Respondent No: 24
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 22:27:52 pm
Last Seen: Aug 21, 2023 22:27:52 pm
IP Address: n/a

Q1. **What is your name?** A Gooden

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Much faster and more efficient private and public transport - Time is the scarcest commodity and largest deprivation of quality-of-life. Take more heavy transport and trucks off the interstate roads by deregulation, privatising, deunionising rail and coastal shipping which will dramatically decrease carbon emissions. Plant 1 billion new deciduous trees per year, including trees with high umbrella like shade in summer. Work with the Federal government to establish a sustainable water plan where water is free or very low cost - has currently 95%+ of Australia's rainfall goes straight out to sea - to support large-scale irrigation projects. Develop sustainable low-cost and low emissions electricity 24/7, including world-class nuclear power plants. Mandate Broader rollout and installation of Australian made solar systems - all green energy expenditure needs to be 90% plus Australian manufactured, otherwise we are not supporting local employment and are sourcing from carbon polluting countries such as China.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Much faster and more efficient private and public transport - Time is the scarcest commodity and largest deprivation of quality-of-life. Take more heavy transport and trucks off the interstate roads by deregulation, privatising, deunionising rail and coastal shipping which will dramatically decrease carbon emissions. Plant 1 billion new deciduous trees per year, including trees with high umbrella like shade in summer. Work with the Federal government to establish a sustainable water plan where water is free or very low cost - has currently 95%+ of Australia's rainfall goes straight out to sea - to support large-scale irrigation projects. Develop sustainable low-cost and low emissions electricity 24/7, including world-class nuclear power plants. Mandate Broader rollout and installation of Australian made solar systems - all green energy expenditure needs to be 90% plus Australian manufactured, otherwise we are not supporting local employment and are sourcing from carbon polluting countries such as China.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Vastly increase the residential area by opening up land for building of houses. (This I was he needs to be done in conjunction with highly efficient transport networks both private and public to support population growth and further distance travelled). This will assist with making housing more affordable and assist with making the region more equitable.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

The largest cost in the economy is people's labour and time – any way that can make people more efficient by reducing time spent in traffic and transportation – will help boost & better the economy. This accompanied with cheaper power and low-cost water supply will contribute to a strong, smarter, cleaner economic future.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

We need a blend of expansion of the suburb boundaries including select building on hills face – as with many of the great cities of the world, as well as more housing density/high-rise in strategic locations, especially at the intersections of major transport rounds and railway lines where stations can be strategically located to service the high-rise dense populations. The Hills face zone is a misnomer. Many many many cities have excellent amenity and views with housing on hills face areas. A requirement around maintaining a level of trees/vegetation would obviously assist with keeping the areas green, but a blanket ban on hills face development is ridiculous.

Q11. **What neighbourhood features enhance living and working locally?**

Other (please specify)
Many people work and school outside their local neighbourhood. Wide modern roads and fast and efficient transport networks.

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Satellite city growth need extraordinarily fast and efficient transport. Proliferation of satellite cities without excellent transport between hubs causes extraordinary frustration and lowers standard of living, also pushing up house pricing in major centres, due to the disadvantage of poor & slow private and public transport. Satellite cities are great, but connectivity is vital. We need additional freeways direct from the Mount Barker region to southern and northern suburbs.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Open Up fast amounts of land for housing. Fast and efficient transport – maybe 15 minute rapid rail network between the three locations (triangulated)

Q14. **What do you see as the benefits of greenfield development?**

Greenfield development allows for the Aussie dream – where every homeowner/family/household can own our own home and have space, ambience and a backyard, at a more reasonable price.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Greenfield development needs to be done in conjunction with ultrafast transport networks both for public and private.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Established dedicated areas for high-rise and high population – on major private and public transport routes – where major roads and train/tram lines intersect. Many cities have high-rise residential. They need to be designed and improved to a reasonable specification otherwise they can become the slums of the future.

Q17. **What do you see as the benefits of infill development?**

Not everyone wants to live in a satellite city or in a greenfield site. There needs to be provision to increase the population of the suburbs in strategic locations with minimal encroachment on existing suburbs. Allows the population to live closer to the city where they may need certain conveniences. (e.g. medical needs)

Q18. **What do you see as the potential drawbacks of infill development?**

No drawbacks it just needs to be done properly, Urban infill including knockdown and rebuild needs to improve / upgrade the amenity of the area. Some of the recent residential housing developments in suburbs have tried to mix funky modern developments which are an eyesore. Need to maintain park areas.

Q19. **Where should strategic infill sites be located?**

Landmark 5 – 10 days hectares of land at the intersection of every main road and train/tram line where a station can be built, if not already

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

More community, industrial and commercial land is needed in the Mount Barker and Victor Harbor regions.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

A certain percentage of land in each region needs to be in March for open space, park lands and community halls/buildings/churches et cetera

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Vastly increase irrigation and large tree plantings - not necessarily native trees. Replicate Park 11 – Adelaide to Parklands (known as botanic Park) with every 3000 homes.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

We need to look a lot further ahead than 30 years. Some of the policies around heritage, bike network and transport routes seem to be very shortsighted and tainted by near-term ideals and existing infrastructure – rather than thinking what is good look like and what will matter in a thousand years time.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 3 November 2023 11:35 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

abbey

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What is most important to you?

Climate change
Inclusive Communities
Jobs
Housing
Open green spaces

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

please make more efforts to get even younger people involved. it felt like an oversaturation of 18-24. ways to do this include making events like this earlier in the day or on weekends. :) also if you still want to reach out to youth forums across ADL to gain research papers from them, on the way youth want planning to be done in the future, please offer substantial remuneration for intellectual property - we are usually balancing school, family, and growing up as it is, with our youth forums we form in. We deserve more legitimacy for our insight. :D

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 6:10 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Adriano Rotolo

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

The following is not about 'NIMBY'. Rather, I simply want to emphasise that when we build urban infill it needs to be of a reasonable standard, and planned well. I'm in favour of urban infill to foster housing affordability, and I live in

Morphettville which is experiencing infill. I have a child now, and I don't want her to grow up in a suburb where the homes are: - crammed right next to each other, forcing too many cars to park on the street - of poor build quality and poorly insulated, causing over-reliance on air conditioning - so tightly packed that there are almost no street trees, with all available kerb space taken up by driveways - not within reasonable walking distance of a park I've seen the above too many times, and it's a thoroughly depressing way to live. I urge the Government to balance infill quantity with quality.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

More parks

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

People should be able to realistically aspire to owning their own home.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

No Answer

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

No Answer

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

No Answer

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

No Answer

What do you see as the benefits of greenfield development?

It's an important part of the mix because not everyone wants to live in an apartment or townhouse.

What do you see as the potential drawbacks of greenfield development?

It's well-known that too much urban sprawl hurts the environment and leads to car dependency.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

No Answer

What do you see as the benefits of infill development?

It keeps people close to jobs.

What do you see as the potential drawbacks of infill development?

No Answer

Where should strategic infill sites be located?

No Answer

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

No Answer

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

No Answer

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

No Answer

DTI:PlanSA Submissions

From: Airlie Keen [redacted]
Sent: Monday, 6 November 2023 2:59 PM
To: DTI:PlanSA Submissions
Subject: Airlie Keen - Submission
Attachments: Airlie Keen-Greater Adelaide Regional Plan Submission-5 November 2023.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [redacted]. Learn why this is important

Dear Growth Management Team

Please find attached a submission for your consideration.

Kind regards

Airlie Keen
Callington

Airlie Keen
[redacted]

5 November 2023

Greater Adelaide Regional Plan
Growth Management Team
Planning and Land Use Services
Department for Trade and Investment

Via email: plansasubmissions@sa.gov.au

AREA OF FOCUS:
EASTERN SPINE (SOUTH EASTERN FREEWAY GROWTH ZONE)

Topic	What the Plan Says	Comment / Feedback
Eastern Spine	Page 122 "Most of the area surrounding Callington is primary production land, with a small pocket of rural living land on the eastern side of the township. The area includes pockets of employment land, and other areas protected for environmental conservation which will not be considered for urban development.	Apart from the narrow strip of woodland along a section of the Freeway at Monarto South (of which some sections have already been rezoned to allow for industry to encroach into the corridor), GARP mapping (Figure 16) does not include any other "protected" areas. Is this the extent of protected land? The GARP should clearly identify which land is being referred to, both for protection and for employment land (which we know can also mean industrial uses). Callington is an historic township with significant mining heritage and is surrounded by high value farming land. Whilst residential development has commenced and is generally accepted as inevitable, ***the proposed industrialization of Callington is strongly opposed.***
Callington Employment Land	Page 158, Figure 15 "Proposed areas of Investigation – Employment Growth"	The risk of creating more employment land (potentially meaning industry/heavy industry) in our small rural townships when there are already operations such as: mining/quarrying, cement batching, composting/fertilizer manufacturing, and intensive primary industries (such as chicken sheds and piggeries), as well as sewerage treatment plants - with their associated dust, noise, odour and truck movements – is that our towns will become less livable and additional industry will significantly detract from their character and amenity. ***Ample land is already zoned for this purpose at Murray Bridge and Monarto South and this should be the focus of investigation.***
Inter urban breaks	Page 161, Open Space "Inter urban breaks to separate and define district townships and urban areas"	The bands marking inter urban breaks on Figure 15 (Eastern Spine) are too few and too narrow. These thin strips provide little comfort to those who have regard for the natural beauty and rural amenity of the Eastern Hills and Murray Plains, including the Bremer Valley / Bremer Range, White Hill etc.

	"Provision of open space and green corridors to support critical habitat and movement of wildlife, biodiversity and native vegetation"	The community would like to see the planning system (now and into the future) protect what we value, which is the rural amenity of this region. ***The inter urban breaks, as marked, appear wholly insufficient to provide that protection.***
Open Space	Page 163, Figure 16	The Discussion Paper makes reference to the Adelaide Hills Face Zone Protections that were put in place in 1967. With our area now a focus of interest, the ***Bremer Range, White Hill escarpment and other natural features should be similarly protected from unsuitable/insensitive developments.***
Biodiversity	Page 45, Urban Greening and Biodiversity "we need to do more to protect our tree canopy" "The State Government is committed to delivering best practice tree protection regulations" "So, we need to value and protect trees, create more green spaces…" Page 55, Biodiversity "Maintain greenbelts between townships and growth areas" "Identify new regional open space connections and biodiversity corridors"	Actions speak louder than words and the actions of the Department for Environment and Water (DEW) in stealthily dismantling the Monarto Heritage Agreements (which were put in place to protect the extensive re-vegetation program of the 1970s/early 1980s as part of the Monarto Development Commission) makes a mockery of the stated aims in the GARP for protecting tree canopy/biodiversity in the Monarto region, extending from Callington to Murray Bridge. Known as the Monarto Woodlands on public land and Monarto plantings on private land, these 40 year old corridors are established habitat and are already under pressure from growth/development. One can only presume that the woodlands, which were predominantly planted with West Australian species, were not afforded protection as "native vegetation" under the Native Vegetation Act. ***Another form of protection should be urgently considered where high biodiversity and habitat value exists.*** It begs the question of how deep is the commitment to the objectives outlined in the GARP and do they apply equally in the suburbs as in the regions? One hand of government seeks to identify new areas of regional open space and biodiversity corridors and another hand of government has removed protection for an existing biodiversity corridor. Nothing frustrates the community more than government waste. Significant funds were spent to establish the Woodlands and in the years since more funds have been spent on revegetation projects, intended as future habitat. More's the pity that the present-day habitat for the species those projects seek to support, is no longer protected. I would like to see all Crown land, irrespective of its designation, included on Figure 16. I believe Figure 16 would also be enhanced by the inclusion of areas of high biodiversity value, or are

		part of nature corridors, re-vegetation projects, paddock tree programs and the like, especially if significant government funding has been allocated. As examples, these could include: the full extent of the Monarto Woodlands/plantings, the Monarto Safari Park, BioR's Monarto Project and the Kanmantoo Woodland Restoration Project. Aside from their important environmental benefit, the Monarto Woodlands should also be valued for their historic significance as they marked an important period in our State's political and social history. The Dunstan-era Monarto Development Commission policy remains controversial to this day with cemented opinions on both sides of the debate. The Woodlands are also used for bird watching, horse riding, carriage driving, walking, cycling and canine trials. They also contain a network of trails.
Strathalbyn		Strathalbyn appears to have been overlooked in the GARP, despite facing significant growth and development pressure. The EFPA's hard town boundary should provide some comfort against development pressure, however, in Strathalbyn, development is spilling out in every direction well beyond that boundary. Though not directly on either the Eastern or Southern transport Spines, Strathalbyn is centrally located between the Regional Centres of Mount Barker, Murray Bridge and Goolwa and will continue to be a popular residential, business and tourism hub. It is also an important agricultural services centre with key freight and transport corridors. Considering that travel time/distance from the Adelaide CBD to the identified future satellite city of Goolwa takes only 10 mins / 10 kms more via Mount Barker and Strathalbyn than by travelling via the Southern Spine to Victor Harbor – ***Strathalbyn is likely to continue to face significant growth pressure and essential services such as public transport and other infrastructure and social services should be contemplated by the GARP to meet the needs of that community.***
Buffer Zones		Business and industry should be able to invest with confidence and new residential growth areas should be shielded from smelly, noisy, polluting operations. ***The GARP should incorporate effective buffer zones between competing land uses.*** Mapping should include the locations of current and future polluting enterprises (eg noise / odour / dust etc).

EPA – Murray Bridge South		The EPA should investigate, identify and mitigate against the source/s of the unpleasant odours that blow into Murray Bridge on the predominant Southerly / South Easterly breeze. Whether it is from intensive agriculture, sewerage works or composting – it would be better for the community to be informed and assured that the EPA was working to minimize the impacts on both the current and future populations.
EPA – Kanmantoo and Callington		Given the two communities of Kanmantoo and Callington are impacted from industrial operations, including dust, odour and truck movements, investments should be made into mitigating the impacts on the residential populations.
DIT		More work should be done to lessen the impact of trucks/freight routes on townships (routes, speeds, safety, noise, vibration, dust and odour). For example, road pavement upgrades would lessen the impact of the loud rattling and vibration as they travel through residential areas).
DIT – Freeway Road Surface – Callington to Murray Bridge		The course-chip pavement used in this zone adds greatly to the noise impacts for communities living along the corridor. Sound travels long distances and traffic noise, especially from trucks, on course-chip pavements is far worse than on a smooth surface.
DIT - Transport – Passenger Railway Corridor	Employment lands	The existing rail corridor should be investigated to determine if it has the potential to transport workers from the residential areas of Mount Barker/Nairne and Callington to employment zones at Monarto South and Murray Bridge, or to take workers from Murray Bridge to Monarto South. Noting that Tailem Bend, which is also on the rail corridor, has been earmarked for growth and should be included in any investigations.
DIT - PLUS – Streetscapes and town entrances		Local Councils need more funding to support streetscape beautification at town entrances and along main thoroughfares. This could include street trees, road shoulder widening, curbing and guttering. These roads are often State arterial roads. Planning support now and into the future is needed to ensure town entrances are not developed inappropriately and contrary to community expectations around town pride for their "town entrances".
DIT – unsealed roads		Local Councils need more funding to seal their extensive unsealed local road networks to enhance amenity, reduce dust nuisance and noise and reduce long term costs of road maintenance. This also supports country residents who face higher wear and tear costs on their vehicles and vehicle damage from potholes and other hazards.
Livability	A greener, wilder and climate resilient environment	While the objective is supported, livability is not just about greening and tree canopy. Factors such as noise, dust, odour, light spill that come with development, all impact on the quality of life and general amenity of a place.

		Now, in 2023, as I write this submission, I can see the stars in Callington but with the light pollution that will accompany the increased industrialization and urbanization as proposed in this GARP, I wonder for how much longer that will be possible? I strongly urge development controls to be implemented alongside new developments that will enhance livability and minimise these impacts on communities.
Water		As known, water security and supply will remain critically important for any future development. However, the cost of water supply infrastructure is also prohibitive and some smaller communities still rely on private supply networks or community-managed schemes. Some of these schemes may be fortunate to have access to SA Water's filtered supply however, many do not, accessing raw untreated river water. The 2012 Water Industry Act makes it unaffordable for these communities to join SA Water's potable supply network. *If growth is to occur, it must be accompanied by an SA Water potable mains water network right across our region.*

Thank you for the opportunity to contribute to the discussion.

Yours sincerely

[redacted]

[redacted] Airlie Keen
Resident of Callington

Disclaimer: The views expressed are my own personal opinions and are not on behalf of the Rural City of Murray Bridge.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 10:37 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alan Carpenter

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

Are there any other outcomes the State Planning Commission should consider?

Question 5 just assumes that South Australians want Adelaide to "grow". the Greater Adelaide plan is just more of the same that favours the rich, has resulted in increased homelessness, and a lack of affordability.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

1. Stop the population growth. 2. Restore and repair existing environmental damage.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Change tax laws that makes owning more than one house an economically attractive option. Stop foreign investment in Australian housing.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

A focus on retro fitting existing housing to increase their energy efficiency and water usage. The perpetual growth model is already collapsing under a worldwide shortage of resources.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

License developers and then put obligations on them to deliver diverse housing options in any development.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It can't - nowhere is this more evident than in places such as Mount Barker and Gawler.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

If South Australia's environment and resources are X, divide X by an ever increasing number, and the result is each person gets a smaller share of X.

What do you see as the benefits of greenfield development?

There are none, there is just an increasing environmental debt to the future and a poorer quality of life for all.

