

## **DIT:Planning Reform Submissions**

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**From:** Lindsay Holmes [REDACTED]  
**Sent:** Friday, 18 December 2020 4:52 PM  
**To:** DIT:Planning Reform Submissions  
**Subject:** Submission Re Draft Planning Code  
**Attachments:** Urban Code Submission 201216.docx

**Categories:** [REDACTED]

Dear Sir/ Madam

Attached, Please find a submission on the Draft Code and Development Plan Amendments on behalf of the Hindmarsh Residents Association Community Archive Group Inc.

Lindsay Holmes

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## Draft Submission

Hindmarsh Residents Association Community Archive Group Inc submits the following comments on the revised draft Phase Three (Urban Areas) Planning and Design Code for South Australia. Our group's purpose is to promote the maintenance and enhancement of a vibrant and healthy community by ensuring that lessons learned from our historical community engagement in the Hindmarsh area are preserved and promulgated.

Our group is made up of people who first took collective action in the 1970's to preserve the Bowden and Brompton communities. During that time we have seen many of Bowden and Brompton's historical cottages and commercial streetscape decimated under the shadow and influence of the proposed MATS plan. In that period there was a lack of commitment by government to maintain and restore the area, despite it being one of the Adelaide region's earliest set of villages.

Our local area was one of the first South Australian District Councils, proclaimed on 6<sup>th</sup> May 1853. As the District Council of Hindmarsh, it was constituted of the villages of Hindmarsh, Bowden, and Brompton and a number of smaller settlements.

As a group, we recognise that the history of our local area is only a short period of time compared with the long history of the Kurna people who inhabited this area for many thousands of years and whose placenames were replaced by imported village names reminding the early South Australian colonisers of their British Heritage.

Over the last decades there has been a shift in South Australian community thinking such that general community values now include the recognition of the importance of heritage, but the same values are not necessarily held by developers whose purpose is to make profit from their activities.

Our concern is that the Code does not sufficiently recognise the importance of urban heritage in maintaining, preserving and creating 'communities of character' and 'communities of interest' in geographically defined areas.

While individual buildings with Heritage listing are preserved, many long-established communities with few (or no) listed buildings do have an aggregated set of qualities and features which imbue a heritage character and which create long-term human and economic value and enriched sense of place.

Communities containing South Australian Bluestone fit this category. This globally unique, attractive and hard-wearing material was used to craft curbs in Brompton and Bowden in their early days. Some bluestone curbs were maintained throughout history and have now been protected, including those in Brompton's Pickering Street, but many bluestone curbs have been lost in the Hindmarsh area and in other inner suburbs where they were once common.

As well as its use in curbing, bluestone was used in the structure of early houses and community buildings. Many such buildings are scattered throughout the 'villages' of Hindmarsh, Bowden, Brompton and Ovingham (our suburbs of primary concern) as well as North Adelaide, Norwood, the South East Corner of Adelaide, Mitcham, Col Light Gardens and other early village developments.

The presence of bluestone contributes to the aggregate character of these areas and should be preserved, even if each individual bluestone building or curb does not have a recognised

significant history or a heritage listing. It is only by protecting these 'character' construction items and streetscapes that we capture the living history imbued by these unique building materials. Their presence strengthens the character and urban appeal of areas. The Code should protect that presence and provide guidance to developers who seek to play a part in urban renewal and revitalisation.

Blue-board buildings which inevitably replace those buildings are unlikely to remain in place long enough to be heritage listed. They create an altogether different and less appealing urban landscape than that provided by history. Short term commercial gains should not come at the loss of irreplaceable existing character.

Bluestone is not the only character that deserves preservation. Some post-war suburbs have incredibly unique characteristics deriving from the predominance of villas, bungalows or freestone fronted residences. Together with trees and natural environment, these create the character of each local area, which deserves to be preserved and enhanced.

Many Hindmarsh, Bowden and Brompton houses are made from the red bricks of clay mined in the local pug holes and fired in the local brick kilns. However, the Code offers no recognition of the aggregate character arising from these (often) humble residences.

To prevent the erosion of the dominant character of an area and prevent the 'nibbling away' of an area's character by individual demolition and replacement of character-contributing houses or buildings, we believe that the Code should provide for the affording of heritage character value to suburbs or parts of suburbs and offer clear guidelines for how new development or redevelopment should echo and enhance this character.

Old suburbs do not need to look like new suburbs and new suburbs do not need to look like old suburbs. *Historical* character is unable to be newly inserted despite the fact that it may be replicated or copied, but it must be recognised and judiciously preserved.

Maintenance of character does not preclude development and renewal. New suburbs will have to create their own character, but historical suburbs should not have to fight to retain the character afforded by their place in history. Together, the 'old' and the 'new' suburbs will create an aggregate rich character that brings long term gain to residents (and even developers) of this state.

This does not mean that large blocks of land in 'character' areas cannot be repurposed, or that infill housing should be prevented, but it does mean that character housing facing the street should not be destroyed, as this is the visible contribution to the streetscape.

In the 1980's and 1990's the South Australian Housing Trust carried out sympathetic development and restoration of significant character residences and streetscapes in Bowden and Brompton. These stand as a significant contribution to the local character.

While our group's (perhaps) parochial interest lies within the former Hindmarsh local government boundary, we posit that our concerns effect a far wider range of areas carrying heritage shaped by Col. William Light's exciting and forward-thinking Plan for Adelaide.

We consider Light's plan to be 'forward thinking', perhaps even radically unique amongst development planning of Australian cities and we strongly support the World Heritage Listing currently sought for Light's plan.

The Code must also be radically forward-thinking; radical enough to recognise and provide protections for the heritage and community value which are created by aggregates of historical urban features.

Light's villages were separated by areas of Agriculture and horticulture, some of which have survived because they are protected by legislation, including the original viticulture grapevines in the Marion area.

The Code needs to recognise that Light's combination of villages separated by horticulture and agriculture became essential unique components of Adelaide's character. We cannot re-insert lost agricultural lands, but we can protect the Adelaide Parklands and any remaining small areas of greenspace in our urban environments.

Protection of Light's original layout has already been compromised by the modern road systems which surround our city. This has had drastic impact on Bowden, Brompton, and Ovingham but their character and amenity is aided by the continuing existence of the Parklands which support Light's village character by maintaining a relationship with greenery.

That governments should and can be proactive in preserving historical character is underlined by the South Australian Government's recent decision to build a South Road tunnel in order to save Thebarton Theatre, Queen of Angels Church, other historic buildings and hundreds of homes in the Thebarton and adjacent areas. This bold action will preserve the historic character and amenity of those precincts.

Unless the Code provides the direction and protection to preserve the items and characteristics that give precincts the individuality endowed by history, individual citizens and developers will gradually nibble away the local character endowed on us by history.

Our concerns for Hindmarsh are concerns for all the 'urban villages' that formed part of Light's plan and all local areas which make up South Australia's towns and cities. The Code must support the concept of recognition and protection of historic character across South Australia.

In conclusion:

We believe that the Code should include guidance, direction, and protections to preserve the character of place for local communities and to prevent the destruction or diminution of character in existing communities.

We would be pleased to offer further thoughts on the above matters

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