

## DTI:Planning Review

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**Sent:** Tuesday, 13 December 2022 8:43 PM  
**To:** DTI:Planning Review  
**Subject:** Submission on Planning Review by Residents for Environment and Character Conservation

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### SUBMISSION ON PLANNING REVIEW RESIDENTS FOR ENVIRONMENT AND CHARACTER CONSERVATION

This much expected and hoped for review is a step in the right direction, albeit a small one.

It is amazing that government after government have refused to protect the unique character of Adelaide and its oldest historical suburbs, by practically waging a war on heritage.

Adelaide was founded even before Paris, which we know and admire today, was being completely reconstructed under the direction of George Eugene Haussman, **between 1853 and 1870.**

Adelaide was designed in the **1830s** by Surveyor-General Colonel William Light. It was established as a free settler city. Designed for free settlers to come, live and thrive, it has wide boulevards and five large squares and is surrounded by parklands. Adelaide embodied Light's vision. No other city is built inside a garden. Light's design is listed as national heritage but somehow the Parklands are not, and have progressively been eroded and built on.

In Adelaide we have had an incredible concentration of Victorian buildings seen nowhere else in the world, not even in the UK. The unique character of Adelaide is expressed in the warm sandstone and more austere bluestone buildings, steep roofs, chimneys for fireplaces in every room, lattice and fretwork on the verandas and gardens full of trees and flowers.

Unfortunately, this earthly paradise has not been appreciated by politicians, developers and town planners with the resulting steady demolition of at least a third of our historical housing stock. Development by infill has been the death-knoll of the character of our beautiful city.

This current review, the result of public pressure at the ongoing demolition spree of our historical buildings, public and private, has made a few proposals for improving the conservation of Adelaide's character and heritage.

## HERITAGE PLACES ACT

A lot of the blame for the destruction of our heritage, and owners' aversion to having their places listed, lays at the feet of the State Heritage Branch architects and their strict interpretation of "conservation".

Conserving heritage should not stop any modernisation or addition to a State or Local heritage building. Buildings are living organisms that evolve according to the needs of the times. Demolition is often the only option for the owners of some such properties who cannot afford to meet the absurdly strict requirements of the State Heritage Branch and therefore let their properties deteriorate to the point of no return..

In view of the very poor and indeed destructive effect of leaving decisions to a State appointed Heritage Experts Body, we would prefer a much less bureaucratic system where the people of an area can determine what they value. This is the case with local heritage places and the best placed authority is the Local Council who will consult with the residents.

## PRONG THREE

The proposed Prong 3 is a good improvement and is the minimum that we expect from this Review.

At present we are seeing new homes, replacing the traditional historical sand stone villas or cottages, being built to the boundaries, with dominant carport and covered in the most diverse materials, even white butcher shop tiles for the whole frontage. Some designs are so out of kilter with the character of the area that they hit you in the eye. (see attached photos)

The Unley Council conducted a Morphology survey in the early 2000s which showed that at the time 73% of our housing stock was original. Now maybe only 60%.

Owners of traditional historical homes have invested great amounts of money to renovate and extend them, yet keeping and enhancing their character.

**We would like to see demolition of buildings in an historic area to require Council approval after inspection by a Council heritage architect too ascertain their viability.**

**No demolition of one old house to be replaced by one new house.**

**In fact, we would like to see Demolition of a Whole Building to be considered Development, requiring Council approval, especially in cases of buildings built before WW2, which are mostly our signature stone buildings.**

## INFILL

White there are part of the city that cry out to be redeveloped, like the LeCornue sites,

most of the inner suburbs are quite viable and full of history and character.

While we understand the need to stop the urban sprawl we are amazed at the way the new suburbs are been developed on the traditional house and garden system.

In Paris the high rise buildings are in the new suburbs at the outer edge of the city. If we did that less farming land would be sacrificed to residential use.

The choice to demolish buildings in the historical centre and inner suburbs, the core of the state of SA, is the eyes of any European immigrant, a sacrilege.

In Italy, the modern town, with its high rise or multi stories buildings, grows on the outskirts of the historical centre. The Centro Storico is sacred.

In Adelaide the demolition of the very history of this country, should be avoided at all costs. For a country of immigrants, like Australia, historic buildings are living history and provide a connection to the white heritage of this state. It gives all of us real roots.

And to link us to the Aboriginal history and their love of this land, we need more that adding Aboriginal names to our Parks. We need recognition of the important role played by the first custodians of this land who did a much better job at looking after the environment than 200 plus year of white colonisation have done.

We need to see the Aboriginal History acknowledged and integrated into our public lives, buildings and cities. Aboriginal Art should be prominent in our public art and Aboriginal Institutions should be supported. That will link us to the Very Heart of Country.

TREES.

The infill policy of South Australia combined with the development of new, low density suburbs have played havoc on both native vegetation and on the established gardens of the historic inner suburbs. The "Garden City", as Adelaide was known in Europe, is in urgent need of greening again. The DIT is one of the greatest culprits, having unfettered power to bulldoze buildings and trees whereas trees are somewhat protected by various Councils. And the builders who replace an old house with a new, destroy too many established gardens in the city and suburbs.

Trees are our air purifiers, climate controllers, mood enhancers and wild life habitat. Please protect the trees, native or not, they are essential to our lives. Please strengthen the tree laws.

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