What do you see as the potential drawbacks of greenfield development?

Destruction of environment, urban sprawl, massive CO2 debt, more urban sprawl, an icrease in Adelaide's summer heat generation, homes not near work.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Medium rise buildings with ample shared use parks in between.

What do you see as the benefits of infill development?

Stops urban sprawl.

What do you see as the potential drawbacks of infill development?

The death of the backyard, crowding, congestion, heat islands effects becoming increasingly worse.

Where should strategic infill sites be located?

A zero population growth target negates the need for it.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Stop using traditional industrial areas for urban infill EG Kilburn, Islington, Bowden etc

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

A zero or negative population growth target.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

It is truly depressing if you haven't already listened to the wealth of expertise Australia has in this area and don't already know.

What do you think Adelaide will look like in 15 to 30 years' time?

It will be a hot, dry, barren crowded place with a poor quality of life. Trees will be dying at ever increasing rates, resources worldwide will be even scarcer and more expensive. Poverty and homelessness will be even more pronounced due to the more of the same policies of today.

What is most important to you?

Climate change
Open green spaces
Inclusive Communities
Housing
Jobs

What are your concerns for the future of the Greater Adelaide region?

Have a zero population growth target and stop creating even larger problems with truly outdated economic models that have no place in the unfolding climate disaster. More urban sprawl, more concreting over farming land, more heat islands, more traffic congestion, the never ending cycle of more people, more roads and poorer quality of life.

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

South

How can Greater Adelaide be more sustainable and respond to climate change?

No Answer

How would you like to travel around the Greater Adelaide region in 15 years time?

Other (please specify) - All of the above but with modern train services.

What do you like about your current local neighbourhood?

Open spaces, Homes are detached with room for trees and vegetables in people's gardens. Close to a train line.

What do you think your local neighbourhood is missing?

Any plan to protect the environment we have and the quality of life.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Your perpetual growth economic model is so out of date in a World of 8 billion people all competing for the same resources (food, water, timber, lithium, metals etc), and unbelievably inappropriate as the climate disaster really takes hold.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 9:28 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: AlanaP completed Greater Adelaide Regional Plan Discussion Paper Survey

AlanaP just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alana Potgieter

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Not that I can think of

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Walkability to services within neighbourhoods, preservation of wildlife corridors, green belts and parks and rapid public transport infrastructure is crucial to this plan and must not be allowed to fall by the wayside as is most often the case

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Adelaide has always done social and affordable housing well compared to other cities: having low cost housing mixed in new and established neighbourhoods regardless of median income improves social cohesiveness and tolerance. I would like to see more of this. Allowing neighbourhoods to remain smallish and on a human scale improves a feeling of well-being and connection to your home neighbourhood. The idea of a “town” or “village” even close to others promotes human interaction and inclusivity and better social interaction. We need to avoid these parking lots of human habitation that are the greenfield dormitory suburbs that are sprouting everywhere. It’s not healthy physically or mentally.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

In applying the above mentioned principles the design of neighbourhoods naturally leans to a higher requirement and desire for mass public transport. If we have impractical alternatives to cars we will never reduce our need of them. Without reducing car travel a city cannot be greener even without fossil fuel dependence Focus on waste recycling and reusing must form a part of the plan: this will deliver your aims of pollution reduction (cleaner, greener) and can be a major employer especially if higher technologies are employed (this does not have to be a dirty or lowly job)

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Some greenfield development is necessary but infill in periurban centres needs to be of higher density and better connected to public transport. Encourage people to have a smaller commute by making it easier to do so decreases the steain in resources. Please insist on better quality building so that homes are insulated properly, oriented better to make use of natural light and heating/ cooling to reduce use of electricity for indoor climate control: this will have natural flow-on effects to reduced energy consumption but also improved physical and mental health in all types of housing. Make it a nice place to live and people will come. Make it on a human scale (size, affordability, choice, green canopy, walkable) and people will stay. If people are happy in their homes and lifestyle, you will have better social outcomes, you will have a better society.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Development of infrastructure early in the development and insistence that they are built before 30% of the residences are built. Proper planning for non-car transport within the neighbourhood as well as commuting from the neighbourhood. We need more rail

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What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Maintain a “town” feel: strategic infill in higher density areas without destruction of heritage and historically important buildings. Rail connectivity to Adelaide Better planning of greenfield developments to also follow a garden suburb or village feel. Green belts and parks, preservation of nature and the country feel of these towns

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What do you see as the benefits of greenfield development?

An opportunity to plan a great place to live for people

What do you see as the potential drawbacks of greenfield development?

Profiteering by developers has lead to many of the pitfalls of modern greenfield development in this state and others: - lack of commitment to building promised infrastructure - lack of provision of amenities - utter dependence on the car as transport - this results in massive highway infrastructure needed - no commitment in practical terms to urban tree canopy or even provision for garden space - unsightly houses wall to wall with each other (this is basically a human parking lot: look at new developments in angle vale, mt barker) - current housing design is the polar opposite of greener more sustainable living - no connection to your neighbourhood - increased stress

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How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Area-sensitive design, improved amenities, better local travel that is not car reliant, better sense of social integration

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What do you see as the benefits of infill development?

Better identity with the town, reduced car travel/ commute times, more natural human scale, more people living in mature green spaces. Good infill can improve the safety and character of an area by having an influx of income and amenities due to improved desirability to live there. This encourages businesses and also art and culture

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What do you see as the potential drawbacks of infill development?

If done poorly this can lead to loss of heritage and history which is part of the draw card for people choosing this lifestyle over greenfield. Increased property prices can lead to overgentrification by pricing out normal people and poorer people. This can lead to social imbalance and also threatens the original character of the neighbourhood

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Where should strategic infill sites be located?

Adelaide CBD but also inner and outer suburbs HOWEVER care and better protection to strategic character areas and historic neighbourhoods must be provided as well.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

It should plan this as they would for residential greenfield and infill and use the same principles. Repurposing of vacant or delapidated warehouses should be encouraged or incentivised to use existing land and infrastructure better (for example Port Adelaide: there is great potential in using historic buildings that are empty and giving them new life commercially, industrially and residentially! But their character also needs to be maintained)

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Preerve green belts and agricultural areas. These are important economically but form part of the Adelaide identity. We are not Melbourne!

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Trees! Roadside trees. Garden spaces. Urban canopy. Mature trees. Mix of planting: native trees and understory esp larger areas and waterway rehabilitation is more sustainable as well as pleasing, however are not always suited to urban climate where deciduous hardy trees (eg ash, ornamental pears, plane and liquidambar trees) provide less limb fall, reduced fire risk, improved air cooling etc

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Please try to provide wildlife corridors over or under major road and electric rail infrastructure. This is a small but important detail. The amount of roadkill is heartbreaking and preventable

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 30 October 2023 4:16 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alex Shierlaw

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Adelaide will be a larger city with increased population driven by overseas migration. The physical area of Adelaide will also grow due to significant urban sprawl to the south and especially North of the city. The inner areas will have more apartments but overall there will be little change due to development restrictions. Outer areas will experience growing populations due to urban sprawl and more gentrification will occur in areas close to the city that are not current desirable residential areas.

What is most important to you?

Climate change
Housing
Inclusive Communities
Open green spaces
Jobs

What are your concerns for the future of the Greater Adelaide region?

My concerns are that furthering urban sprawl will continue to increase the footprint of the Adelaide urban area threatening current agricultural and bush land near the edge of urban areas. The new suburbs on the edge of Adelaide are poorly planned and car dependent and do not contribute to a sense of community or life. I don't want children living in areas where they have to be driven everywhere, are unable to have independence by taking public transport to the city as it doses;t exist, or being unable to walk or cycle to the local shops themselves as they are too far away. These new suburbs are not the kinds of places that the young professionals, that the state government is trying to attract to live in South Australia, want to live in. I fear that by neglecting to build housing in the inner city that families will be priced out of the city, and have to live in far flung suburbs that don't have the services required to live a good life, leaving a city that is more segregated and unequal.

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

By yourself

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

Ensure everyone has access to good quality, frequent public transport to provide alternatives to car use. Make sure everyone has access to quality, safe, bicycle infrastructure that everyone can use to provide a low carbon transport method. Ensure every street and intersection has tree cover to reduce the urban heat island effect to mitigate against increasing heat waves. Ensure everyone can live near where they work, get education and shop to reduce travel distances and emissions. Heavily disincentivise personal car useage and especially ICE cars. Electrify all public transport including busses and trains.

How would you like to travel around the Greater Adelaide region in 15 years time?

Walking

What do you like about your current local neighbourhood?

I like that I live in a 10-minute walking distance of 2 supermarkets, 4 restaurants, 2 pubs, 3 cafés, a high school, a primary school, a pharmacy and many other services that make allow living. I like how extensive the tree canopy is and the quality and size of the local park. I like how close and accessible to city is through both public transport and cycling.

What do you think your local neighbourhood is missing?

There are no Asian grocery stores, fruit and veg stores or low cost supermarkets which would improve access to cheap quality food. There is no train or tram line. There is no public primary school in walking distance.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Please meet the housing target. Every house that you don't build is another family sleeping in their car.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:26 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alex Tripodi

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

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Are there any other outcomes the State Planning Commission should consider?

Increase housing and infrastructure to townships such as Meadows. Meadows is a great local between the Southern Suburbs and Hills. It has a growing younger population and has demand for more housing. It is both far enough and close enough to the Southern Suburbs, and Mount Barker that is allows for plenty of Primary Production land to thrive whilst growing the township of Meadows to service a large portion of the Southern region of Greater Adelaide.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Build a link road from the Southern suburbs (potentially linking to Patalinga road through Meadows to Hahndorf. Mixed with a interchange at Hahndorf will connect greater Adelaide from West to East. Growing access to the Fleurieu and Hills regions. This will allow those that live in Hills townships to have better access to the coast and suburbs infrastructure whilst also increase access to the Hills region to the Southern Suburbs of Adelaide.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Stop infill housing, focus more on Greenfields.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Increase the min size of land to allow for water tanks and gardens.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Build more options South and through the Hills, rather than North.

What neighbourhood features enhance living and working locally?

Other (please specify) - Access and faster speed link roads to services. Public transport to Hills towns. And Hills rail.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Increase housing and infrastructure to townships such as Meadows. Meadows is a great local between the Southern Suburbs and Hills. It has a growing younger population and has demand for more housing. It is both far enough and close enough to the Southern Suburbs, and Mount Barker that is allows for plenty of Primary Production land to thrive whilst growing the township of Meadows to service a large portion of the Southern region of Greater Adelaide.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Rail access and more Freeway access options.

What do you see as the benefits of greenfield development?

Increase housing and infrastructure to townships such as Meadows. Meadows is a great local between the Southern Suburbs and Hills. It has a growing younger population and has demand for more housing. It is both far enough and close enough to the Southern Suburbs, and Mount Barker that is allows for plenty of Primary Production land to thrive whilst growing the township of Meadows to service a large portion of the Southern region of Greater Adelaide.

What do you see as the potential drawbacks of greenfield development?

None.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Destroying Adelaide's neighbour hoods and putting pressure on services.

What do you see as the benefits of infill development?

None.

What do you see as the potential drawbacks of infill development?

Destroying Adelaide's neighbour hoods and putting pressure on services.

Where should strategic infill sites be located?

None.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Hill based employment hubs.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Not sure.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Why do we need a target?

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 7:53 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alexander Perkins

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

17 or younger

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

More nature, more green & more native animals

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Stop littering, control cats, be more environment friendly, look after trees old and new, increase habitat for native animals

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Not sure

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Not sure

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

I want to live in a house with a big garden - need lots of different choices for people

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What neighbourhood features enhance living and working locally?

Other (please specify) - Open spaces, safety and working close to home

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What is most important to you?

Climate change
Open green spaces
Inclusive Communities
Housing
Jobs

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

By yourself

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

More solar power, more trees , more habitat for native animals,

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How would you like to travel around the Greater Adelaide region in 15 years time?

Car

What do you like about your current local neighbourhood?

I have friends nearby, I have a reserve near my house, it's safe to play, I have playgrounds near my house, a bike park and duck pond where I can fish and tennis courts & footy oval nearby

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What do you think your local neighbourhood is missing?

More native animals

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:59 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alexandra Rosewarne

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

The population of Adelaide will significantly increase, with increased migration nationally and internationally, hence we will see an increase in diversity of multiculturalism, skill sets, and accessibility/transport needs in order to maintain a livable city. We will also see big effects from climate change including sea level rise, water shortages and droughts, heatwaves and fires, and extreme weather. I hope Adelaide will remain a very vibrant city, with healthy environmental assets supporting a safe and diverse and culturally rich community, with accessible housing for renters and buyers.

What is most important to you?

Climate change
Open green spaces
Housing
Inclusive Communities
Jobs

What are your concerns for the future of the Greater Adelaide region?

- weather and climate effects, including hotter summers, colder winters, sea level rise, extreme weather events -lack of water for drinking, recreation, domestic, and environmental use -un-affordable housing -loss of green spaces and biodiversity, plants and animals in the area -no housing available close to the city, increased transport and heating/cooling costs for those living further out

---

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

- Plant corridors and green spaces throughout suburbs and through the city that provide cool in summer and shade, as well as habitat - prioritise healthy beaches and ocean habitats that can buffer some effects of sea level rise and ocean warming - extend public transport (powered by renewable energy electricity) so the majority of people can use it to access the majority of places, including horizontally, as well as in and out of the city (hence limiting car traffic) - designing walk-able, and bike-able suburbs and routes (to reduce car traffic) - introduce and prioritise recycling -safe sustainable street lighting (solar powered) -solar powered charging stations -safe green spaces for young people to recreate

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How would you like to travel around the Greater Adelaide region in 15 years time?

Cycling

What do you like about your current local neighbourhood?

Parks and green spaces, trees on streets, bike paths, access to trains and public transport, social spaces and local businesses like basketball courts and places to sit, backyard space, food and shops within walking distance.

What do you think your local neighbourhood is missing?

Public transport to places outside the city, plant vegetation corridors connecting green spaces, plants/shade on big roads, well-lit streets. Also missing native vegetation on local streets and green spaces. If housing density increases, green spaces in high abundance to recreate in.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I would like to see an increase in public transport, including trains and trams, that is accessible and powered by renewable electricity. If public transport can be quicker, cheaper and more accessible than driving this would decrease traffic time for those that do need to drive, and would be more equitable for people living far out from the city who end up paying more and spending more time commuting than those who can afford to live in housing closer in. It would also be more sustainable to the regions carbon footprint. Also an increase in bike paths and infrastructure so it is safe and accessible for cyclists of all skills (especially children) to use.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 4:30 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alida Cowan

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

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Are there any other outcomes the State Planning Commission should consider?

Preserve areas of natural habitat for wildlife. Ensure infrastructure supports development. Housing with sufficient outside space for garden area, not squashed one on top of the other with no outdoor area. Roads developed to

accommodate increase in traffic or preferably environmentally friendly public transport systems included to make access easier.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Houses with solar, battery, outdoor space, insulated and cool colours. Space between dwellings for trees, shrubs and outdoor parks, walkways and cycle lanes.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Ensure health services are accessible, public schools with sufficient classrooms and government employment and other services accessible.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Become a centre for research and development, invest in future technologies.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Don’t create ghettos. Do not encroach on any existing public spaces or parklands and create new ones. Support the development of regional towns. Surely developing towns such as Whyalla, Port Pirie, Port Augusta, the Riverland etc to make them attractive with opportunities for all is a better alternative to an ever expanding metropolitan area that encroaches on farming and native bushland.

What neighbourhood features enhance living and working locally?

Open spaces

What do you see as the benefits of greenfield development?

Community building, not just another suburb.

What do you see as the potential drawbacks of greenfield development?

Services such as health. Existing services overwhelmed.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 12:14 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Alison Perkins

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

I think 'sustainable' is a key word missing from these four key outcomes.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Understand the sustainable limits of our resources, including water, land for food production and ecological requirements to support our ecosystems and plan for growth based on that, rather than planning for population growth based on economic targets. Planning policies are forcing people who want a good-sized garden and home to move further out from the city. There needs to be more office space in places like Gawler and Mount Barker as part of development to reduce the need for people to drive in some cases hundreds of km per week to work in the city. The South Australian Government, as one of the state's biggest employers, should allow more working from home and set up satellite offices in regional hubs/growth areas like Mount Barker, Murray Bridge, Victor Harbor, Gawler etc where government staff from all departments (not just customer facing staff, but policy officers etc) can work near home as an alternative to city offices. This will significantly reduce carbon emissions from transport - the biggest source of greenhouse gas emissions in the state. Encourage native trees to be planted as street trees by developers. In parks and open spaces included in developments, encourage native understory plants as well as grass areas and trees, to provide habitat for the smaller birds and other animals that need understory and help create a healthier ecosystem. Ensure a suitable buffer zone along creeks and rivers so development has less environmental impact - some homes seem to be built too close to creeks. Also, enforce greater penalties for developers/builders who allow sediment and other pollution to flow into waterways during storms when building. Require solar panels to be included as part of new developments. Look at upgrading electricity infrastructure to better support renewable energy and consider opportunities for battery storage as part of planning for new developments. Ensure there is enough housing (that is affordable for the average family) with large enough gardens for people to plant native gardens, including some large trees to provide habitat and address the urban heat effect, and a vege patch to support sustainable food production.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Ensure homes are built with space for people to entertain friends and family in their gardens. Include parks and playgrounds in developments. Dead-end residential streets enable kids to play more safely with their neighbours. Support more social and affordable housing development that supports sustainable living in areas near the city. Encourage new development in run-down areas. Protect heritage in both affluent and low socio-economic areas. Support more green space and tree planting in lower socio-economic areas. Greater incentives for owners of heritage properties/places to maintain, restore and adapt them for re-use and greater protections for heritage properties and significant trees across all of Greater Adelaide.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Incentives for owners of the 60% of empty commercial building space in the CBD to convert them into apartments/residential buildings or mixed-use buildings - this would bring more people to the city to support business while enabling people living further from the city to support their local economies by working from home or locally. Ensure there is supply of traditional 4 bedroom homes with a good-sized garden as well as smaller units or apartments so families can choose to live in traditional homes and are not forced to settle for small homes on a tiny block, but smaller options are available for those who chose them. Require new developments to include this mix rather than fitting as many small blocks as possible in the development area.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Ensure opportunities for office space are included in significant developments, including state government satelite offices.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

I do not support significant growth of Victor Harbor, and particularly not Middleton. For Murray Bridge I'd suggest new, high energy efficiency office and manufacturing areas to encourage buisiness to set up there, providing employment opportunities for local residents. For residential areas, 700-900 m blocks near the town centre and majority rural living blocks beyond to minimise impacts on the environment. Ensure development is not in areas at risk of flooding and avoid any areas of natural mallee scrubland. Protect exiting farmland.

