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DPTI

I have had a short time to review the above Draft Policy but would like to make comment on my observations.

Firstly it is a typical 'wordy' piece, and contents could easily have been provided in a much more concise and less repetitive form.

It concentrated almost exclusively on urban areas in and around the city of Adelaide.

The term 'Principles of Good Planning' wafted through the paper, without a clear explanation of what this term meant or how it was achievable, while giving the impression it was already in existence.

What was in this paper was stated as being 'embedded into the Act', referring to the Planning Development Act 2017, of which reforms were being worked on to this Act which would create a new Planning system.

Quoting from page 6 of the report:

'The SPPs build on the objectives and principles of good planning set out in the Planning, Development and Infrastructure Act 2016 (the Act) and ensure these principles are embedded in all future decision making.' ...

'or when undertaking an environmental impact assessment for an impact-assessable development application. **However, they will not have a role in the assessment of individual applications.**' (my emphasis)

Exactly what individual applications are being referred to?

The report appears to suggest that Local Authorities create their own Planning regulations and that they should include this report into those.

However, Local Authorities are provided with 'suggested' alterations to their Planning regulations by the State Government and are expected (read required) to include them in their altered Planning regulations.

Local Authorities and in particular those from Regional areas are unable to make decisions themselves and this current report does not alter this situation, rather it enhances the State Governments control over Planning in Regional areas.

While much of the report is a description of how Adelaide and its surrounding suburbs and close towns should be moving towards more concentrated development and suggests new buildings should have a criteria to meet climate and space constraints it gives no clue as to how this should be achieved, especially when considering it also suggests design should enable future change of purpose requirements as needed.

There is little information with respect to regional areas other than copying what was said for Adelaide and suburbs and to keep regional towns from expanding outwards.

Rather narrow consideration when you consider that Governments are trying to encourage more people to move to regional towns.

Further it has comment on page 37 with respect to provision of suitable accommodation for non-residents short term stay, specifically referring to those in large-scale mining and including those working in infrastructure.

Large-scale mining is likely to require overall longer term accommodation requirements than those working short-term on Infrastructure projects, so just how much of this form of accommodation should be provided and should it be easily transportable should it be in separate areas and erected just in case it is needed? Should this accommodation be able to be re-used for holiday purposes or to house the homeless when not in use by industry workers?

When to arrive at the end of this report you come to some interesting but brief words under State Planning Policy 12: Energy. With less than 1 page given over to this subject, which is one which elicits a great deal of concern for those living in rural and regional areas and deserved a great deal more insight than provided in this report.

Quoting:

... 'This includes maintaining and expanding the existing energy network as well as enabling the development of renewable energy and alternative energy options.'...

'there is a need to provide policies that are sufficiently flexible to allow for creative and innovative responses to energy demand and supply'...

...' The planning system also plays a role in reducing the impacts of energy infrastructure, including visual amenity, noise, public safety and maintenance. Effective integration and consideration of infrastructure networks at a strategic'...

'Ensure development in the vicinity of major energy infrastructure locations and corridors (including easements) is planned and implemented in such a way as to maintain the safe and efficient delivery and functioning of the infrastructure.'

'Ensure renewable energy technologies support a stable energy market and continued supply ***and do not adversely affect the amenity of regional communities.***' (my emphasis)

'**Regional Plans** should implement state policies by identifying the appropriate location and types of infrastructure required for future energy requirements.'...

'**The Planning and Design Code** should implement state policies through appropriate zoning that encourages the mitigation of environmental impacts, screens

sites to improve amenity, and provides flexibility to enable emerging energy technologies to be accommodated.

Exactly who's or what amenity should be improved and how can you screen off machinery which reaches well over 200mts into the sky and emits noise that causes harm to human and animal health?

How does mitigation of the environment impacts actually assist when the areas covered by these Turbines are increasing with almost every project approved?

What is meant by 'The Code should also identify infrastructure reserves that streamline the assessment of essential infrastructure?' Is this doublespeak in an attempt to hide the true meaning of this section of the report?

That is that do whatever is necessary to install as many as possible and shut out/ignore the noise form those wanting justice and a life free of pain.

They are simple yokels who have no rights in this State and need to accept it.

Finally, this report was a waste of our money and your time it says nothing of any importance, it simply adds something to the Act which was left out of the last adjustments and is it is now including the more populated areas of the State specifically around Adelaide and its close suburbs.

Regional towns already know they cannot expand outwards due to the possibility an Industrial Wind Turbines project is required outside of its current boundary's. Furthermore even towns are now being constrained in case gas mining is possible near their boundaries.

This project should have been cancelled when Labor lost the last election and the new Government should have taken time to assess the work that had been done, especially as the Chair changed – though it does seem only a minimal of effort was put into it anyway.

The Whole Act needs to be re-looked at and made more relevant.

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