Hon. Stefan Knoll,
Minister for Planning. 31st October 2019.

Submission on South Australia new Planning and design code.

Dear Minister,

Introduction.

An area of concern about the proposed code is that it seems to have been drawn on the basis of "one size fits all" and I believe this is not practical in all local government areas both rural and city which differ in their built character areas, heritage conservation zones.

I submit the following comments.

1. Under the current planning rules introduced by the former government Urban Corridor Zones were created and this has resulted in many properties/dwellings being replaced on major main roads by multi-story units. Many of the original dwellings which have been demolished were of heritage value and part of the streetscape of the area. It should be noted that up to the 1950s and in particular from the 1880s onwards main roads were prestigious addresses and this was reflected in the design and construction of many of these buildings/residences.

I submit that this zone should be looked at and amended so that these properties on our main roads will be protected so that our main roads do not become wind tunnels with dwellings that have no character.

2. The majority of Local Councils have over the past years undertaken Heritage studies and in addition have applied to have some properties listed on the State Heritage Register. I submit that this process should remain with the local councils who understand and are aware of the properties and their areas. As part of the process existing Heritage studies should be accepted and maintained by the council and in addition support given to local government to undertake and update current studies with the support of the State Heritage Branch which was the case in the past.

3. State Heritage. A number of years ago the former Government commenced a process to dismantle the State Heritage Branch and currently it is understaffed and resourced.

I submit that in consideration of this new proposal and if we are serious about heritage as part of the review the State Heritage Branch should be restructured with adequate staff and resources.

4. Historic Conservation Zones/Character areas.
Under the proposed changes it is intended that historic conservation zones and character areas be included in the planning and design code as an overlay.

I submit that this should not be on a state basis but continue to be initiated and managed by each local government as each area is unique and the elected members understand their area rather being imposed from a central body.

Other matters which I believe should be addressed in this review

1. Return to each local government the management of planning with the local Planning Panel membership to be made up of elected members with say one/two outside appointed members. Under the changes made by the previous government many panels do not have any elected members or perhaps only one. This seems to favour developers and ignore local conditions/concerns.

2. Increase the notification requirements for adjoining owners to have the opportunity to consult on any planning proposal which affects their property and register objections. Under the current rules many adjoining owners are not notified and therefore the categories for notification should be widened. Often the adjoining owners or those living adjacent in the street find out the detail after the approval. History has shown that many recent approvals have been detrimental to their property and have had an effect on their amenity/lifestyle and dramatically devalued their property.

3. As part of the review I suggest the Minister give consideration to appointing a new set of Members and Chairman of the State Planning Commission to carry forward the new legislation. Such new appointees would have no baggage or pre-conceived ideas from the previous Administration/Government.

James D. Everett.

C.C Hon. Vincent Tarzia. Member for Hartley.

Hon. Steven Marshall.Premier and Member for Dunstan