What do you see as the benefits of greenfield development?

They can be planned from the start to incorporate wide, safe street design with residential areas that include courts and cul-de-sacs. Green areas and community facilities such as parks and playgrounds can be located in residential areas and commercial areas can be created with the latest, climate-smart design as a requirement. It is cheaper for people to build a new home on a greenfield site than buy the equivalent established home.

What do you see as the potential drawbacks of greenfield development?

Generally development involves fitting as many homes in the space as possible, reducing the amount of water soaking into the ground and causing stormwater issues during high rainfall events, as well as creating an urban heat effect. The biggest drawback is impacts on the environment eg through habitat destruction and tree removal, and destroying soils that could be used for food production/farming/hobby farming. Greenfield development is generally cheaper to buy, but further from the CBD and convenient public transport, forcing people with less money to live further from work opportunities, increasing the cost of living for those that can afford it least.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Increasing infill near the city increases the opportunity for people to live closer to work opportunities, established public transport links and facilities such as shops, doctors, schools etc.

What do you see as the benefits of infill development?

as above

What do you see as the potential drawbacks of infill development?

Increased urban heat effect due to more area covered with buildings and concrete - this also leads to greater stormwater issues. Less space to grow big trees, reducing the chance of increasing the tree canopy. Less room for

gardens, impacting habitat for native animals. People have less space which often leads to withdrawing into themselves and leads to less social cohesion.

Where should strategic infill sites be located?

More apartments in the CBD.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

What will be the key industries in 30 years' time. If we want people living and working locally, then employment land should be considered together as part of large developments. Will we be working 4 days a week and more people working from home? Maybe there will be less need for offices. Given the current global economic/political climate maybe we will increase manufacturing in SA and will need more land for that purpose.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space should not just consider people's needs but also environmental needs eg what native plants and animals could be supported and encouraged in that area. Consider space and facilities for people of all ages. Consider water recycling and space for large trees, including designing open space in areas that protect existing trees. Not just putting grass and a playground next to a stormwater lake as the open space for a development - although wetlands and reusing storm water are great!

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

What trees/plants, how many and where are needed to support native animals. What trees can have greatest impact on urban heat effect. Not just planting in places that are easy but ensuring industrial areas also have suitable green cover. What size block allows for gardens that can meaningfully contribute to the target.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Introduce stronger building code requirements to ensure climate resilient homes. Heritage is important for sense of community identity and linking to our past - local heritage is particularly important and should be strongly protected through the regional plan.

Pospisilova, Lenka (DTI)

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 20 August 2023 11:50 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Allan
Family name:	Jacques
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	try to get our Australian Smartest Engineers to KEEP fully grown trees on a bloody block , next build to enhance the tree most gum trees live for over 400 years or so until white man came and kept cutting them down. Most areas with dog boxed homes are higher in temperature in spring/summer than green lawns and big leafy trees. They cut down the cost of running a home and the leaves are free compost.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Respondent No: 38
Login: Anonymous
Email: n/a

Responded At: Aug 22, 2023 07:44:26 am
Last Seen: Aug 22, 2023 07:44:26 am
IP Address: n/a

Q1. **What is your name?** Allan McDougall

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Street width is of concern. Here in Hewett (Postcode 5118) the streets are too narrow. If I had a fire at my home I do not believe the MFS could respond to my home in sufficient time to save it, because the width of parked cars in the neighbourhood is incompatible with the width of responding fire appliances. I have several fire extinguishers in my house because I know that if I can't put the fire out, by the time the MFS arrives my home will have been destroyed.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Ensure the current trend to have grey/dark rooves is abandoned in favour of light coloured roofing to conform to the basic principle that dark surfaces absorb and lose heat at a greater rate than light coloured surfaces. In addition, housing developments now result in small housing blocks with limited or no ability to grow trees, with the result that housing developments can create their own localised microclimate, with excessive levels of heat during the summer months.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Ensure that each housing development (future and current) is supported by affordable public transport and health infrastructure. Place greater emphasis on graffiti removal as the presence of graffiti, particularly in public places degrades public perception of that area and the people who live there.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Support for small business is essential to ensure that local employment can be guaranteed. A greater emphasis of planting and maintaining trees. Around the northern expressway for example, trees have been planted to conform to some legislative requirement but they appear to have been forgotten with the result large numbers have failed to thrive.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

That the whims of developers need to be subordinate to government planning. Private enterprise is focused on profit resulting in maximum housing density and narrow streets. I believe the trend to have dark rooves is evidence of a developer-driven housing strategy, where fashion trumps good science.

Q11. **What neighbourhood features enhance living and working locally?**

Safety

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Good transport access and hospital access as well as recreational facilities.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Developments that aims for a mix of age groups, so that there are elderly as well and children in the localities. Opportunities for children to interact with "de-facto" grand parents, for example.

Q14. **What do you see as the benefits of greenfield development?**

Not sure on this one.

Q15. **What do you see as the potential drawbacks of greenfield development?**

The reduction of arable land for agricultural pursuits

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Opportunities need to be provided for local employment

Q17. **What do you see as the benefits of infill development?**

For local councils and utilities, a windfall to gain multiple consumers from a single property

Q18. **What do you see as the potential drawbacks of infill development?**

Churchill Road is a prime example of the mismatch between government planning and public behaviour. The logic behind the bulldozing of single unit houses there to be replaced by multi-story flats was predicated on the expectation that the occupiers of the flats would use public transport. That logic has proved faulty given that many flat occupiers use their own vehicles with the result that congestion of Churchill road at peak times has escalated significantly .

Q19. **Where should strategic infill sites be located?**

On land that is of little agricultural use

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Needs to accessible in terms of public transport. Should be on poor value land.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

The Adelaide Parklands ahold be preserved as parklands.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Don't plant London Plane trees for example. Their leaves are too broad and block gutters and drains during heavy rainfall. Choose trees with small leaves.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

When dealing with indigenous people, ask them what sort of housing they would like, rather that tell them.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 4:28 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Allison Byrne

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

climate preparedness, a city that is connected via public transport

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

apply as fundamental, core principles of any urban plans; seek advice from experts in climate change adaptation and mitigation and incorporate their suggestions into the plans

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

apply these outcomes as core principles of any urban planning decisions, ensure affordable housing is available within the built environs of Adelaide rather than pushing it all further out to satellite development sites. Infill within inner suburban Adelaide is necessary and the wealthy inner suburban NIMBY protestors on the grounds of heritage and amenity protection, while a vocal minority, are currently dominating decisions at the cost of Adelaide being able to effectively meet outcomes for greater social good and equity.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

multi-generational household complexes to promote social cohesion; more villa or duplex style developments with 'village greens'. Zoning is the gateway to allow 'gentle density' to fit into existing inner suburban neighbourhoods. it just needs a little vision to densify Adelaide smartly!

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

build co-housing projects and villages of small affordable houses; increase stock of smaller houses to better accommodate growing demographics of 1-2 person households. Allow greater flexibility in planning regulations for smaller format homes, which allows households to live in areas they otherwise could not afford. Smaller and more affordable homes in sought-after neighbourhoods would welcome families to areas which have access to amenities, parks and services.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Living Locally requires amenities and cultural hubs, meeting places, parks and services as well as housing. Greenfield developments in Adelaide are just sprawls of houses with the occasional supermarket and Bunnings. They lack identity, cultural hubs and a sense of community.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Resist the urge to have low-density housing sprawl. Low density sprawl causes challenges for community connectedness, public transport, social cohesion, and environmental conservation. Higher density with more

greening as part of the development planning is required, not just the houses themselves but the other elements that encourage social cohesion and greening/ wildness.

What do you see as the benefits of greenfield development?

the opportunity to reimagine what sustainable housing developments with a community focus could look like

---

What do you see as the potential drawbacks of greenfield development?

as above - the likelihood of it being just a sprawl of low-density housing that reduces green/ wild space, increases social isolation and lacks amenities for culture to thrive.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

As above, 'gentle density' would allow more opportunties for people to live locally within a reasonable distance of the city

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What do you see as the benefits of infill development?

greater diversity in our neighbourhoods, more equitable access to local cultural hubs, more equitable access to reasonable public transport options (when is the last time you caught a bus from over a half hour out of the city?)

What do you see as the potential drawbacks of infill development?

I know loss of heritage/ suburban character is seen as a drawback of infill, but it doesn't have to be with some ingenuity, vision and good design

---

Where should strategic infill sites be located?

No Answer

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

No Answer

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Ensuring the space is planned to meet urban green cover targets. The rate of tree canopy loss across Adelaide needs to be reversed and maximised for climate change mitigation.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The wealthier older people of Adelaide predominate most of the inner suburban areas, after buying this housing stock when it was more affordable for the average person. With housing prices being what they are now, even the suburbs half an hours' drive from the city are unaffordable for many people. Smart and strategic infill with equitable solutions will enable these suburbs to be accessible equitable and affordable for current and future generations.

Respondent No: 1
Login: Anonymous
Email: n/a

Responded At: Aug 14, 2023 12:58:28 pm
Last Seen: Aug 14, 2023 12:58:28 pm
IP Address: n/a

Q1. **What is your name?** amanda a

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 35-44

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

not answered

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:31 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Amanda Tilley

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Housing should reflect the climate and be built accordingly be north facing and be built with materials that insulate and have eves and the right colours to reflect the heat of the day i.e. not black roofs. There should be some areas for greenery around the houses and trees for a cooling effect.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Revegetating areas and making sure there are wildlife corridors for animals as often they end up as road kill or even in the city as we are continually encroaching on there environment. People also benefit from parks which have natural vegetation is good for your mental health.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

To make sure there are the right services available such as health and education and it is affordable to the demographic. Provides ways for people to connect to their community through different activities, groups and clubs.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Focusing on cleaner energy and a sustainable environment encouraging recycling and re-using products and improving the network of public transport so people are less reliant on cars. Areas that are expanding such as Mt Barker need better public transport they already have a train line there. Extending our Tram lines would be good too.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

They could do more of a mixture of housing and make it sustainable housing a mixture of green areas with recreational facilities around it also have it near a public transport system. The SA govt in 2004 had a pilot programme in Lochiel Park Campbelltown which is a good example of a community project which worked well.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

I think you need to do the housing so it has a country feel to it is not all bunched together like it Mt Barker and looking all the same with grey roofs. You need to keep urban breaks between the towns so they are not sprawled all together. The smaller towns like Pt Elliott need to keep there cultural history. Victor harbour is full of high rise and it is losing its character. Need to consider the history of these places when doing development.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

The are probably the business hubs of both areas so they need to have adequate services.

What do you see as the benefits of greenfield development?

Allowing people to live in more rural areas and have the right services available so that don't have to go in to Adelaide city. Eases the conjestion in the city but in Mt Barkers case people still travel to the city.

What do you see as the potential drawbacks of greenfield development?

People having to travel more if they want to go to Adelaide. Need to having adequate services where they live.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Having services close by to where you live and an environment that is pleasant to live in. There is a community support in your area.

What do you see as the benefits of infill development?

People can live close to the city if they need to go to work there. They might have good public transport. Close to there family and services they require.

What do you see as the potential drawbacks of infill development?

I live in an area that was housing trust but now being developed I am finding it is a lot more conjested cars parked on either side of road there is less green space and a number of significant trees have been lost. The townhouses built have no room for a driveway park and very little green space. Even though there are a lot more people living here I dont feel connected only when people come past walking there dog.

Where should strategic infill sites be located?

Probably on transport corridors ideally where there is public transport where there some services already set up.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Need to protect the farming lands as that will be our future food source. It was crazy to build on farm land at Mt Barker.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Needs to set aside areas so they don't get development and protect the areas we already have such as the Parklands.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

To stop existing mature trees being cut down apparently we are losing 75,000 a year due to development. We will never increase our Green cover if we are cutting down trees we already have they take years to grow. The council are planting a lot of deciduous trees may not be suitable for future environment when be better to have native.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Development can be done the right way by considering the changing environment and making areas liveable constructing houses in a sustainable way and in tune with the environment which will enhance the community living in them. Having the right services at hand and supports needed that people can access easily.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 2:23 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Follow Up Flag: Follow up
Flag Status: Flagged

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Amelie Trenorden

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

It will hopefully be more energy efficient and less congested, more buses, less constant road works (more round abouts instead of light stops).

What is most important to you?

Climate change
Housing
Jobs
Open green spaces
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

That pollution levels and global warming are going to make the city life unbearable

---

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

More buses instead of expanding the roads more solar power use, have all street lights be powered by solar panels, which would be attached to the lights.

How would you like to travel around the Greater Adelaide region in 15 years time?

Bus

What do you like about your current local neighbourhood?

My neighbourhood is immersed in trees which I love.

What do you think your local neighbourhood is missing?

My current local neighbourhood (Mylor) has only 2 buses one that comes at 7.00 am and the other that comes at around 6.00pm, my neighbourhood is missing buses I cannot rely on them especially with my uni time table. It is not good enough.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

We need to bring back female trees, it is controlling and unsustainable to manipulate the trees in adelaide by only having male trees and it is a serious pollen problem having only male trees. I can see only benefits for local adelaide residence to be able to pick the blossoming fruit from fruit trees in the midst of the city.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 7:24 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Andrew Allan

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Urban form seems to be overlooked. There's a lack of a coherent centres policy that would form the backbone of the Greater Adelaide metropolitan area to support an efficient public transport system that allows residents the scope to efficiently reach any part of the metropolitan area. Adelaide is still a CBD centric city, and this is partly the legacy of poor planning with transport focused on the CBD. A contiguous metropolitan open space system is needed to avoid undifferentiated urban sprawl.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

A contiguous metropolitan open space system to allow wildlife to thrive and to provide green belt buffers around the satellite towns.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Easy access to jobs and improving housing options for affordable, good quality housing close to jobs and public transit.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Facilitate access to clean, green affordable housing. Encourage investment in green technologies and industries based in Adelaide. Rekindle Adelaide's manufacturing base on products and services that improve the quality of life locally. Making Adelaide a hub for electric transport options would be a start, rather than the obsession with manufacturing based on the machines of war.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

The current infill policy needs revision. Too much adequate housing stock has been replaced by new housing that barely increases population density and it seems geared towards affluent households. Infill should only occur when it results in substantive increases in population density that caters to a range of housing affordabilities. There should be a public housing authority that delivers at least 10% of housing need, since often the private housing market seems unwilling to provide housing to the lowest income households.

What neighbourhood features enhance living and working locally?

Other (please specify) - Community work facilities (similar to drop-in offices), particularly for people not in large homes with their own office.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Self contained facilities that meet most needs locally.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Networked neighbourhoods each with their own centre containing local facilities. These should be linked with active transport infrastructure and public transit.

What do you see as the benefits of greenfield development?

New development allows a master planned approach with 'state of the art' planning to ensure the very best outcomes without being tied to the mistakes or suboptimal choices of the past.

What do you see as the potential drawbacks of greenfield development?

Results in urban sprawl and far greater travel leading to greater impacts on the environment in terms of resourcing and contributions to carbon emissions.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

It should be focused on public transit stations/interchanges. Densities should make a meaningful increase to densities rather than just interchanging one form of urban sprawl with another slightly more dense urban sprawl that barely accommodates additional population. It's essential that new infill allows the opportunity for additional trees rather than displacing trees.

What do you see as the benefits of infill development?

Greater efficiency of development. Increased critical mass of population catchments around centres to ensure commercial viability.

What do you see as the potential drawbacks of infill development?

It replaces one form of sprawl with another with barely any increase in urban density.

Where should strategic infill sites be located?

