



OAKLANDS ESTATE RESIDENTS' ASSOCIATION INC.

CARING FOR THE COMMUNITY AND THE ENVIRONMENT

16 December 2022

To the Members of the Expert Panel

RE: Review of the State Planning Act and Code

Thank you for this opportunity to present feedback from the Oaklands Estate Resident's Association to you with regard the current State Planning Act, Code and system. Members of our Committee have taken part in panel discussions but felt that it was necessary to enlarge further on some aspects of the topics discussed.

Heritage and Character Zones.

Heritage Zones should be considered as a subset of Character Zones. There are a number of components that fall outside of heritage buildings that define an area's character. This suggests that those often lesser known attributes, ie locality, tree canopy, landscaping, build style not defined as heritage etc, need to be factored into what is needed to establish and nurture a character area. The retention of historic housing can be one of them. An example is Colonel Light Gardens. What defines this area? It is a mixture of a number of attributes - street layout, vegetation, housing and fortunately, its ability to have remained mostly unscathed from recent planning indiscretions. Our own area, Oaklands Estate is listed as a Character Zone for similar diverse reasons.

An even newer area that deserves such classification, if it is not already in existence, is Delphin Island. It is unique but not narrowly defined by age and built form alone. Our association proposes that a Character Zone has an advantage of being the primary zone that then allows Council to make the appropriate decisions without the potential limitations of a heritage only framework.

Council should be the instigator of any area review as they are best placed to understand the history and desirable outcomes. This more expansive outlook will enable Councils to capture, retain and grow an area's character favourably for the long term. They can plan and make submissions to establish and grow such an area based around both regulated and desired outcomes. Heritage can easily be recognised as one of them.

Design

When vehicle garaging is considered it is necessary to provide off street parking for vehicles. Too many house developments under calculate the number of vehicles that come with occupation and streetscapes are being clogged with cars. Driveway entries should be restricted to single vehicle entry broadening on the property for extra vehicles. This maintains space for additional street trees.

Tree Canopy

House developments that cover large portions of the block with impermeable surfaces should be charged an annual canopy levee in perpetuity, not just a small one off fee that achieves little to nothing locally. Funds should be directed to projects that develop tree canopy and maintain existing canopy. This could include subsidising costs for householders who maintain canopy, and also recognising these sites for their canopy. For too long it has been possible for some people, householders and developers, to take advantage of the work of others in the community to do the job for them. This would entail a major change in mindset but would certainly provide earmarked funds that would be directed to local areas, even the opportunity to create pocket parks. Of course, I do not expect this to be considered as it is too convenient to cite quite large costs for land while the meagre present funds allow developers with too much power to increase profits while producing little medium to long term local outcome.

Thank you for our opportunity to engage in the future of South Australia.

On behalf of our association,

Fred Hill (President)

Robert Riggs (Vice President)