are many examples of new building that have consistent Forms and Materials with the locality that result in poor outcomes due to poor design.

Changes sought

Allow modern architecture that incorporates flat roof, glass, new materials and current thinking to be built in this zone regardless of whether this type of architecture currently exists in the area. Allow the character of the area to be maintained by provisions such as minimum block size, site coverage, landscaping, setbacks etc.

Final Comment

On a final note, if we rewind the clock back and imposed restrictions hundreds of years ago, we may never have seen certain building designs, such as Villas, that are much loved today. We need to allow for good design, modern trends and allow new and old coming together. There is no reason why a 1900 sandstone Villa and a modern flat roof building cannot coexist next to each other (most additions to old historical Villa's are modern flat roof designs which highlights that old and new can

come together). New Zealand and other states in Australia provide many examples of where this does happen. Don't let our best architecture be limited to extensions that are never seen from the front streetscape. If this is the intention then lets close Architecture departments in our Universities and develop an App to design our new old buildings.