

# **AMENDMENT 31 ALERT – MINISTER SET TO SMASH FLOREAT AND CITY BEACH WITH MORE DENSITY**

In his last days as Planning Minister, John Day - representing your Liberal Government - rejected the Town's version of A31 (it never was approvable) BUT decided to substitute his own more brutal version. It will smash parts of our suburbs with even higher densities, more apartments, more subdivision, reduced setbacks, less amenity, more traffic and less streetscape protection than before.

**FULL COUNCIL IS CONSIDERING A31 THIS TUESDAY NIGHT (26<sup>th</sup> APRIL).**  
**GO AND HAVE YOUR SAY. LET YOUR COUNCILLORS KNOW HOW YOU FEEL.**

## **SO WHAT'S IN THIS NEW A31? (see also details on reverse side)**

- Density increased across huge areas, around three small local shops:
  - Government policy (SPP 4.2) supports density increase within 200m of local centres BUT new A31 applies this upcoding out to **500m** – for no reason;
  - In areas this exceeds the catchment distance specified even for District Centres (400m);
  - This is an opportunistic density hike through local residential streets with NO strategic planning justification and few controls.
- The hated Manor Houses have simply been replaced by worse:
  - Now allows for **Duplex, Triplex & Apartments at R30, R40, R60;**
  - Critical built form controls have been stripped out;
  - Unregulated subdivision and **Battleaxe Blocks** permitted;
  - Driveways along the side boundaries of blocks allowed;
  - No requirement to "look and operate like a single house";
  - No **Traffic or Parking** impact assessment done.
- Every single corner lot over 900m<sup>2</sup> is being upcoded and only **4m setbacks:**
  - Heritage Council advice that Garden Suburbs be untouched ignored;
  - Heritage Council advice for **6m** setbacks to precious Garden Suburbs be retained. Ignored again.

The few subdivision and development safeguards we did have in the old A31 are gone. This is a radically different and new density proposal. This is not about 'diversity'. It is an unsophisticated and desperate density push that conflicts with policy and the Town must now resist. CWRA continues to promote and support a comprehensive, sensitive and policy compliant approach to infill, however this new proposal ignores key Government infill Policy standards and ignores the special character of the streets.

**Council has opened a Pandoras box and without their support now we will be hammered.**  
**SO WE MUST CONTINUE THE FIGHT.**

For more info contact [info.cwra@gmail.com](mailto:info.cwra@gmail.com) or go to:  
[www.facebook.com/saveourcitybeachourfloreat](http://www.facebook.com/saveourcitybeachourfloreat)