

Brian Marr

October 14, 2022

Dear Sir

Please find enclosed my concerns about the Planning code as established by the previous Marshall Government. I will try to be brief, but hope you will understand the intent of my subjects. The bold text is simply to provide a few headlines for the reader.

I attended a meeting some time ago re proposed changes to the act. It was held in a local hall and was an attempt to consult with the community. At the time I thought it was a huge gamble to throw out the old act which was years in the making and replace it with a new untried version. In addition it was **unfair to remove Local Councils** from the equation and attempt to **centralize authority**. Love them or hate them they have much knowledge of local heritage and local history and are a conduit to the local community. I still believe this to be the case. I see a troubled future ahead for the planning act.

Some of the matters that concern me are as follows.

- I would love to see **greater value placed on heritage buildings**. We need them. We love our old buildings. We love our old streetscapes.
- Architects seem to have abandoned home design leaving most of it to developers and home builders. **As a result we are overrun with modernism** - square box like structures across the city. I would like to see Architects play a greater role. I would like to see every developer employ an Architect and every builder consult with an Architect. **Further I would like to see an Architectural advisory panel employed by the Government** to advise on building design and urban development. This would be a senior position with an view to oversight of housing developments
- **Urban infill does not appear to have stopped Suburban Sprawl**. Our city continues to expand in all directions. Urban infill is code for developer greed and poorly regulated design.
- **We need a plan for Adelaide that is more widely known and accepted**. Hell, we were supposed to have space - open land between Adelaide and Gawler, to avoid the city becoming a mass of houses to the North. A significant change of use is needed to prevent this. I fear that is lost, as remaining paddocks start to fill with homes.
- **Retention of Farm land is imperative**. We have taken prime farm land at Roseworthy and turned it into housing stock. This is not in keeping with the need for agricultural production in our state, and not in keeping with the need to produce cheap affordable food.
- Trying to use the **Gawler River** area for housing will be a disaster. We should only go ahead if the state bears no responsibility for floods occurring in this area. Each purchaser should sign something to this effect.
- **Better emergency access to Greenfield estates** is needed for Fire Services and State Emergency Services in the view of changing climate conditions. Floods and Fires in the Eastern States sound a warning.

- **Additional car parking should be required for housing estates with high density buildings.** It should not be acceptable for residents cars to live on the street. Wider streets are needed to cater for street parking and movement of Emergency Services. It is not good enough to have the mandatory park with a pond and footpaths while subjecting the rest of the estate to cramped conditions.
- **Garden space** should be mandatory for all new homes as Climate Change will impact upon our ability to feed ourselves.
- Similarly **tree space** is being lost in Adelaide.
- One of the by-products of Urban Infill is the removal of old buildings and gardens and replaced with high density buildings with little garden and tree areas. **Open Space continues to diminish in our city.**
- We need new ideas in the face of Climate Change. **The failure to update housing design for the last seven years or so is telling.** We have built thousands of homes that may not suit emerging climatic conditions.
- It would be nice to find more ways of involving Aboriginal Australians, the original inhabitants, in the design of Adelaide.

Finally I close with a genuine desire for a decent plan for the city, beyond bulldozing individual blocks and inserting wall to wall buildings. Show us your plan. What is the plan for the city of Adelaide? - and what are to be its features?

Yours sincerely,

Brian Marr