

Overdevelopment and Limits to Council Power

Over the years, the State Government has reduced the authority of Councils in planning.

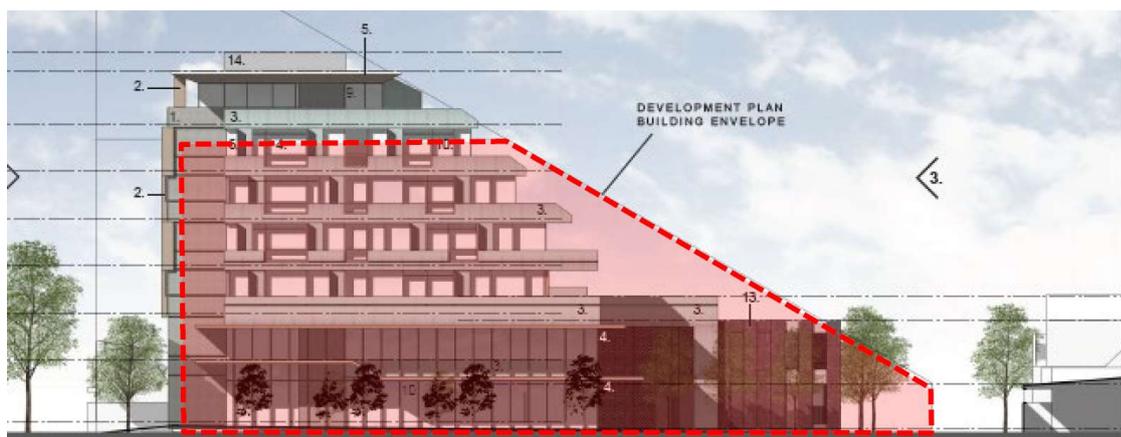
Metropolitan Councils cannot even decide to allow the green waste bins to be picked up weekly and the land fill bins fortnightly even with the support of their community.

The new Planning Code has introduced State wide rules. In Unley, we are fortunate that all our existing heritage and streetscape zone rules have been transferred to the new code. This is 80% of our residential area. The remainder has the same rules as the rest of Adelaide.



For example, along Greenhill Road, Unley Road, Glen Osmond Road and ANZAC Highway, we have a 30° rule for the building envelope. On Glen Osmond Road, our Council is responding to another application to the State Commission Assessment Panel (SCAP) where the 30 degree rule holds but the 5 storey zone has been exceeded. Council has no right to comment but is giving advice to SCAP. I hope our submission is listened to and is not just binned. Under the new rules, subject to certain criteria, eg >4 storey, adjacent (<60m) neighbours will be notified and a sign will be placed on the land where the new development is proposed. People interested can comment and may be heard by SCAP if they feel it is of value to do so.

DA 090/M022/2112-16 GLEN OSMOND ROAD PARKSIDE

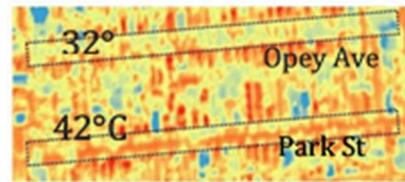


The Building Interface Envelope (30 degrees at 3m) from the zone boundary is to limit over-bearing building mass, overshadowing and provide a proper and orderly demarcation for diverse development. The excessive height compounds the over-bearing building mass to the low-density residential dwellings in Chinner Avenue;

For the residents of the adjacent Chinner Avenue, the State wide 45° envelope would mean overlooking and an overbearing development towering next door and a very late sunrise in winter. Unley applied to the State Planning Commission to be able to have all new developments in high rise zones to be below the 30° building envelope angle to allow their neighbours to get four hours of sunlight on midwinter's day.

Our 2018- 2022 Unley Council wants to have all new developments to have a minimum of 15% tree canopy cover. I have written to the Minister Vickie Chapman and with our Deputy Mayor and CEO I have met with the Minister to explain our need. Unley is running out of public land to plant trees on and when totally planted we will have just 6.4% tree cover across our city unless trees are planted on land we do not own.

- The new code will produce treeless developments which will become hot spots in summer. When the 50°C predicted summer days hit us without trees, we will cook. Air conditions will rage causing temperatures to rise even higher.
- Across Australia and in Unley streets close together on hot summer days have 10°C different temperatures. The key is 30% tree canopy cover!
On the same day. Two adjacent streets in Unley were 32°C Opie Avenue and 42°C Park St. Research across Australia replicates this finding. **“Tree cover on the streets of Parramatta can mean a difference of 10°C on a hot day” Their hottest street, “Daking Street had 15 days over 40°C in summer.”**



Because the previous Council voted against this proposal it is not in the new code for Unley. Will it be too late? Will the State Government allow Unley to charge an offset charge for new developments that do not have any trees?

I am very pleased that Vickie Chapman, the current Local Government minister approved a new zone in Norman Terrace Everard Park. This zone requires 15% tree canopy cover and deep soil along with the 30° building envelope. This will ensure neighbours are not faced with the state-wide 45° envelope and many storeys towering above them on a treeless site that cooks Everard Park.

It would be good for the People of Unley and for future generations for this rule to apply across our city.

