

CONSULTATION ON DRAFT STATE PLANNING POLICIES FOR SOUTH AUSTRALIA

Submission by Laura Pieraccini, Coordinator of Residents for Environment and Character Conservation

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PART 1: INTRODUCTION

- It is very hard to understand the relationship between SPPs, spatially referenced Zones, Sub-Zones and Overlays given that Overlays (what are they?) seem to have precedence over all other policies.
- The reference to “State interests” and the excessive power given to the Minister and the Government make one wonder if we live in a Democracy or a totalitarian state as no reference is ever made to the impact that new developments, especially high rise, have on neighbouring residents or to their right to **light and privacy** or **compensation** for their loss of amenity. Nor enough attention is given to the effect of such developments on traffic congestion (see decision on Unley Road Cremorne Plaza)
- All the wonderful ideas and principals of good planning seem to be totally negotiable and at the mercy of the Minister of the day.

PART 5: LEGISLATED STATE PLANNING POLICIES

- Climate Change: “Minimise the adverse effect of decisions made under the Act on climate change” Does it refer to past or future decisions? No adverse decisions should be ever made under any Act.

SPP 2: DESIGN QUALITY

- We approve the “respect for the surrounding built and natural environment”. Especially the original Victorian or Federation built environment, which is what gives Adelaide its character. But what is a “thoughtful space”?

SSP 3: ADAPTIVE REUSE

- We hope to see a lot of it especially of the older, historical, character stone buildings which are unique to Adelaide

PART 6: MINISTERIAL STATE PLANNING

- “Our people and neighbourhood” We applaud the reference to the Cultural heritage both Aboriginal and European.
- We would like the Government to consider how the heavy handed approach of imposing high rise zones willy nilly in the inner suburbs, at the Minister’s pleasure, is going to create very unhappy neighbourhoods and stressed relationships between existing residents and new high rise dwellers.

SPP 7: CULTURAL HERITAGE

- Respect for the Aboriginal Heritage can be shown better than just writing the Narandjeri’s word under Victoria Square or other important places around the city. We should try and return Victoria Park to its original wooded, park-like character conducive for Aboriginal and non Aboriginal people to gather and talk. The present transformation has reduced the heart of Adelaide to a construction site during events

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and to a very boring set of benches where there used to be beautiful trees. This may be an example where there is good reason to minimise adverse effect of decisions made under the Act.

- We also would like to stress the importance of South Australia's **colonial** and post colonial Anglo-Celtic heritage, embodied in the Victorian and Federation buildings and houses made of blue stone or sand stone, unique in South Australia.

IN CONCLUSION.

We are concerned about the disregard that developers show towards affected residents and the residents' inability to appeal against a development that will reduce their amenity and the lack of mediation facilities between developers and affected residents. We also would like the Government to consider the issue of compensation by developers to the residents whose amenities have been reduced.

We are also very concerned at the excessive power vested in the Minister and the great influence that developers and the Building industry has on the Government and noted the total absence of Community and residents Groups at the time of drafting the Policies. That shows an unfair bias and denies residents natural justice.

Thank you for this opportunity to express our views.

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On behalf of Residents for Environment and Character Conservation