Around transit interchanges, near active transport networks and along transit corridors. Major regional shopping centres would also be a good choice, but these require better public transport services.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

What the nature of employment will be in future. With more people working from home, space for employment may not be as much as it was pre-COVID-19 pandemic.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

A truly connected metropolitan open space system that also serves to provide a metropolitan wide active transport network. Streets wide enough to allow street trees. Urban greening that can be supported with sufficient watering and not end up being another dust bowl in a drought afflicted summer. Considering how people use open space. This may need first hand research to investigate the nature of demand.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

How in practical terms this will be achieved, since existing areas may not have the space to accommodate an increase in vegetation. Land may need to be acquired to meet open space targets in some areas if they are already falling short. Some streets may lend themselves to being reconfigured more narrowly to allow more plantings.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The shift to electric cars has significant infrastructure implications, particularly for electricity capacity across metropolitan Adelaide and for charging of vehicles such as for residents without secure undercover off-street parking (such as in flats). EVs are much heavier and this may have implications for multideck parking facilities and whether roads will need strengthening. There has been under-investment in cycling infrastructure in Adelaide and it is very piecemeal resulting in an absence of an integrated, co-ordinated network. There's minimal discussion on the nature of future transport infrastructure, with for example no mention of ensuring a high quality safe transport link to Victor Harbor and Goolwa from Adelaide (such as a safe dual carriageway suitable for buses, light and heavy vehicles). The nature of new housing needs investigation and improvement, with current low density housing providing minimal gardens (if any), poor street amenity (with few street trees) and parking nightmares for visitors. Large scale community infrastructure such as hospitals, schools, community halls, recreational facilities do not have much discussion in the plan. The Plan makes little attempt to address Australia's international climate change obligations. It should be explicit in explaining what it is about the Plan that will help achieve net zero carbon emissions across all sectors of the metropolitan Adelaide economy by 2050. The plan should have explicit and measurable targets that allow future auditing to realistically determine progress and these should be reviewed annually. Targets for air resource usage, quality, water usage and interim greenhouse gas emissions are essential. The plan should also consider governance with a view to ensuring public accountability. Life cycle assessment planning should be an intrinsically important part of the development cycle and it should be incorporated into the Plan. There's no consideration of transport links with the rest of Australia, for example, we should be looking at high speed rail to connect Adelaide to its major regional centres and other state capitals rather than relying on polluting domestic aviation. Now might also be the time to consider when Adelaide needs a metro train service, with a CBD underground loop, especially if the long term ambition is to develop Adelaide into a much larger city.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 November 2023 3:15 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Andrew
Family name:	Antenucci
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Hello A few ideas and comments for consideration: - Stop urban sprawl. The larger the footprint of the city, the less liveable it is. Make existing suburbs higher density, with affordable housing and green space minimums. - Transport Oriented Development should be a priority to give people options for accessing services and work from their home via public transport. - Double down on investment in public transport, eg new train and tram lines, more buses. - Promote cycling, scooters and walking to get cars off the road and people more active. Start with bike lanes covering the entire city. - Intersections: use more underpasses, but don't add turning lanes. Traffic will flow better; people will learn new routes over time. Create a non-stop ring route. Connect SE Fwy to the north via non-stop Portrush Rd. - Rethink the way the Parklands are used. They should not be a wasteland; add bars, restaurants, activations, community hubs etc. - Keep air pollution to a minimum; proven to have a huge effect on health. - Activate the Torrens even more; not just for commercialisation. All hours public spaces are still lacking. - Subsidise strategic industries that have been lost, but used to employ lots of people and give SA a sense of identity. Eg manufacturing (high-skilled and/or sovereign capabilities) and TV production. - Keep leading the world on green technologies and renewable energy; it will keep bringing jobs. Likewise for the biomedical industry. - Reduce red tape and taxes that prevent SA from being a low-cost place to do business and live. Compared to the eastern states, our location is not convenient (for shipping/flights) to export markets. This is our competitive advantage. - Keep promoting live music and artists. Build a concert hall. Build a contemporary art gallery eg Guggenheim. - Build over the top of railyards in the city (for new stadiums etc). Re-locate soccer, tennis, basketball, AEC. - Support Councils to activate their own city centres. Thanks Andrew
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 11:26 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Andrew Koukoulas

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Car-dependent, bulky and congested. Structured in a way that is fundamentally unresponsive to peoples needs and unsustainable.

What is most important to you?

Housing
Jobs
Climate change
Open green spaces
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

high quality/proper PT means PT that doesn't get stuck in traffic Firstly, I disagree with the priority list above - any properly planned metropolitan area needs to balance the everyone's living needs in an equitable fashion. We should not expect that "housing" or "jobs" come at the expense of the environment into the future, and we should not accept that protecting the environment must come at the cost of people's standard of living. The lack of significant reference to individual health in urban planning (in my opinion) is a significant problem with the main document. Planning the future urban form needs to take into account overall supply and demand for housing and employment, sure, but a significant determinant of health (that being personally, socially and economically) is the built environment that people live in. Given recent politically charged comments from the urban planning minister specifically, I do not have faith that this plan accounts for the very real health costs associated with private vehicle use (with this cultural idea/assertion that people reject high density living and want a backyard as their source of greenery, and don't want to walk or bike around anywhere). Now and into the future, people will feel compelled with buy their only financially feasible living option - oversized low density housing in areas far from their employment. Their commutes will take 1-2 hours from their work day in total. Any movement for leisure activities will need to occur outside of peek hour for this reason. Significantly levels of demand (both existing and induced by new development) will leave areas in the inner south (i.e, cross road, Marion road, strut road, Brighton road, Anzac highway) wholly unequipped to service traffic - forcing motorists to waste time behind the wheel breathing in carcinogens from the cars beside them. I want to re-iterate that while we as a state cannot reform transport legislation (i.e, actually produce and enforce emission standards for private motor vehicles that have teeth), that we should at least try with our land use policies to minimise exposure to the significant health hazards associated with tailpipe emissions. Personally, nothing frustrates me more than commuting to work on the Southern Expressway behind a tampered commercial vehicle, breathing in its carcinogenic fumes in the process. As a matter of principle, we should not force people who aren't rich to this fate 5 days a week for the rest of their lives. From a financial point of view, the engagement document already suggests "greenfield" low density development is significantly more expensive even than high density urban turnover projects. In my opinion, any money put aside for these low density projects is better spent on fixing the low density and low quality living options in our urban core. This is especially true because of how many decaying urban areas exist in Adelaide. Let's take Westfield Marion as an example (and as a 'central node' on the map - while flinders ins't one?): It's co-located with a train station and bus interchange, both of which are separated on opposite sites of the precinct. Most land at this site is used for free parking, and which induces significant demand both from the southern suburbs, but also around metro Adelaide (being a large shopping centre). Parking and driving there is a stressful experience, which, in many cases could be wholly avoided if the PT options were linked to each other and (if the train) actually placed with good proximity to the main centre. Also, I think the flinders precinct is placed at significant disadvantage because of the current urban form. Only recent has there been a proper PT service between it and the city which doesn't get stuck in traffic, and, despite the significant population of workers and students at the university and hospital, there is no significant mixed use zoning on the site (instead people have to drive to Marion from there). Between the Westfield and the Flinders precinct lies the north-south motorway and the Marion industrial area, all of which are polluting, unpleasant uses of land which appear to be placed in the areas of highest population exposure when it isn't really necessary (I think that industrial area on Marion road should be completely revitalised thru RenewalSA). To make matters worse, while these areas take up a small amount of Adelaide's land, they (mostly) contain low density housing (this is improving), so we don't even take advantage of its amenity by placing people near it, we consign everyone to their cars - compromising their health and congesting our arterial roads which have better uses in the meantime. This may be just one example, but I think representative of Adelaide's wholly inappropriate land-use patterns which we should fix before thinking about urbanising new areas, People don't necessarily want to commute everywhere by car, and like being located near amenities. We should be taking advantage of that and using renewalSA as an instrument to create significant land use change. I know it's expensive and (probably) politically divisive, but it's the only way Adelaide avoids a congested and unhealthy fate. Areas of significant employment should be consolidated and serviced by high quality roads and public transport. Existing inner urban areas which cannot make use of existing infrastructure should be either built up in this fashion, or become parkland (at least then the trees can help purify the air and bring amenity to the metro landscape). Urban sprawl should be considered a last resort option, and should only undergo construction when its land use and

transport (PT and roads) are considered, consolidated, and funded. Greater Adelaide per the document will have significant population demand into the future, much of it will want to live a semi-detached family lifestyle, I don't want to take that away from people. But for peoples own health, we need to do this in a careful, considered way: Mount Barker, Sellicks Beach and Gawler should be a hard urban growth boundary. Any hills development should not be allowed, period. Mount Barker may have planning approval but its consequences have not fully materialised. Without proper high quality PT service, residents are left clogging out the SE freeway, and completely blocking Portrush, Cross and Glen Ormond roads (which ruins commuting for most people living in the southern or eastern suburbs). Unless a future plan legitimately plans significant capital investment in these roads and the Hills railway line, there is no sustainable way to continue development. Future development to the south may be acceptable, but again, needs to come with funding for a Seaford line extension to have any hope of controlling induced demand. The same is true of the Gawler line in the north. However I want to note that I don't believe that these developments are responding to population needs, merely the perceived profit of housing developers and real estate agents. There is a perception out there that high density living is simply not profitable as a long term investment (as if housing should be an investment but regardless), and this is a significant barrier to realising the benefit inherit of human scale development. The more we build areas like Marion/Flinders, TTP/Modbury, Anzac highway, Islington, Port Adelaide to a high standard, the less demand will be placed on these outer suburb wastelands to provide housing. Ultimately if we allow this process to happen, high density living will become universally desirable, and Adelaide will be a far more appealing and accessible place because of it. Adelaide also has a culture of biking, especially in the south (i.e, patronage on Belair line services on weekends). I think it's important that we realise the full potential of this by improve bike amenities throughout the city. Especially because many of our arterial roads (especially Unley road) are unsafe for both drivers, parked cars and cyclists alike. We should place significant emphasis on traffic calming to keep our roads safe for everyone (a cyclist fatality on Portrush road is as important as a facility from a major crash - but I really doubt they are treated the same). Ultimately, I believe this plan should prioritise human health as a significant goal. Consolidating land use, improving PT, generating new open-pleasant areas, making roads/streets more user friendly, and continuing urban densification (especially town housing stock which is versatile enough to accomodate families, cars, etc, while still being relatively small) are desirable goals we should be achieving. Urban sprawl cannot accomodate for these goals, and will lead to Adelaide becoming a less equitable and pleasant place. Urban planning is not all about the economy and material demand, it is people's health and livelihoods - start treating it so.

In the future, what type of home would you like to live in?

Townhouse

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

South

How can Greater Adelaide be more sustainable and respond to climate change?

Consolidate mixed use areas and service them with high quality PT and roads (i.e, consolidate the functions of Marion and flinders precincts into one and connect them to the Seaford line). *****Legislate air pollution standards, and inspect motor vehicles for deliberate tampering (a lot of people remove emissions equipment from their utes/4wds so they perform better - it goes without saying that this is disgusting and should not be allowed). Increase the emissions standards accepted of busses and trucks significantly as well - and actually inspect this, Make significant reservation in Adelaide's metropolitan areas for proper parks and green spaces. Build integrated roads with PT and ped/bike reservations rather than car lanes to incentivise these modes of healthier transport (both for people and the environment). Limit urban sprawl development where possible. Legislate that new housing and parking have some form of PV solar, battery and EV charging facility (and also not use gas). Make these facilities available at PT stations as well.

How would you like to travel around the Greater Adelaide region in 15 years time?

Tram

What do you like about your current local neighbourhood?

I live in Panorama: The actual built form here is a bit boring and rubbish, but it is a suburb that has a lot of nearby amenities and natural beauty, The hills face zone, Belair railway line and nearby shops are relatively accessible and are fantastic to be near. I don't have significant trouble commuting to uni because of the railway line. Even going to work isn't too bad because I would be driving opposite to the flow of traffic. Mitcham precinct needs a fair bit of work and is held back significantly by politics, but is a nice area to do errands. Overall, it could benefit from better street design and density, but is a relatively high quality area regardless.

What do you think your local neighbourhood is missing?

A traffic light somewhere on springbank road so I can enter and exit my suburb without waiting 10 minutes at peak hour, but in general: Panorama is a high quality area already and is located near enough to local amenity (yes still car dependent owing to geography, but not more than 10 minutes away). But, it is expensive, and I am already priced out of the housing market here. I also really do not need 700m^2 of land and I doubt anyway in reality does either. My family never used it (5 people and a cat at once stage). It's a nice area but the sprawl really does not contribute anything to the standard of living here, in fact is actually makes affording anything here or getting around harder than it needs to be. Also there is significant opportunity cost being lost now in this area because it isn't being densities around Lynton station. This is a relatively high quality PT service with short commute times to the city which currently services low density suburbia. It is existing infrastructure and located next to a lot of low productivity land (aside from bedford), areas like this should be build up further and are fantastic alternatives to additional urban sprawl.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

its probably in the giant thing I wrote earlier. But please try and read/engage with this. Adelaide is a beautiful place is significant potential that has progressively gotten worse since the turn of the 70s. You can see in the early maps of Adelaide, its centres of population and road/PT links that proper integrated land use was once a thing that happened here! I don't think it would be particularly expensive to enact significant policy with the aim of returning this past glory. After all, the only reason Adelaide is still sort of functional to this day is because of the overly wide roads and commuter links which predate all modern development. Let's recognise that and protect people's health in the process by

integrating land use, increasing density and designing people-friendly (rather than car-friendly and people-hostile) places. Thanks!

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I think I've written too much if anything.

Andrew Paroczy
[redacted]
[redacted]
Phone: [redacted]
Email: [redacted]

SA Planning Commission & Officers
83 Pirie Street
Adelaide, SA, 5000
Email: plansasubmissions@sa.gov.au

Commission Chair & Officers ,

I am writing this submission to respond to page 120 of the 'Greater Regional Plan Discussion Paper', and, the investigation of Kudla.

I reside on [redacted], at the southern border of the 'Town of Gawler' (ToG) local government area, bordering with the Playford City Council.

I live just a 400m , 7 minute walk from the Kudla train station(200m from the railway crossing) on the Adelaide- Gawler Railway, 800m away from Main North Road to the east and 2km from the Northern Expressway to the west.
I have lived here for 48 years, having been brought home in a basket as a newborn in 1975, and part of a Hungarian refugee family which has been here, on the same property in Kudla since 1958.
I know the suburb of Kudla well, have experienced the good and the bad, the issues, the infrastructure, and it's potential, all of which I will highlight.

As a start, what do I like about the area?

Well, Historically, in my youth, I loved to cycle, so friends and I would regularly bike down the Gawler River on Wingate Road at Hillier for Yabbies, we Climbed to the top of Medlow road on the hill scape(now Blakeview), to fly down the hill at terminal velocity on our bicycles with no brakes, rabbit trapping and many other fun, and often mischievous activities.

My father was a Technical school teacher, so he taught me a lot from a very young age, often Electrical, Electronic, mechanical and fabrication, woodwork and art. We often found ourselves repairing and restoring motorcycles, where I loved 'riding shotgun' as a 6 year old on fast motorcycle road tests (That's all you need to know! 😊). We also worked on many old Volkswagens, and other cars in our spare time.

My mum and grandmother loved to cook, with a glut of Hungarian cakes being produced weekly, and the big vegetable / fruit tree garden that my Grandfather propagated and made incredibly productive. We rarely bought anything fresh, if at all from the supermarket.

The property has historically allowed our family freedom and opportunity to pursue our interests.

The 'apple hasn't fallen far from the tree', so to speak…..
Repairing and attending to old Volkswagens is something I still do to this day as a Diploma qualified Automotive tech and am a business owner of. My youth of learning allows me to look at an old

neglected, abandoned machine and make it productive too. I consider myself fortunate that I have learned these skills, and in fact enjoy the challenge of 'bringing something back from the dead'.

Fast forward to today, I enjoy the following infrastructure and amenities;

- The Kudla train station 400m away, allows myself and/or my wife to be in the Adelaide CBD in 50 minutes, As a child I also attended a school in Adelaide, so for 8 years , 1984-1992 I caught the train to and from Adelaide, on every school day.

- Main North Road, allows easy access to the rest of northern Adelaide suburbs, or the Gawler bypass/Sturt Highway if I wish to head north.

- The Northern Expressway (NEXY), allows us to be in the Adelaide CBD in 30-40 minutes, and my wife uses it daily for her employment/study daily. That highway, in my experienced opinion is the best thing that happened to northern Adelaide, outside of my next points.

- Convenient and efficient retail precincts and amenity, SOUTH of Kudla. I have 5x supermarkets, retail and commercial facilities all within 5km. We also use the Aquadome in Elizabeth for my 2yo son's swimming lessons, conveniently 10 minutes of easy driving away and open throughout the year.

- Infrastructure….We enjoy;

    - 5G wireless internet (I don't rate NBN fibre, although available, I'd rather use Starlink if I needed more).

    - 150mm high volume and pressure gas main across the front of the property, I use this for workshop and home with a commercial supply.

    - Mains water- Although the old pipe.. is old.. and still the 1958 "Dalkeith Agricultural Estates" original, water filtering is necessary, and suspect it's about to fail under Dalkeith Road at any time. More volume would be better though.

    - Electricity. In having a 275kv/66kv substation across the road, I enjoy having some of the most uninterruptible electricity in South Australia, outside of speeding motorists crashing into stobie poles on Dalkeith Road and killing themselves. It is quite something to behold and offers many opportunities into our future of electrification.

    - The "Million trees program" between Playford/ Munno Para housing and Dalkeith Road(South of Dalkeith Road) offers green space that allows my bee hives to collect A LOT of nectar and pollen for my bee hives. They 'bring home the bacon' errr… honey!

What do I dislike about the area?

I dislike that the neglect of Kudla by the Town of Gawler Council, since 1985 when they annexed Kudla from the then Munno Para District Council(Now Playford) where I have had many MANY negative experiences.