Mayor of Unley, Michael Hewitson AM Article for the Herald 3.2021

In 2018 I ran for Mayor and have fought hard to ensure we were able to win all our character and heritage zones across Unley into the new code. 80% Win New Planning laws?

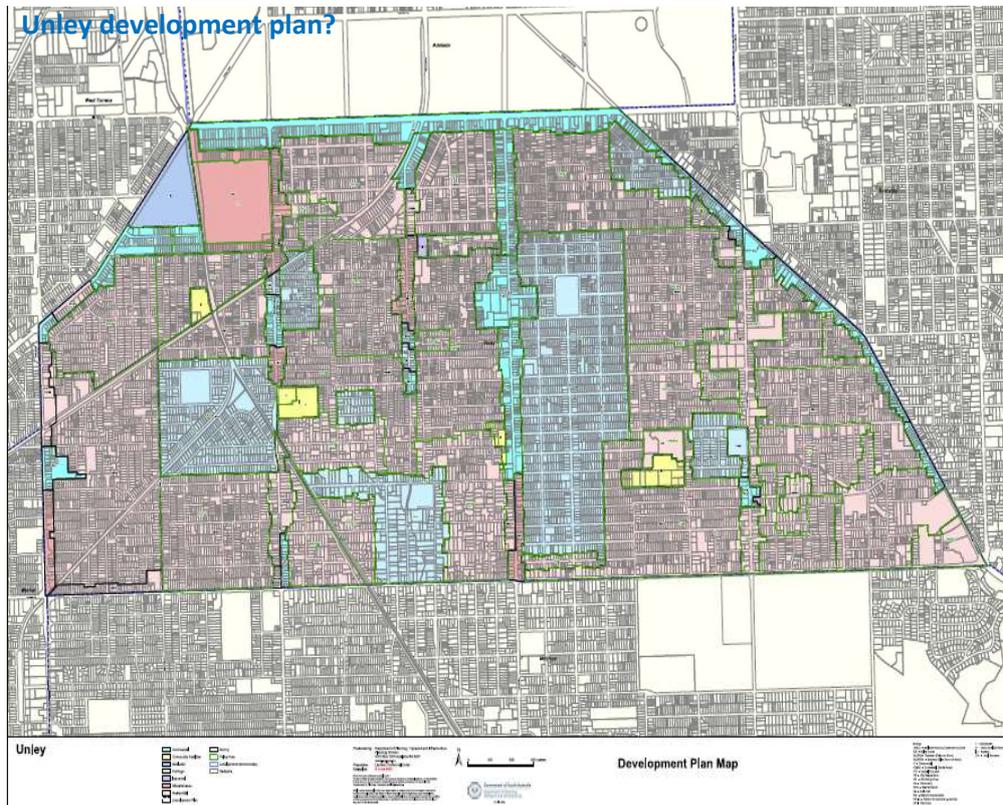
I understand we got it done!

We were faced with !!!!! One size fits all... overbearing developments rising 45 degrees from the boundaries and blocks so small that we cook! Council started with no say and not a single tree.

Can we hope the new planning code will adopt for Unley our existing protections? I quote from David Brown our principal policy planner, “Unley has done comparatively well in that the Residential

(Historic) and Streetscape Zones have all been included in the Historic Area Overlay – about 70% of the city (and over 80% of the residential area).”

I am hoping that all new developments will be required to have sufficient space to plant trees



2018 Policy taken to the election and we have delivered!!!!!!

Michael's Policy High density developments

- To engage and challenge the State Government to take on Unley's rules
- To ensure the integrity and character of Unley is maintained with 80% of Unley with heritage and street scape character Zones
- Cool green and sunlit..... With great architecture and landscaping

Current STATE Plan
State Planning Policy module built envelope 45° at 3.0m agl at the zone/residential property boundary

Autumn 2013 newsletter

Unley Road

Pollution???

Car Emissions!!

Parking?

Traffic Flow?

Better Cycling

Would you want to live here? Our planning I hope will change...Unley Council has to persuade the State

What Happened ?

High Density.....a future with Darkness or LIGHT

I am fighting for a 2m boundary and 30° angle to allow winter light for all. 3m and 45 ° for Unley Rd shown in state policy copied IS TOO DARK.

The boundary between high density and our residential low density is crucial for all near Greenhill and Unley Roads. With some other councillors I have proposed a minimum 50m corridor to allow a win/win

The Good: The State Government has agreed to our proposed 30° angle on high density boundaries and has agreed to 80% of Unley being zoned as heritage or streetscape.



Unley Road is a botch

Left Lane: When the bus stops: Left hand traffic stops. Pedestrians stop left turning cars at traffic lights . Traffic stops. The left lane is a car park.

Right Lane: Whenever a car turns right on many side streets, all traffic stops... yes the right lane is also a car park! It is no wonder despite the clearways Unley Road is a car park. It is a botch!

The 2003 plan shown below is second rate but is an improvement. The treeless upgrade proposed nearly 20 years ago has only a single lane of flowing traffic.... It sorts out the RH turning cars but not the kerbside lane..... with blocking buses and LH turning cars. It lacks vision and would turn Unley Road into South Road... treeless, hot but with ONE flowing lane.