

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Friday, 18 December 2020 3:27 PM
To: DIT:Planning Reform Submissions
Subject: FW: FEEDBACK SUBMISSION BY R.E.C.C. ON REVISED PLANNING AND DESIGN CODE
Attachments: FEEDBACK SUBMISSION ON REVISED PLANNING AND DESIGN CODE.docx



From: Laura Pieraccini [REDACTED]
Sent: Friday, 18 December 2020 3:26 PM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: FEEDBACK SUBMISSION BY R.E.C.C. ON REVISED PLANNING AND DESIGN CODE

please find attached the submission by Residents for Environment and Character Conservation on the Revised Planning and Design Code. emailed on 18/12/2020 at 3.30 pm
Laura Pieraccini

PS Please acknowledge receipt.

FEEDBACK SUBMISSION ON REVISED PLANNING AND DESIGN CODE BY Residents for Environment and Character Conservation (RECC)

Having attended several zoom sessions and the face to face session at the Glenunga Hub I must express our pleasure in seeing more of Adelaide suburbs covered by the Historic overlay. On the whole the revised Planning and Design Code is an improvement. However, some vital issues are unresolved.

1. To protect what remains of the **uniqueness of Adelaide's character**, epitomised in its beautiful bluestone and sandstone buildings, we must protect them from **demolition**. Demolition of ALL stone buildings built before WWII, which define Adelaide's character, should be considered **development**. At present they do not require development approval unless specifically listed as Heritage. It is easier to demolish a Victorian or Federation sandstone or bluestone villa than to get permission to add a new bathroom. This will eventually destroy what is left of our fair city **character and amenity** and reduce the attractiveness of Adelaide as a tourist destination. Tourist from interstate and overseas do not come here to see the very boring high-rise that grace our city. They come for our delightful historical buildings, whether listed as heritage or not.
2. The existence of so many **overlays** will make the assessment by the Council staff more complicated and laborious and therefore will require more time. In view of the complexity of the new system the government should extend the deadlines for each category without the **spectre of the "deemed to satisfy" overriding approval** over their heads. At least a year should be allowed for the staff of all Councils to get used to the system. A year of trial run that will assist in the identification of any other inevitable mistakes or inconsistencies in such an ambitious plan.
3. The issue of **fairness to the existing residents** has not been addressed at all. Residents are steam-rolled into having to live with decisions that will take away their amenities, be it due to increased traffic, cutting off sunlight or overlooking. **Here in Unley a panel of just three non-elected members, have decided that the increase of parking throughout the day with the creation of a HUB with functions, dinners and alcohol, should go ahead even if the residents will suffer noise of traffic and people coming in and out of their streets all day long until 12.30 pm.** It is blatantly unfair as the existing long-term residents may find they are unable to put up with the lack of amenity and try and move further away. But they would find it hard to sell their property, now degraded, to newcomers, for a fair price. Moreover, even in the case where changes to the plans of a given, say high-rise development, have been required, subsequent to residents submission, residents cannot have the final word and cannot appeal against the altered plans even if those altered plans do NOT address their original concerns. **This is clearly totally unfair and antidemocratic, understandable in China and Russia but not in a Democracy like ours portrays to be.**

In short, in spite of the mammoth effort put in by various subsequent governments, we have a planning system skewed in favour of developers and against the residents. of any residential area.

This government should consider the issue of **fairness, character and paced implementation** of the plan as a matter of urgency.

In faith

Laura Pieraccini

Coordinator of Residents for Environment and Character Conservation

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