Since 1985, ToG have;

- Neglected, non existent local amenity- we tried using public transport with my young family…try pushing a pram down the road on their neglected rubble 400m away, even to the Kudla train station. No street lighting, washed away verges, lack of weed control, we're lucky if they empty the bins.

- Tog repeatedly whinges and moans about it's 'lack of budget' …no money for repairing roads, etc etc, 'they are not capable'… The chair of the SA Planning commission heard it himself at a community meeting in Gawler on 22/10/2023, when I brought it to light. Yet, they'll blow hundreds of thousands of dollars, in fact millions of dollars on their vanity projects (Creepy hands coming out of cemeteries, their 'boundary reform' theft project, rusty shovels, 'main street upgrades' to nowhere, fancy toilet blocks for the local druggies, and many, many more).

- I still kick pieces of the old paving of Dalkeith Road today, surfacing from the 1980's down Dalkeith Road, when going for a walk. That ¾ of the road is still of the old paving from 35+ years ago. I wouldn't call the road car worthy now.

- ToG's staunch British socialist colonialism, their commitment to having us pay for their grift. We desire modern Australian amenity for our council rates spend, something ToG has neglected to do since 1985.

- When the time comes to fix something, often overdue, ToG maintains "We are not capable", I have named them the "Council of Can't do".

- I am not one for ToG's British Colonialist township disjointed outlook, with their pitiful amenities all hard to access, time consuming and fuel intensive. We are Australian.

- ToG's farming, Greenbelt, horticultural rhetoric is a fantasy they and their brigade will keep repeating. WE ARE NOT FARMERS AND NEVER WILL BE. Some of us have worked in the advanced horticultural industries, including myself as an Analyst, and can tell you that ToG needs to give it's 'green belt' rhetorical fantasy up.

Our Aspirations, Vision

I would like to see a Mawson Lakes type development, that contributes meaningfully for communities, housing and amenity in the Southern Kudla/Playford North locality, bordered by Worrall Road, Coventry Road, Dalkeith Road and Main North Road. The southern ¾ of this area being as per Mawson Lakes being the same character of build and design as their "Urban Neighbourhood", with the Kudla Train station central to it. The remaining ¼ north to Worral Road a transition but same character as Mawson Lakes "Housing Diversity Neighbourhood".

The Public Renewal SA land north of Worrall road in Kudla should be maintained for the "Urban Interface Zone", As should the current green space south of Dalkeith Road , in Playford, and East of Main North Road where the Smithfield Memorial Park(Cemetery) is.

This plan allows plentiful green space, as well as offering a variety of living , from apartments, to small/medium lot residential allotments, commercial and retail around the train station area/southern borders, multi-level apartments, all within the major transit corridor (NEXY/Main North Road/ Kudla Train Station).

To enable Master planning and progression of the Kudla/ Evanston areas, The Town Of Gawler Council, must be removed from ALL planning activities and decisions. A boundary relocation from Gawler, back to Playford must be undertaken first.

Let's go from an area of 'can't do' to an area of 'can do'.

Playford has growing pains, Gawler is just painful.

Regards,

Andrew Paroczy.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 2:24 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Follow Up Flag: Follow up
Flag Status: Flagged

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Angela Mueller

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Apartments for couples and the elderly, build up not outwards

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

n/a

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

A mix of low income and middle income housing, accessible free & fresh food when times get tough.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Transport service is environmentally & economically sound

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Bulldoze houses that are not energy efficient, access to solar panels for low income housing

---

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

n/a

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

accessible public transport

What do you see as the benefits of greenfield development?

private enterprise can assist with funding and building projects

---

What do you see as the potential drawbacks of greenfield development?

vested interests may create overpriced and dysfunctional housing not suitable to the general population that require affordable housing

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

apartments, units, small functional yards, playgrounds and parks.

What do you see as the benefits of infill development?

accessibility to schools and educational institutes.

What do you see as the potential drawbacks of infill development?

more public transport required, more pollution, more traffic and higher crime, stress on people with crowding.

Where should strategic infill sites be located?

Adelaide Hills, North-eastern suburbs, inner southern suburbs, western suburbs

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

suburban employment required particularly in the outer Northern areas of Adelaide.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

safe parks required in all areas

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

n/a

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 November 2023 4:00 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Ann
Family name:	Traeger Spees
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I am strongly opposed to the development in North Goolwa that the minister has been talking about. I am a ratepayer and born and raised in this town and the last thing Goolwa needs is development on that larger scale. We already have major shortages of Drs, lack of public transportation and we cannot support that population growth. I am in support of releasing more land along the coast for development just in not that kind of density. It does not suit the character of the town.
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Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: Kemp Admin [redacted]
Sent: Monday, 6 November 2023 8:47 PM
To: DTI:PlanSA Submissions
Subject: SUBBMISSION
Attachments: SUBBMISSION.docx

You don't often get email from [redacted] Learn why this is important

Please find attached my submission for the Greater Adelaide Regional Plan Discussion Paper

Annette Kemp

Dear Sir/Madam

Please find below my Submission to the Greater Adelaide Regional Plan Discussion Paper

Area of Interest Roseworthy and Surrounds

I am a resident of Roseworthy and have lived here for 42 years and my husband and his family have lived and worked our farm for over 90 years.

In that time the landscape of Roseworthy has changed dramatically and for some of it not for the better.

It is some of the most productive land in the state including Freeling, Wasleys, and Hamley Bridge it should be something that we do not take for granted. It is very rare the crops around here face a drought conditions and nearly always have a good return of produce.

Once this land is taken away from Agriculture it can never be replaced.

We cannot produce the food we need to feed our population in the suburbs of Adelaide or in the marginal areas of the Mallee or the Eyre Peninsula.

The issues we have here at the moment with the current development going on around us is a problem with water. There has been no infrastructure to supply water to the new developments apart from just adding new water meters. In the summer months this puts enormous pressure on everyone including any one fighting a fire in the region as there is little or no water coming from the hydrant. We have had our fair share of fires including Pinery in 2015

There has been no thought given to the existing developments of where the natural run off of water will go, some of the existing homes will be prone to be under water if we have even a modest amount of rain in a thunder storms. The older residents of the area were not listened to about where the flow of this water will end up and our University Educated Council employees' just say "Oh it will evaporate" that is not the case.

There are no thoughts of modes transport other than your own vehicle and the road structure is deplorable.
The SA Government is in the process of doing a North/South Corridor where it is spending millions of dollars in buying land to see this to fruition and yet you let the 3 developments here in Roseworthy have direct access to a major highway which is used by hundreds of trucks a day passing through the town including B Doubles & Triples carting goods and services to other parts of the country.

Annette Kemp

Roseworthy

6th November 2023

[redacted]

[redacted]

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 9:02 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Anthony
Family name:	Fahey
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	The Greater Adelaide Regional Plan hopes to address the future needs of a growing population. One of the most important needs beside land for housing, is the need for local employment opportunities by also setting aside land for commercial/industrial use. One such area within the Southern Rural Area SRA of Gawler Council is already partially operating and is known as the Northern Trade Centre. It is easily distinguished along Main North Road by a car yard, storage premises, concrete batching plant etc. Such a development is an obvious contradiction to the planning policies and regulations of a Rural zone. For 35 years this area has struggled to operate under the restraint imposed by Gawler Council by rezoning what was established under as Industrial zone to the current rural zone. This area was then term 'Non Complying' thereby freezing any further development to growth and to the economy of the area. The planning Commission needs to have a serious investigation of this area and it's potential as an employment zone considering its position to a main arterial road and ease of access to services. An example of this need and the poor Planning developments within the Gawler Council is the proposal for a Code Admendment to rezone land at 550-554 Main North Road from a General Neighbourhood Zone to an Employment Zone. This is to enable a bulky goods distribution centre creating more congestion in Gawler, thus the need for more traffic lights all because they do not have appropriate areas set aside for such industry. The Northern Trade Centre needs to be such an employment Zone and should be further extended between Hayles Road and Gale Road to Bentley Road reducing block sizes to approximately 2000sq metres to allow for the development and growth in Industry and creating local job opportunities. Further to ease traffic congestion within the Town of Gawler and the flow of traffic to the Northern Expressway via Dalkieth Road, Bentley Road needs to be connected or extende
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 1:20 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Anthony Perre

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Allowing division of large allotments

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Keep the roadside cleaner and on a more frequent basis

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

See above

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Provide rebates for properties with solar and battery systems

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

See above

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Not sure

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Not sure

What do you see as the benefits of greenfield development?

More housing

What do you see as the potential drawbacks of greenfield development?

Not sure

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

More transport

What do you see as the benefits of infill development?

Not sure

What do you see as the potential drawbacks of infill development?

Not sure

Where should strategic infill sites be located?

Not sure

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Not sure

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Not sure

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Not sure

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Please allow division of large allotments

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 19 August 2023 3:44 PM
To: Woods, Bret (DTI)
Subject: AQ_Engineer completed Greater Adelaide Regional Plan Discussion Paper Survey

AQ_Engineer just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Ashleigh Quick

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Somewhat disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

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Are there any other outcomes the State Planning Commission should consider?

You 4 statements mix up different things in a single statement. For instance, you can't have greener and wilder and climate resiliant at the same time, because green and wild = vegetation and in our hot summers that creates a fire risk. The statements are not useful.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Allow and encourage vegetation clearance to reduce fire risk. Don't allow construction in highly fire-prone areas.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Equitable and socially cohesive are not necessarily related one to the other. You need to define what these things mean, in terms of expected outcomes, otherwise its just motherhood statements.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

We need a strong economy because employment leads to good social outcomes and helps to have a wealthy society. As to how thats "smarter, cleaner and regenerative" this is motherhood, and meaningless, and you need to better define what those outcomes mean. Some of the thing we do see though are massive urban sprawl, and this is neither clean, green, equitable - for example travelling from a home near Gawler (yes they are going in there), to emplyment at say Lonsdale or Aldinga is not long term sustainable, it wastes huge amounts of time and fuel, and generally affects the poor, not the well off. (The poor tend to live in the far flung suburbs where housing and land is cheap). Perhaps its time for a new satellite city, as per the old Monarto.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

See above comments - the greater Adelaide area is a crazy length from south to north, and the sprawl is only getting worse. The urban infill happening in many suburbs tends to make slums full of sedentary people staying indoors. So see above comment about a new satellite city.

What neighbourhood features enhance living and working locally?

Other (please specify) - All of the options you list are important, not just one of them.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Time for a new Satellite City.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Victor and Middleton are a horrible new urban sprawl. Don't encourage more of the same, it's time for some vision and making a new planned city.

What do you see as the benefits of greenfield development?

Everything can be planned properly, laid out, and a vision can be created instead of the compromises involved in backfill.

What do you see as the potential drawbacks of greenfield development?

Convincing people to go there. But it worked in England with the Garden Cities movement, and some of those are very pleasant and have a lot of green space that's easy to live in and look at.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Multiple stories is the obvious answer, but the character change and lack of space to live and roam in are not so good. In general, backfill / infill seems to be creating rather horrible areas that will be the slums in 20 years time.

What do you see as the benefits of infill development?

It's cheap and the transport is already close.

What do you see as the potential drawbacks of infill development?

Lack of space for kids to play in. Too close to neighbours and all the conflict that brings.

Where should strategic infill sites be located?

Old industrial - but watch out because as industry gets pushed outwards, all this creates is a need for more and more driving to get to employment.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Conundrum. There's not right answer. As land used for industry moves outwards (where land is cheap), you just end up with dormitory suburbs. It would be preferable to have a mix of industry and resi, however, the land values tend to push the industry out. That seems to be a problem with no solution.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space needs to be reserved, and councils need to stop selling it off to get the 1-off quick hit of new funds.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

See Question 21.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 8:52 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Austen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat disagree
A greater choice of housing in the right places	Somewhat agree

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

We need manufacturering jobs, factories that employ people adding value to our resources. Don't ship resources overseas to have the value added there.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Not build 'slums'

What neighbourhood features enhance living and working locally?

Other (please specify) - Public transport, local shopping and local services.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Public transport

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Rapid transit to city and suburban areas

What do you see as the benefits of greenfield development?

Opportunity to 'get it right'

What do you see as the potential drawbacks of greenfield development?

Land sold to developers to maximise their profits at the cost to the state and the residents

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Public transport and don't build slums

What do you see as the benefits of infill development?

Typically, profits for developers at the cost of everyone else!

What do you see as the potential drawbacks of infill development?

Developers printing glossy brochures and building inappropriate projects and leaving the 'hard parts' like schools, shopping and public transport to some future government to clean up.

Where should strategic infill sites be located?

In existing 'low density' (ex) Housing Trust areas, but convert only to low-middle density, don't let developers build high density slums.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Planning ahead, not all of the remaining ex-manufacturing sites need to be sold off. Keep some of them to reboot manufacturing in the state

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Accessibility, both locally by walking, bicycle, e-scooter and also by public transport.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Appropriate selection of trees!

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

My concern is that governments (of all persuasions) sell State assets to developers on the basis of glossy brochures and slick PowerPoint presentations and allow them to then build inappropriate and poor quality housing and not have the infrastructure such as schools, public transport, community amenities and recreation facilities in place. Many years later it becomes the governments program to fix. Every glossy brochure ever produced by any developer features hectares of beautiful green lush open spaces. Who maintains this parkland, who mows, waters and fertilises lawns, who installs and

maintains the playgrounds? The council? If you are lucky they can may mow the weed-filled dustbowl once or twice a year. Governments need to 'grow a pair' and stand up to developers and make sure that they are acting in the best interests of the State (us) and not their shareholders.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 20 August 2023 6:59 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

B Olsen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Neither agree nor disagree

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Are there any other outcomes the State Planning Commission should consider?

SAPlan did not consider the rules and regulations that were in place which they should do as the present dwellings were built to those rules.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

plant more trees

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

who cares its Adelaide

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

plant more trees

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

listen to the objectors to your plans

What neighbourhood features enhance living and working locally?

Open spaces

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Adelaide is a city that does not listen to the rest of the state

DTI:PlanSA Submissions

From: Bart Wel [redacted]
Sent: Monday, 6 November 2023 9:52 PM
To: DTI:PlanSA Submissions
Subject: Submission -Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP_planningreview20231106.pdf

You don't often get email from [redacted] Learn why this is important

Dear Growth Management Team
Department for Trade and Investment

Please find attached my comments on the Greater Adelaide Regional Plan Discussion Paper as pdf.

B van der Wel
[redacted]

Bart van der Wel
[redacted]
email [redacted]

6 November 2023

Growth Management Team
Planning and Land use Services
Department for Trade and Investment
GPO Box 1815
Adelaide SA 5001

The following comments are made on the discussion paper for the Greater Adelaide Regional Plan:

Need to be proactive not reactive

It is unfortunate that the Discussion Paper commences with leading questions, in particular "Where should Adelaide grow?" rather than "Should Adelaide grow?" This sets the tone for the rest of the paper that merely extrapolates existing trends and seeks to accommodate those trends instead of providing imagination as to an Adelaide that is desirable. In this way, the proposals put forward are reactionary when they should be proactive.

Adelaide should stop trying to become a clone of Sydney or Melbourne with all their attendant problems. Adelaide should establish its own visual identity based on red brick and bluestone heritage buildings, especially in parts of Adelaide such as the south west corner which have not yet suffered the degradations as many other parts of the Adelaide City Council area. Tourists must be attracted to Adelaide and remember it for its distinctive architectural heritage, as they are to many European cities. Attempts were made in the early 1990s to establish a government building vernacular of red brick with new buildings such as the Wakefield Street Fire Station and the Currie Street Remand Centre, but faltered after that.

Decentralisation

The discussion paper does not consider the context of Adelaide as a city within South Australia, and reinforces its dominance as the city-state.

No adverse impacts of growth are stated, such as smog, crime, traffic congestion, wall-to-wall urban development, local government unable to fund adequate services, inadequate rural facilities and use of prime agricultural land for urbanisation and imposition on biodiversity hotspots.

A maximum population of 0.5 million per city is desirable[1].

The urban form advocated by Prof. Peter Newman is nodes connected by fast transport, not continuous dense ribbon development along existing bus routes as advocated in the discussion paper. Buses and trams have limited carrying capacity compared to trains, and are constrained by other vehicles on the roads. Examples of nodal development are in Europe, for example the Amsterdam- Rotterdam corridor.

While the discussion paper mentions decentralisation in several objectives, it is given lip service. Incentives that should be considered include:

- move the legislature and public service to a new location, for example Coober Pedy;
- sharing rate revenue of metro councils with rural councils similar to the way GST is shared between states;

[1] The Advertiser 24/8/1990. *Medium size cities may ward off social decay*.

- build rapid connecting transport between existing nodes outside Adelaide or convert disused rail freight lines to passenger traffic (for example, Port Augusta to Leigh Creek, Gawler to Angaston);
- move the international airport to Port Augusta with immigration processing to be done on board a very fast train to Adelaide;
- Reduce the focus on Adelaide CBD, particularly transport, as most of CBD services are available in regional metropolitan centres.

The discussion paper indicates growth areas at Callington, Murray Bridge and Two Wells. This is not supported. One shudders to think that there will be wall-to wall housing as urban sprawl from Two Wells to Victor Harbour and Murray Bridge as urban sprawl overtakes the intervening land as it did Elizabeth.

Urban consolidation

Planning has gone backward since Colonel Light, including the introduction of the quarter acre block by Charles Reade that became the mandated norm for forty years, leading to the current underutilisation of urban land.

Elizabeth was designated as a satellite city in the 1950s but subsequent “town planning” allowed it to become a dormitory suburb and then it was swallowed up in endless suburban sprawl.
Some attempt to create another satellite city at Monarto failed.

Elizabeth was predicated on an urban form dominated by private car dependency, the USA model rather than European model of walkable cities. This may have been understandable given the town was centred on car manufacture. However, with no car manufacturing now occurring in Australia, there is no economic advantage to Adelaide continuing to promote this urban form, as is done in the discussion paper.

The layout of streets continues as a legacy long after the development it services has gone. In the case of Elizabeth, the legacy of car-oriented streets continues. Urban consolidation was promoted as a means to save money on infrastructure by using existing roads and services. However, urban consolidation has been shown to require supplementary and enlarged services such as water, sewerage and electricity, so that the savings in retaining the road layout with its disproportionate land-take are negated.

Urban consolidation has focussed on demolishing existing buildings and replacing them many-fold, with consequent loss of private open space that is not being replaced by an equivalent area of public open space. Sometimes, existing houses have been demolished, with replacement of another single dwelling, which defeats the purpose of urban consolidation.

As urban consolidation has taken place, major roads are widened by demolishing buildings, especially South Road, thus defeating the purpose of consolidation. Furthermore, these roads are quickly filled with more vehicles, without alleviating pressure on other roads. For example, Main North Road would appear to be still as congested as ever after the construction of the South Road expressway.

The increased height of buildings has increased wind speeds at ground level and created turbulence, but there appears to be no requirement for developers to model the affect of development on pedestrians and activities at ground level.

However, the housing shortage could be solved overnight at no infrastructure cost if garages and carports were converted to dwellings. Many streets are wide enough for cars to be parked outside, freeing up the garage for dwelling conversion. Furthermore, the removal of the driveway crossover that this would allow, would increase the availability of street parking space.

In addition to garages, land can be made available by the conversion of open lot carparking (including at shopping centres) to dwellings and replacement of multi-rise carparks with apartments. To further this end, parking fees should be instituted at open lot carparks including at shopping centres. The money raised could be used to reduce prices for all consumers, thereby rewarding those who come shopping by public transport or active transport.

Furthermore, holiday houses and hotels can be used more efficiently by conversion to permanent occupation.

The concept of decentralised industry and facilities is supported. However, whether this means that all people in a household can work locally may be wishful thinking, as the offered skills may not all be demanded in that area.

As an extension, critical industries of a kind should be dispersed. For example, the proposed Women and Children's Hospital should not be co-located with the Royal Adelaide Hospital, as a hazardous event (leakage from the high-pressure gas pipeline along Port Road/Railway Terrace for example) or traffic congestion on Port Road will disrupt both hospitals at the same time.

Climate change

The discussion paper indicates that urban growth will not be permitted in areas subject to natural hazards, and this is to be commended. This must also be extended to human-made hazards such as potential aircraft crashes. Figure 1 shows development intensification at the end of Adelaide Airport runway, contrary to requirements by Federal Aviation Authorities that development should be reduced in this area due to a risk of airline crashes or overshoot (Figure 2).

However, the town plan needs to be proactive and remove development from areas of high existing and future risk especially where mitigation measures are expensive or environmentally detrimental (eg building seawalls, clearance of native vegetation to reduce bushfire fuel). Planning measures must include coastal retreat by prohibiting development intensification or redevelopment, and acquiring properties for conversion to less vulnerable uses as the properties come onto the market. A prime use of at-risk land would be open space.

Some of the areas of future hazard where densification must cease include flooding induced by sea-level rise such as at West Lakes and Port Adelaide, and increased bushfire risk induced by global warming in the Adelaide Hills.

Whilst engineers can take measures to reduce risk, they cannot eliminate it, and the when an event occurs it is often more catastrophic, due to a sense of complacency from infrequent occurrence.

In the case of sea-level rise, the current floor levels set by planners appear to be predicated on those predicted for 2100. However, sea level will not magically stop rising at that time, even if human-induced carbon emissions were to be eliminated today. As road layouts are imprinted onto the urban landscape for centuries, so sea-level rise for centuries into the future must be designed for today.

The discussion paper notes heat island effects, which occur even now, and will exacerbate due to global warming. Measures to mitigate these by tree planting and open space are insufficient. Lessons need to be taken from antiquity, and require buildings and surface infrastructure to take all possible steps to increase albedo, such as prohibiting black roofs and black walls, and minimising and shading black road surfaces. Tree planting is supported, but it must be noted that trees take decades to mature, and by that time they may not be suitable for the warmer climate. It must also be noted that many mature and substantial trees are being felled for urban consolidation, even though the trees may have lasted longer than the life expectancy of the new development.

Global warming will also increase disruption due to more extreme weather events. Very vulnerable is Adelaide Airport from flooding of adjacent creeks, which will be made worse by sea level rise. Already the drain on the western side cannot empty at high tide. Provision needs to be made for facilities such as hospitals and those relying on medication to be prepared for disruption in supply and evacuation chains.

Building standards

Buildings need to be made of materials that are less vulnerable to extreme weather events, such as water resistant and fire retardant cladding.

Building renewal needs to take account of embodied greenhouse gases of existing and replacement buildings. Developers must submit a calculation as to the embodied greenhouse gases in buildings to be demolished and their replacement and buy carbon offsets.

Buildings and other infrastructure needs to be suited to the local climate (and as predicted future), and not be Australia-wide generic as is the case at the moment where the same housing style is adopted from Hobart to Darwin.

The open space provided around buildings needs to be useable. Current dwellings provide space that is sufficient for a substantial tree, or for a ladder to reach the gutters when these need to be cleaned.

Future scenarios

The Planning Review should consider additional scenarios including the impact of:

- Autonomous vehicles which need less road space, and reduce the current over engineering of roads;
- Very fast trains to regional centres such as Port Augusta to Adelaide;
- New industries such decriminalised sex work, marijuana cultivation;
- The adverse affect of social media on public health;
- The adverse social effects of online shopping such as lack of meaningful customer communication, and also the reduced demand for retail shopfronts;
- The need for a circular economy to reduce waste, especially the need to reduce food-miles;
- The increased leisure time from a 4-day week, alternatively reduced leisure time due to outsourcing of business costs to customers such as self-service checkouts and online banking and sales;
- The impact of social reforms such more nude beaches and more climate appropriate attire (rather than black suits and neckties inherited from medieval northern Europe).

Legislative changes

The planning system needs to undergo major reform to ensure that it delivers liveable environments:

- Abandon “catalyst sites” which have resulted in a city looking like a mouthful of rotten teeth, with black stumps interspersed with open lot car parks, and lack of integration with adjacent and nearby historic and heritage buildings;
- Instigate development bonds to ensure buildings can be completed by third parties in the case of non-completion by the developer (as was instigated by the Adelaide City Council in the early 1990s but overridden by the State Planning Department in the case of the “Le Cornu site” at O’Connell Street, North Adelaide);
- More prescriptive development plans. Concept development was made last resort for comment in the lead up to the 30-year plan. It is therefore necessary that development plans be very specific instead of the continuing use of wishy-washy language, so that a buyer into an area can confidently know what to expect;
- In order that existing owners are guaranteed what to expect, penalties must be instigated for developers who try to subvert development plans by submitting proposals that exceed stipulated building heights or building densities. Furthermore, approval of projects which exceed development limits drive up prices of land;
- Reinstate appeals & Third party standing;
- Strengthen protection of the Adelaide Park Lands as green public open space as indicated in the Kingston-Light plan (see figure 3). Abandon any proposals to build hospitals, car parks, schools, aquatic centres, hotels, convention centres, entertainment centres, commercial and industrial complexes (eg Lot 14) on the Adelaide Park lands.
- Strengthen protection of State Heritage;

- Strengthen and expand local heritage-listed places and precincts;
- Reinstate the South Australian Housing Trust as builder of housing.

Economics

Governments have an addiction to money, and much revenue is derived from rising dwelling prices. In South Australia, revenue is also sourced from social evils such as from drugs (alcohol), gambling, toxic mineral extraction/processing (uranium, lead). Governments mortgage and discount the future so that they boost their chances of re-election. Means need to be devised to decouple the nexus between population growth and economic revenue.

Urban consolidation has been promoted as saving costs on infrastructure, but much of this was based n the mistaken assumption that there would be no need to increase the capacity of water mains, sewerage networks, electricity networks or roads. Furthermore, the biggest impost (of enlarged drainage services due to increased impervious areas and WSUD) was cost shifted to Local Government and residents.

Cost saving through decentralisation has been ignored. Many towns have under-utilised capacity, especially Leigh Creek, Booleroo Centre.

Development may impose costs on neighbours such the deprivation of light to solar panels or windows (increasing lighting costs). Developers must be required to provide compensation for adverse impacts on neighbours and the neighbourhood.

Aesthetics

As already mentioned, the Adelaide streetscape is looking like a mouthful of rotting teeth, due to inadequate regulation of compatibility with adjacent buildings.

Protection of historic buildings is insufficient and even State Heritage listed buildings have been demolished for over designed roadways, and for hospitals, which could easily be built elsewhere as there is much vacant land in the Adelaide City and the surrounding western suburbs. Of particular concern is the lack of heritage protection for South West Adelaide as indicated on maps in the discussion paper.

Perhaps demolition of historic buildings may be excusable if the need was absolutely pressing, but his is mostly not the case. For example, the historic Jade Monkey in Twin Street, Adelaide, was demolished (although not heritage listed) but it its place is now an open lot car park, which is the last thing Adelaide needs more of.

Open space

The discussion paper claims large amounts of open space in Greater Adelaide. Nevertheless, much of this is not accessible by public transport or on foot, as it occurs on the fringes. During the covid-19 travel restrictions, there was often no readily accessible open space of any consequence in the existing built up area within the radius of travel allowed.

Moreover, much of the claimed open space is set aside for environmental protection which is incompatible with intensive human use.

Some of the open space is also set aside to protect the quality of Adelaide's water supply. Unfortunately, these catchment protection zones have been opened for recreation, contrary to HACCP principles that require that insecurities such as water quality degradation be managed at several points in the supply chain, and not solely reliant on, and detectable at, the treatment plant.

The existing built up area of Adelaide has a deficiency of open space. This is exacerbated by the loss of private open space to urban consolidation and dwelling enlargement, the widening of roadways (for

example sequestration of the Adelaide Park Lands at Dequetteville Terrace for the Busway and roundabout and the widening to accommodate the tram at Thebarton), and the conversion of open space to open lot car parks (for example the median of Port Road and the verges at railway stations). This was supposedly countered by collecting levies from small-scale developers to provide consolidated open space, but instead of using this money to acquire land, much has been fritted away by Councils in tizzying up existing open space and infrastructure and used by the Planning Department to prop up its administrative projects.

Counting street trees as open space as proposed by the discussion paper is not supported.

Many people are attracted to natural features such as the seaside or the natural vegetation and wildlife of the Mt Lofty Ranges. But once there they proceed to destroy what they came for in order to mitigate risks, often measures mandated by government organisations, such as the CFS. Much of the natural amenity of the Mount Lofty Ranges has been lost as result. Restrictions in development in risks areas are supported as stated earlier.

In the case of the Adelaide Parklands (as laid out by Colonel William Light's and Kingston's plan fig 3) there should be no more built development on them. In the 1990s, then Premier Mike Rann stated that all built development owned by the SA Government in the Adelaide Park Lands would be returned to open space when it was no longer required. However, only the EWS depot at Thebarton was returned to Park Lands, and subsequently the rail yards became the site of intense development. Such development could have gone anywhere in the CBD as there is much open space mostly devoted to open lot car parking, much of which has had development approval for 30 years, but is still vacant.

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No car parks, hospitals, schools, university buildings, aquatic centres, convention centres, office buildings, function centres, permanent cafes, car race tracks, hotels; no commercial development or industrial development such as" Lot 14", Return all built-upon-land to publically accessible open space.

The discussion paper maps indicate green buffers between some development areas, but they appear to be quite shallow, of a depth that would not be noticed by a motorist as distinguishing one urban area from another.

Education

The discussion paper has shown a lack of skills in imagination as to what Adelaide should be. There is more to town planning than extrapolating existing trends, especially if past policies have had harmful effects.

There would also appear to be a lack of architects who can design buildings that fit harmoniously into the existing streetscape.

Furthermore, there appears to be insufficient tradespeople who can restore and retrofit historic and heritage building.

The South Australian Government should take up this lack of skills with TAFEs and Universities.

RECOMMENDATIONS

- Withdraw discussion paper and reframe questions and scenarios as to the Adelaide that is liveable and does not impose on existing residents;
- Reduce size of Adelaide to 0.5 million people, identifying in the first instance areas of natural hazards and human-made hazards where property intensification is not permitted and buildings will be acquired as they become available for demolition and conversion to open space.
- Develop a unique architectural style for Adelaide so that it does not further become a clone of Sydney or Melbourne;
- Consider Adelaide in the context of the whole state and reduce its dominance;

- Reduce the dominance of the City of Adelaide council area;
- Promote decentralisation through government intervention such as moving the capital city to Coober Pedy;
- Do not pursue development of Callington or Two Wells;
- Make use of under-utilised infrastructure in regional areas such as Leigh Creek, Booleroo Centre and abandoned freight lines such as Port Augusta to Leigh Creek; Gawler to Angaston;
- Disperse critical industries of a kind;
- Consider urban consolidation which does not retain excessive existing road widths;
- Do not allow dwelling demolition solely for the purpose of erecting a larger single dwelling;
- Subdivide existing large houses internally retaining existing footprint and exterior;
- Convert garages to dwellings where there is room on the street to park cars.
- Convert carparks to apartments;
- Charge fees for open lot car parking such as at shopping centres, such fees to be reflected in reduced prices for goods in shop;
- Convert holiday houses to permanent occupation;
- Adopt policy of no densification or renewal in natural and human-created hazard zones (eg Adelaide airport flight path), Acquire property in these areas as they come onto the market for demolition and conversion to more benign uses;
- Set floor levels future for sea level rise for well beyond that predicted for 2100;
- Take measures to allow for disruptions caused by more extreme weather events from global warming, such as flooding of Adelaide Airport, especially for essential services such as medical supply chains and hospitals;
- Developers to buy carbon offsets for the greenhouse gases embodied in buildings to be demolished and their replacement;
- Developers must be required to provide compensation for adverse impacts on neighbours and the neighbourhood.
- New development must be suited to the climate where they are built and not be generic Australia-wide;
- Implement more prescriptive development plans and penalties for developers who try to subvert them;
- Institute development bonds so that land development can be completed by Council if the developers stalls;
- Strengthen protection of the Adelaide Park Lands; revert existing development to public open space;
- Investigate means to decouple government revenue from population growth;
- Strengthen and expand State and Local Heritage listing;
- Regulate for cohesive and coherent streetscape;
- Ensure that open space levies collected from small scale developers is used to acquire land for open space and not frittered away on tizzying projects, or by the Planning Department for its own internal administration;
- Address lack of skills and imagination in town planning, architecture and tradespeople.

Figure 1: Proposed development intensification in flight path of Adelaide Airport. South east corner of Morley and Trennery Streets, West Richmond – landing lights in street. Many landing lights are located in the gardens of houses.
12 Aug 2017 No 7540





The City

Safety zones to take off at city airport

Anthony Johnson

THE value of properties near Adelaide Airport could plummet in the wake of a federal Government push to establish safety zones at the ends of runways across the country, councillors fear.

The Public Safety Zones would aim to "limit land uses which increase the number of people living, working or congregating" in these areas, according to federal guidelines.

Residents and businesses in the areas would be prohibited from subdividing their properties, building additional dwellings such as granny flats or storing hazardous materials.

The zones aim to limit the number of human casualties in the event of a plane crashing on landing or takeoff.

The national guidelines on PSZs are not retrospective, meaning residents would not be required to move or have their properties compulsorily acquired.

The guidelines were released to West Torrens Council for consultation – although the Federal Government is yet to release final dates or a map detailing the shape and size of zones likely to be affected. According to the guidelines, the size and shape of Adelaide Airport's PSZ is likely to extend for lkm from the end of runways.

Most properties at the ends of the main north-south runway are in West Richmond, Brooklyn Park and Glenelg North. The alternate east-west runway abuts West Beach and Netley. But the size and scope of the PSZ could expand when a third runway is introduced.

Figure 2: The City and Fringe Newspaper p7 (Messenger Press) 11 July 2018

In March 2018 the Transport and Infrastructure Senior Officials' Committee (TISOC) agreed to the National Airports Safeguarding Advisory Group (NASAG) publicly consulting on the draft new National Airport Safeguarding Framework (NASF) Guideline—Managing the Risk in Public Safety Zones at the Ends of Runways.

The NASF was agreed by Governments in 2012. It is a national land use planning framework that aims to:

- *improve community amenity by minimising aircraft noise-sensitive developments near airports; and*
- *improve safety outcomes by ensuring aviation safety requirements are recognised in land use planning decisions through guidelines being adopted by jurisdictions on various safety-related issues.*

The NASF has implications for anyone working in town planning, residential or commercial development, building construction or related industries. It consists of a set of guiding principles with seven guidelines.

NASAG has drafted a new Guideline for Public Safety Zones (PSZs) to mitigate the risk to people on the ground near airports by informing a consistent approach to land use at the end of Australian airport runways. PSZs seek to limit land uses that would increase the number of people in the zone or result in the storage of hazardous materials in the zone.

The Guideline will assist land-use planners at all levels to better consider public safety when assessing development proposals and rezoning requests and when developing strategic land use plans.

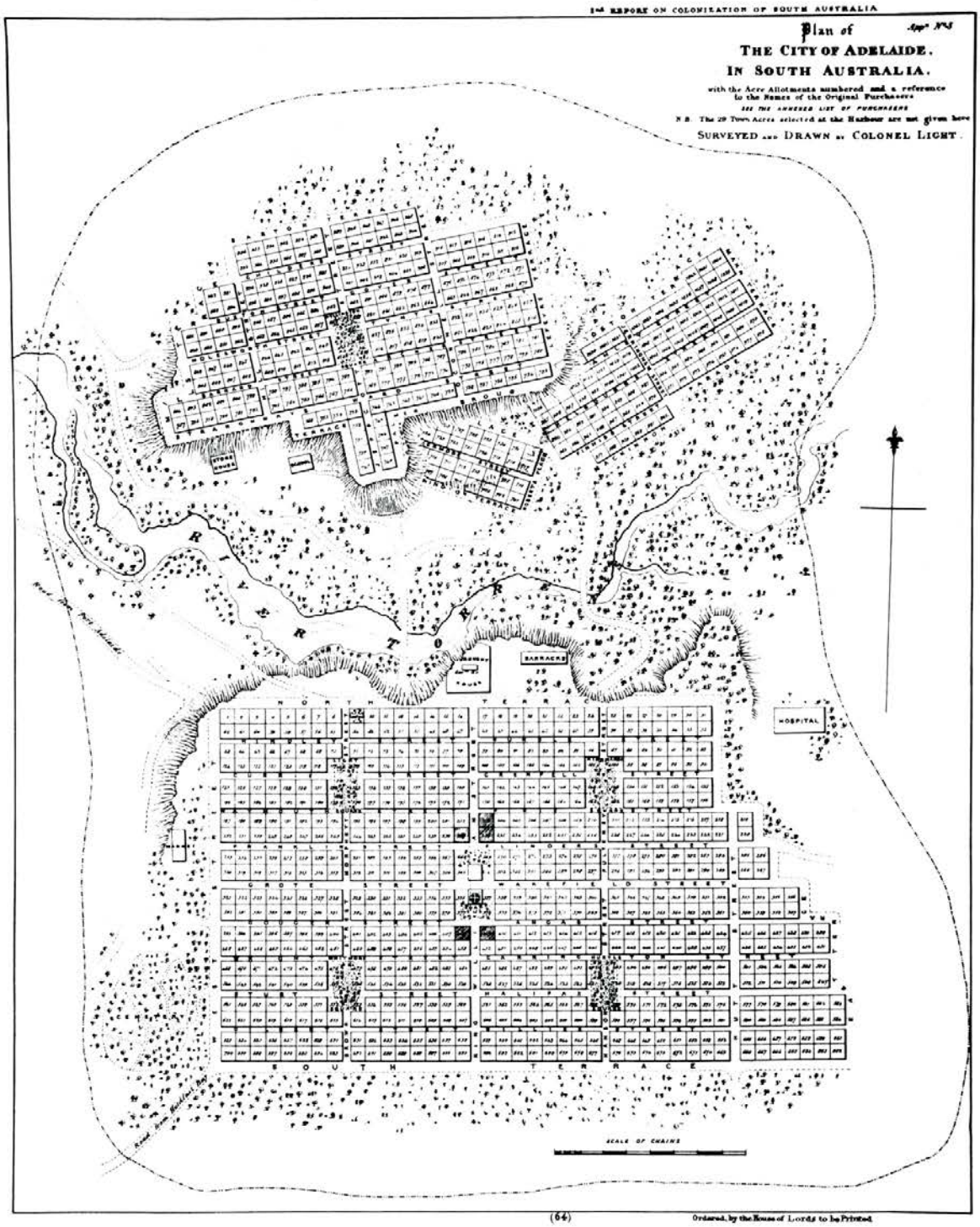


Figure 26: Kingston plan of Adelaide with the modifications by Kingston and William Light, as published March 1837.

23

Figure 3: Kingston-Light City of Adelaide Plan showing designated Adelaide Park Lands.
Reference: Johnson, Donald Leslie and Langmead, Donald (1986). *The City of Adelaide Plan, Fiction and Fact*. Wakefield Press.

Respondent No: 4
Login: Anonymous
Email: n/a

Responded At: Aug 14, 2023 20:14:42 pm
Last Seen: Aug 14, 2023 20:14:42 pm
IP Address: n/a

Q1. **What is your name?** Barrie Barrie Lloyd

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Please protect our valuable land at least 2 kilometres either side of the Gawler River To be designated as protected agricultural land never to be developed for housing developments and protected for vegetable production to make sure that this valuable agricultural land can continue to feed our states population.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Establish environmental Bio reactors to process all our city and agricultural waste and in the same process generate gas to generate energy for housing and commercial applications and produce a compost for use in our agricultural persuits.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

The waste circulat economy can not only deal with food waste but also deal with sewage waste which not only produces power, fertilizers but also clean reusable Water free from contaminants.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

The circular economy is not only sustainable ecologically but it can be taylored for small communities creating which could encourage greater diversity in rural regions.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Developers are building larger houses because that leads to greater profits. We need to seriously consider many more low cost affordable communal living centres within developments and development approvals should be mandatory to include a greater percentage of low cost affordable housing. Also we need to experiment with different materials and eco friendly structures.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Protect the valuable soils for agriculture and affordable housing can infill around that .land.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

We must solve the transport issues to allow satelite cities travel freely for work or city appointments and connections

Q14. **What do you see as the benefits of greenfield development?**

Take the pressure off the Urban sprawl

Q15. **What do you see as the potential drawbacks of greenfield development?**

Cost of servicing such centres.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Permit greater flexibility in communal living and allow greater density housing which would make greater use of already established infrastructure.

Q17. **What do you see as the benefits of infill development?**

Greater use of existing infrastructure.

Q18. **What do you see as the potential drawbacks of infill development?**

Creating potential anti social environment unless green space is created to encourage friendly social connections.

Q19. **Where should strategic infill sites be located?**

Near transport access routes

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Where possible establish flexible affordable housing communities near to employment opportunities

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

New developments to provide parlands to visit and play upon, but also need to carefully plan corridors seperating housing from commercial activities ie service centres and farming communities such as Riverlea and Mount Barker.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Not quite sure but the old concept of pack them and stack them needs to be avoided otherwise we may create social unrest and dissatisfaction. if people do not have an adequate back yard they will need green spaces to escape to.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Protect our precious agricultural land , because we have lost valuable growing Regions to Developers and i refer to Lockleys,campbelltown, Mount Barker and Salisbury. Please protect our remaining hoticultural areas such as the Adelaide Plains, MacClaren vale and the Barossa. Omce these regions are developed how do we feed the people.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 1 November 2023 2:08 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Belinda Croser

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

I have worked on strategic issues in the past for a number of areas within the Greater Adelaide Region and Murray Mallee areas. I agree with keeping productive agriculture areas and also maintaining the points of difference our urban areas have. I do believe food export and logistics will grow so it is important to also consider areas like Tailem Bend in the mix which has a fantastic convergence of infrastructure for logistics and industry (similar to Monarto). I am all for well planned growth around the Mount Barker-Nairne-Littlehampton, Callington, Strathalbyn, Monarto, Murray Bridge, Tailem Bend and Wellington East areas. I support further detailed investigations into these areas

both in terms of value-adding industries, logistics and housing affordability options. If an airport is considered at Tailem then does this also fulfil defence ambitions into the long term for extra take off and landing areas outside of the capital city.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Planting out corridors, camping areas, walking trails within close vicinity to towns plus more interconnections to existing wetlands and trails. Cost of living and housing affordability is challenged and having free outdoor areas for enjoyment is important for leisure, mental health as well as the environment.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

I think young ones starting out and older women may find it increasing difficult to access affordable housing. Young ones have potentially their lifetime to pay off mortgages but older single women may struggle the most. Investigate those towns that could provide edge of township tiny home villages like America - provided you can get clearance for fire breaks of course.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

University hubs and skills centres in the regions similar to what has opened up at Murray Brdige. There will be students that engage online with their studies but also having welcoming spaces to catch up with lecturers and other students should be considered. A combined TAFE and Uni campus for digital, robotics, AI, coding, gaming, content creation etc at Mount Barker should be considered given that the town will grow to 80,000 or more.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Tiny House village maybe at Tailem, Wellington East and Strathalbyn. The issue of affordable housing may relate to how the federal Housing Fund will be distributed. Accessing assistance on infrastructure costs for innovation in pre-fab housing???

What neighbourhood features enhance living and working locally?

Other (please specify) - Footpaths, cycling and walking trails through interesting corridors that include vegetation and creeks linked to wetlands and good street lighting so can go for a walk on dusk.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Good interconnections with all weather footpaths, gopher and cycling paths as well as public and community buses. Close distance to facilities but not too many shopping precincts in small to moderate towns as you will kill the town centre and skew development to one side causing access issues.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Retirement and affordable housing options are important. Townhouse or unit style development with some private open space for gardening should be encourage. Detached dwelling for younger families.

What do you see as the benefits of greenfield development?

Generally you get some new updated open space areas, playgrounds and trails as well as footpaths. The issue is integration with other areas. Families still like private open space so children have somewhere for outdoor play and trampolines.

What do you see as the potential drawbacks of greenfield development?

Obviously the cost of infrastructure, loss of agricultural land and putting pressure on biodiversity. Also if the new estates have the nicer play equipment, shelters etc it can make the older areas of the town look a bit shabby or unequal in their offerings to families.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Depends on whether the road network can cope and whether the area is a character area. Otherwise look at TODs and urban renewal areas.

What do you see as the benefits of infill development?

Existing infrastructure, shopping and services.

What do you see as the potential drawbacks of infill development?

Neighbourhood roads not designed for on-street parking and extra traffic. Loss of interesting housing and character housing.

Where should strategic infill sites be located?

Near existing services, open spaces and public transport.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

How EVs and logistics work plus potentially strategic defence. Separation distances for recycling industries.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Accessibility and interconnections with trails and public open space nodes.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Mainly the cost of infrastructure is escalating and fringe councils will struggle given retrospectively addressing transport issues. Many councils are also running debt levels where ratepayers are getting annoyed about the escalation in rates given socio-economic factors. There will come a time to consider 50-50 splits on grants and funding as these councils will need a better split to progress infrastructure. At a federal level there needs to be less of a scatter gun approach to funding infrastructure and realise it might be time to concentrate on particular areas to achieve goals in transition to cleaner energy, food security, innovation in tech, logistics, defence and housing affordability. I think federal layers over State planning system to enact economic zones (not land use per se but largely funding and infrastructure related in the first instanceand maybe some other economic aspects into the future). Such zones could then facilitate detailed planning, address skills shortages & immigration levels and be the focus for federal funding with better splits). Each state should look at economic zones - maybe three to four zones in each state. SA could consider (1) Whyalla for its green industries and steel production, (2) CBD for university merger & innovation plus housing for students, (3) Osborne for AUKUS and (4) a large zone encompassing Mt Barker-Littlehampton-Nairne, Strathalbyn, Callington, Monarto, Murray Bridge, Tailem Bend and Wellington East for logistics, affordable housing, larger industries, recycling opportunities, innovation etc.

Respondent No: 26
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 18:54:19 pm
Last Seen: Aug 21, 2023 18:54:19 pm
IP Address: n/a

Q1. **What is your name?** Belle oweb

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 35-44

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

not answered

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

De-Prioritise cars.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: Bernard Salt [redacted]
Sent: Monday, 6 November 2023 11:46 AM
To: DTI:PlanSA Submissions
Subject: Submission re GARP
Attachments: GARP1.docx

You don't often get email from [redacted] Learn why this is important

Please find attached my submission to the Greater Adelaide Regional Plan discussion paper.
Kind regards,
Bernard Salt

The Demographics Group Pty Ltd

PO Box 23351

Docklands, Vic 8012

5 November 2023

To whom it may concern

The purpose of this letter/submission is to offer insights into and (constructive) commentary about the Greater Adelaide Regional Plan (GARP) Discussion Paper.

Background

Throughout my 40-year career in demographics I have worked with and made commentary about regional (and strategic) plans for most of Australia's capital cities including the 2010 iteration of the Greater Adelaide 30-year Regional Plan.

My public commentary has also addressed plans for Greater Melbourne, Greater Sydney, SEQ and Greater Perth. I also contributed to the City of Gold Coast Strategic Plan 2015 via a project called Future Gold Coast.

I have had the benefit of seeing these plans developed and then, through successive censuses and other ABS sources, tracking how well these plans served the community. And generally my observation is that these plans have contributed to the better operation of the city and to the improved quality of life of residents.

There have been concerns from time to time about densities, about insufficient land release programs, about the configuration of urban growth boundaries. Previous plans have delivered generally good (or at least appropriate) outcomes because they have captured the way

Australians at the time lived, worked and went about their daily business.

Over the last two decades or so there has been a requirement for greater density across all major cities. There has been and there remains concern about carbon emissions effected by (motor car) commuting.

My point is that any forward-looking plan must take into account the prevailing and emerging demographic forces that are shaping the community including, for example, the way Australians work.

The pandemic as a 'marker' of change

In the near future the covid pandemic could well be regarded as an important marker in Australian social history. Prior to this event our capital cities were shaped by the pursuit of efficiencies delivered via inner-city density.

However any city plan hoping to (or purporting to) meet the community's needs over, say, the next decade (or longer) should take into account how the world, how Adelaide, has changed and is changing.

Over the coming decade the Millennial (born 1982-1999) generation will transition from mid-30s to mid-40s. The Millennials comprise 5+ million Australians and are approaching the peak-work stage of the lifecycle. (Technically, peak annual fulltime income occurs at the age of 43, according to the 2021 Census.)

Over the last 15 years the Millennial cohort (then in their 20s and early 30s) has lived at home with mum & dad, then in a share house, then singly, then as part of a couple. And over this timeframe they have been educated for (and pursued) CBD-based knowledge-worker jobs.

A regional plan developed in 2010 was rightly designed to accommodate this rising cohort and their behaviours and as a consequence should have included a focus on inner-city living.

The decade ahead

However over the coming decade the Millennials will be partnered-up, will have young kids, and will be looking for what some demographers are calling 'their forever house'.

The post-covid era will be marked by generational change in the workforce (boomers retire, Millennials approach career peak). It is a time when technology will enable different ways of working including giving 40-something knowledge-worker parents the option of coming into the office just 3 days per week.

This opens the market for lifestyle residential allotments in communities like the Gawler generally and in the new estates planned for places like Roseworthy to the north. This kind of residential development enables Adelaideans to access affordable housing as well as lifestyle housing whilst commuting only as required (and less frequently) to the city centre.

Indeed, even the notion of a 4-day week plays into the idea that lifestyle and amenity is becoming more important than proximity to CBD office towers.

It is important to appreciate that these shifts do not mean a wholesale change to the way the city is configured. It means making provision at the margins for the inclusion of other, diverse, ways of living and working.

After all, the Millennials (and some others) rejected the idea of long-range commuting when as 20-somethings they pursued and made fashionable the concept of inner-city living.

In the post-pandemic era some workers—and I think perhaps as many as 10-per-cent nationally—could well choose to work remotely for at least two days per week.

This diminution of commuting assuages concerns about carbon emissions and, if my assessment is right about a 10-per-cent net uplift

in the proportion of workers working from home, this takes 1.4 million commuters out of the daily commute (at a national level).

Tweaking the plan

My contribution to the Greater Adelaide Regional Plan Discussion Paper is a suggestion to tweak one of the Plan's metrics to make allowance for a greater proportion of workers working from home within a so-called lifestyle zone.

The WFH movement is gathering momentum across a number of fronts including greater use and acceptance of Zoom (and similar technologies), the evident diminution of CBD workers on Mondays and Fridays, and more recently a wider push for a 4-day week (and which is not necessarily attached to WFH).

I argue that it is appropriate to make provision in a forward-looking regional plan for more workers—including the Millennial 40-something bulge—to pursue lifestyle homes on the edges of Adelaide. I have cited Gawler/Roseworthy as exemplars of ideal locations for this kind of development.

This could be achieved by adjusting the key development metric of 70:30 where 70 per cent of new households is added to the existing urban fabric and 30 per cent to greenfields development sites.

This metric could be reduced to, or even towards, a ratio of 50:50 which would give Millennials with teenage kids a place to live, first home buyers access to affordable house & land packages, and remote workers a place of environmental amenity from which to work.

Bear in mind that Australia's shift towards 'lifestyle living and working' will be trackable at the 2026 census when data is released late 2027. My expectation is that this census's results will confirm the contention that Australians have used the pandemic as a break point to forge and to pursue a new way of living and working in a capital city like, say, Adelaide.

My suggestion is that the GARP needs ‘a tweak’ to ensure that it provisions for the way the next generation of Adelaideans will want to live, work and raise families in the late 2020s and across the 2030s.

I would be pleased to provide further advice and/or commentary as may be required.

Kind regards,

Bernard Salt AM

Founder & Executive Director

The Demographics Group

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 November 2023 1:03 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Beverley
Family name:	Gidman
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Tree lined streets. Reduced speed in our area. Elderly Retirement Village. Mains water as a lot of the area doesn't have water. Sewerage.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 8:10 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Bill Gilkes

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Does the current land zoning makes sense to what they are actually used for

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

I work in conjunction with developers

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Build the community and the residents around infrastructure

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Think with your head and heart, not your pockets

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Build where the people want to live, not where you want them to live

---

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Diversify the building structures, not a Lego town

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

I don’t know it’s not my community

What do you see as the benefits of greenfield development?

Not my community.

What do you see as the potential drawbacks of greenfield development?

.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Rezoning eastern side of riverbanks Road, Angle Vale, next to the rivers Banks College currently zone rule horticultural with no water to grow any horticultural

---

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 November 2023 8:18 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Other
Given name:	bill
Family name:	gilkes
Organisation:	Land owners
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Rezoning eastern side of riverbanks Road, Angle Vale, South Australia from horticultural to residential due to the fact, most landholders along here, do not have sufficient water groundwater to do any type of horticultural farming and due to the school being operated seven days a week it makes it very difficult to move equipment around safely
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: Bill Gilkes [redacted]
Sent: Thursday, 2 November 2023 8:45 PM
To: DTI:PlanSA Submissions
Subject: Resigning, eastern side riverbanks Road, Angle Vale, opposite the new riverbanks College school

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

My name is William gilkes owner of [redacted] would like the eastern side of riverbanks Road, Angle Vale SA 5117to be considered for resigning to residential due to the fact, I have no ground water to be horticultural to grow any type of vegetables or food matter, and for rural aspect due to the school operating seven days a week and most times up to 10 pm at night. It makes it very difficult dangerous and unsafe to manoeuvre vehicles around and safely call. My neighbours [redacted] have also expressed the interest [redacted] have also expressed their interest and there is roughly 300 acres in the strip which consists of 100 acres government land 250 acres of private land Kind regards William Gilkes [redacted] Sent from my iPad

Respondent No: 36
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 22:29:25 pm
Last Seen: Aug 21, 2023 22:29:25 pm
IP Address: n/a

Q1. **What is your name?** Blake Watson

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Sufficient infrastructure in place prior to housing developments

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Green corridors and generous open space percentages within developments. Larger blocks of land with smaller building envelopes to ensure larger residential yards where trees (or at very least, gardens) can be planted.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Good public transport networks to allow people to avoid using their cars. Diverse range block sizes and density to cater for all budgets, within housing developments.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Good public transport networks. Create higher density housing closer to the city to avoid urban sprawl. Maximise block sizes in more regional areas.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Diverse range block sizes and density to cater for all budgets, within housing developments. Good public transport networks.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Develop land keeping local infrastructure in mind to knit with the existing community. Create new infrastructure required so as not to detract from the existing livability of the area. Eg. Is there enough car parking at local shops to cater new housing development. And build public transport infrastructure BEFORE housing is developed. Always base design and decisions on the betterment of an area and don't allow developers to only prioritise profit.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

create housing opportunities.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Sake of fertile farming land is lost. We need to protect these regions and ensure land can't be sold off for development. Eg McLaren Vale wine region. Adelaide plains - northern market gardens.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

Utilise existing infrastructure

Q18. **What do you see as the potential drawbacks of infill development?**

Older infrastructure snd lack of space can make it hard to cater for increased population. Eg Craigburn Farm and the Blackwood area

Q19. **Where should strategic infill sites be located?**

Along main roads closer to Adelaide

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

Respondent No: 32
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 20:46:38 pm
Last Seen: Aug 21, 2023 20:46:38 pm
IP Address: n/a

Q1. **What is your name?** Brian

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 55-64

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Preserving good farming land for food production; Putting more resources into building the regions rather than just Adelaide; Reliable and cheap water everywhere; Reliable and cheap power everywhere;

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Restrict urban infill and encourage backyards; Concentrate building in less arable areas; Plant more trees - appropriate trees in appropriate places, (while allowing the removal of inappropriate trees); Make better use of storm water and don't just flush it out to sea;

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Better public transport everywhere; Develop both urban and regional focii to remove the current centralization of everything on the cbd - cities within cities, and cities outside Adelaide; Discourage media organizations from creating and provoking conflict; Discourage political organizations from engaging "divide and conquer" tactics; Instead of concentrating so much on fighting wrongs, put more effort into promoting rights (ie. the true and the good); Remove the promotion of divisive social engineering agendas in schools;

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Nuclear power generation; Restore the focus on space technologies and opportunities that we had a few years ago; Diversify - don't put all eggs in the submarine basket; Value-add locally - eg. produce steel, don't just ship ore to China; produce meat, don't just ship live animals overseas; etc. STOP selling out to foreign interests; Promote our THREE universities, don't talk them down ; Train our people, don't just look to import skills;

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Stop the foreign buy-up of housing; Build the regions to reduce the focus on Adelaide; Re-build the Housing Trust; Remove stamp duties; Replace the iniquitous "supposed-wealth tax" built into water bills with a more realistic usage charge;

Q11. **What neighbourhood features enhance living and working locally?**

Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

It needs more than houses and parks. It also needs businesses, churches, public transport that services the area and not just to take people out and back again, and everything that makes for a complete self-contained society.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Hard to say! I'm not sure about this one.

Q14. **What do you see as the benefits of greenfield development?**

A clean slate. We can create exactly what we need.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Priorities by developers are rarely what we really need; "Greenfield" generally means covering green fields with "tar and cement" - destroying good food-producing land; It can be expensive to provide all the necessary amenities and infrastructure needed;

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

"Infill" must be sporadic. Ie. clusters of high-density interspersed with plenty of green-space, community gardens, etc. with easy access for ALL.

Q17. **What do you see as the benefits of infill development?**

Doesn't take up more of our valuable farming land.

Q18. **What do you see as the potential drawbacks of infill development?**

creation of urban jungles, removal of green canopy, more energy required for temperature maintenance, potential to create ghettos

Q19. **Where should strategic infill sites be located?**

insufficient information to comment here

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

What is "employment land"?

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

I think this is covered by my earlier comments.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Depends on the target

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Probably, but I have covered a lot here (briefly). I hope it helps.

Respondent No: 42
Login: BMarie
Email: [redacted]

Responded At: Aug 22, 2023 11:13:16 am
Last Seen: Aug 22, 2023 00:27:31 am
IP Address: [redacted]

Q1. **What is your name?** Bronwyn Anderson

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

In considering development in the Goolwa and VH area, greater consideration needs to be made of the lack of public transport (to and within the area) and population services like GP's, schools, health services eg mental health (the local public mental health services has had little growth in staffing in comparison to population) and policing as well as the impact of seasonal population changes on employment, policing, and other services demand. As a resident of this area, it is evident to me that these factors are not adequately supporting the current population. High density housing developments are locally known to have higher incidences of violence and criminal activity eg theft. Eg the 'beyond' development in Hayborough

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Not use our precious farming land for high density housing developments!

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Consider equitable resources into public health (eg mental health) outside the metro area. Areas like Gawler, Victor Harbor and Murray Bridge are considered regional, not 'greater Adelaide" when it comes to health funding. You can't have it both ways.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Councils need to engage better with waste management- especially recycling and green collection. Consider Community Battery Schemes- consumers can't pay for home batteries while paying exorbitant power costs as well. Govt asked the population to embrace solar- but the benefit is now lost as power companies have been allowed to adjust billing so as to remove any advantage solar might have brought to a home.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Not allow high density developments on the borders of regional centres. Houses with the gutters touching are not greener, wilder, climate friendly, socially cohesive or regenerative.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Don't build houses with the gutters touching. Include back yards and footpath space that can accommodate street trees. Include small retail space- the corner shop.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

If you want Victor Harbor or Murray Bridge to be urbanised then govt better start funding them like urban areas, not build urban density and fund as regional. For example, Victor Harbor has double the population of older people than any other area. However, as is the case for all of regional SA, there is NO Older Persons Mental Health Service available outside the Adel metro area. The wait here for a GP appointment is weeks- months. Younger working families are leaving town for lack of childcare places. It makes no sense to be adding urban populations to a place like VH when it currently can't sustain current needs.

Q14. **What do you see as the benefits of greenfield development?**

Money to developers. Nil else.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Adding population to areas without infrastructure services to support it. Bringing people to a place without social connection. Loss of regional ambience of holiday towns like VH and Goolwa- ugly stacked houses greeting visitors at the entrance to town.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Consider the area around the infill and ensure a match of aesthetic as well as function eg near the primary school ensure walking paths, lighting, family friendly housing (yards), childcare.

Q17. **What do you see as the benefits of infill development?**

Making the best of area already dedicated to housing and nearer to existing services/ shops etc. Walkability.

Q18. **What do you see as the potential drawbacks of infill development?**

Loss of regional ambience of holiday towns like VH and Goolwa.

Q19. **Where should strategic infill sites be located?**

In VH consider the government land behind and around Encounter Centre and opposite.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Insist that developers include outdoor space in housing developments ie Backyards. Resident can't "green" a space that's a metre wide and covered in concrete.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

the heat imprint of the high density housing developments whcich cannot sustain trees

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: Bruce Carter [redacted]
Sent: Saturday, 4 November 2023 7:24 AM
To: DTI:PlanSA Submissions
Subject: FW: CamScanner 10-31-2023 17.10
Attachments: CamScanner 10-31-2023 17.10.pdf

> You don't often get email from [redacted] Learn why this is important

Bruce Carter
:
M: [redacted]

From: Bruce Carter [redacted]
Sent: Tuesday, October 31, 2023 5:11 PM
To: Bruce Carter [redacted]
Subject: CamScanner 10-31-2023 17.10

Bruce Carter

M: [redacted]

Email: planssasubmissions@sa.gov.au
Subject Line: Submission - Greater Adelaide Regional Plan Discussion Paper

To Whom it may Concern:

I write in my capacity as a lifelong South Australian resident with extensive experience contributing to and championing various business sectors, particularly in areas of defence, mining, resources and finance, and as a former chair of the State's Economic Development Board.

Among the various questions being posed by the Greater Adelaide Regional Plan Discussion Paper now in circulation for public comment is: What are the most important factors for the State Planning Commission to consider in meeting future demand for employment land?

The next decades represent a time of growth and transition in South Australia's defence industry, in which we build upon our proud record of building and sustaining Australia's submarine fleet and air warfare destroyer program as well as continuing to create opportunities for the state's defence supply chain.

The highly publicised AUKUS alliance and defence project will further cement South Australia's position as the shipbuilding capital of Australia with nuclear-powered submarines set to be built at the world-class Osborne Naval Shipyard.

Attracting, retaining and developing skilled workers remains a high priority for the Australian and State Governments and the defence sector. High priority needs to be given to addressing skill challenges and recognising that competition for labour remains intense.

The Discussion Paper highlights the role defence will play in our state's future and states that "jobs will primarily be driven with investments in defence projects at Osborne, in the LeFevre Peninsula employment precinct ... in addition 1800ha of land has ben identified for future employment use in the Outer North region, primarily associated with the Greater Edinburgh Parks precinct".

The flow-on effects from AUKUS have the potential to shape and grow our locally based supply chain well beyond what we have today.

While some future defence contractors will require proximity to Osborne, others by the very nature of their digital technology will not. Nevertheless, thanks to considerable investment by the Australian and South Australian Governments in our northern transport corridors, the LeFevre Peninsula is a commutable distance from the fringes of Greater Adelaide.

One area of Greater Adelaide is well-positioned to not only provide highly attractive housing and lifestyle opportunities in an upscale university environment but also a potential employment precinct for innovation and technology businesses.

With its international reputation for tertiary excellence, Roseworthy stands out among all of the remote or fringe townships in the Greater Adelaide region, as having the greatest potential for a defence-related housing and work cluster.

.

Master planning already been completed with widespread community support, to expand the Roseworthy township with a future population of more than 10,000.

According to Light Regional Council, the substantial new town centre would include a state-of-the-art supermarket and specialty shops, food and beverage outlets, a medical and wellness precinct, aged care and an independent primary and secondary college. Eighty hectares of employment lands have also been zoned providing for long term growth in industry, with a readily available workforce living adjacent or in the northern suburbs of Adelaide.

In addition, there are plans to establish the Roseworthy International Equine Centre at the University of Adelaide's Roseworthy Campus, to provide world leading facilities to underpin the competitiveness and growing popularity of equestrian pursuits and to further the scientific and educational programs already in place. A horse quarantine facility is also proposed, the first outside of Victoria and New South Wales, allowing international horses to enter the state directly and to remain in training once they have arrived for thoroughbred racing, or other equestrian events.

The presence of Adelaide University at Roseworthy for well over a century means the township is built on a culture of world-class science, technology and innovation - endeavours very much aligned to that of the defence sector.

Roseworthy is now just a 40-minute journey to Osborne, thanks to the considerable investment by the Australian and South Australian Governments in the Port and Northern Expressways. As this corridor has already improved overall connectivity and accessibility into and out of the region for existing industries so to would it facilitate the smooth movement of workers, materials, and equipment to support the defence sector.

In summary I sbmit that the process for drafting the Greater Adelaide Regional Plan should consider the above-mentioned factors and Roseworthy's strategic relevance to our local defence sector and Osborne/Port Adelaide as vital in meeting future demand for employment and housing.

Yours sincerely,

[redacted]

Bruce Carter
[redacted]

31 October 2023

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 5:33 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Bruce Lang OAM

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

"The right places" - this means NOT greenfield developments on existing primary production land

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Quarantine lands that cannot be built upon - particularly lands of remnant indigenous vegetation, or lands capable of rehabilitation - to ensure eco-corridors are preserved and enhanced

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Social housing close (less than 1 km) to public transport links.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Developing businesses close by, and near freight corridors, to reduce commuter impacts.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Build the public transport first..... build it and they will come.

What neighbourhood features enhance living and working locally?

Other (please specify) - Public transport is KEY. There is no point creating development sites if accessible public transport is years away. The public transport has to be there first - otherwise, the use of cars just continues to increase.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Medium to high density as the default - the 1/4 acre block is not an option. We should not be expanding the Greater Adelaide Region exponentially.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Public transport options to/from Mount Barker, Tailem Bend and Mannum.

What do you see as the benefits of greenfield development?

Not a lot - it will be cheaper for house buyers theoretically....

What do you see as the potential drawbacks of greenfield development?

Public costs to establish transport options will be significant - so, Government needs to be absolutely sure that the development is a. needed, b. beneficial, c. realistic and does not consigning socioeconomically impacted people to "forgotten" suburbs.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Build low level development - not skyscrapers. Should be one or two story development on top of existing residential and commercial properties.

What do you see as the benefits of infill development?

Better community. Reduced reliance on private transport.

What do you see as the potential drawbacks of infill development?

Noise issues - however, this can minimised with double-glazing and other sustainable initiatives mandated.

Where should strategic infill sites be located?

Within 20-25 km of the CBD (excluding Hills Face Zone and land used/intended for Primary Production).

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

The land needs to be part of or close to land used for the housing of commuters, and for freight.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Areas identified and strictly quarantined - except that open space for the purposes of recreation/sport

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What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

It should seek to increase the Urban Green Cover Target year on year - it should not be static and seek a level of continuous improvement.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Existing rail corridors should be improved, revived and extended. Reliance on trucks for long-haul freight (greater than 200 km) should be reduced. Passenger rail options are also critical for informing an accessible Greater Adelaide.

Respondent No: 14
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2023 08:40:28 am
Last Seen: Aug 18, 2023 08:40:28 am
IP Address: n/a

Q1. **What is your name?** Bruce Yard

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Building up regional areas. E.g. Murraybridge. Mt Gambier. Port Lincoln. Port Pirie/Augusta. Riverland. Keeping within 3 hours of Adelaide be a great option. But need the infrastructure eg. Doctors. Schools. Hospitals. Bus/Train services. Specialists visiting weekly. Water.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Lots of empty land along roadways. Rivers. Creeks. Salt pans. Could use native trees for bird and Wildlife fodder. Not much will grow near salt. But Bottle Brush and Mallee trees will. And salt bush. Which can become fodder in drought. Pepper trees. Flowers along roads. (Scotland has this it's food for bees) don't need to slash or cut then. And it's certainly pretty for tourists. Salisbury has a very good visual around the salt area with its water catchment for the basin. Build on this idea for trails ect.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Pretty much said in 7. Affordable children activities. Bus trips for over 50s from Regional to city. Day trips. In the city have bus trips to regional areas for a day. E.g. go to murraybridge. 8am...return 2pm? Regional leave 7am-8am. For 4-6 hr stint in city. So appointments or museums can be seen. Affordable....

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Forget the smarter. That's pushing new age technology. Which teenagers of now may cope with in 30 years. But your 40-70 year olds won't all cope with. Cleaner???? Fines for those caught dumping. Clean our river ways up. We pay for it with our counsil rates but it hasn't happened.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Tiny houses. Have villages of tiny houses. Especially for single folk. Villages for homeless. And have them work 20 hours a week volunteer labour keeping the villages clean. Give them a purpose. Or I'd like to see Homeless tiny homes or huts. Put on counsil land. Where they can or must keep the acre about them clean. These homes could have solar power. Off the grid like. So no cost to counsil. Although homeless living without power now in tents where they can. Affordable housing. For couples. Mixture. Some who have little garden. Some who have space in garden. For those who want children. Affordable elderly villages I guess may work. Lutherans have a good system for elderly lifestyle.

Q11. **What neighbourhood features enhance living and working locally?**

Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Specialists. Doctors. Schools. Public transport. Work opportunities. Housing affordability. As expensive as city to buy and live there.

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

If your talking New world order control. This is wrong. We are Australia. The land of the Free.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

For those who choose to live work close to city. And live contained to city. I'm sure it's a cost saver. Need to be close to public transport though.

Q18. **What do you see as the potential drawbacks of infill development?**

It looks auful. Closed up. Contained. Confined. Dreary. Uninviting. Look at big cities like Glasgow. London. Melbourne.

Q19. **Where should strategic infill sites be located?**

On railway lines

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Set aside useless land for factories.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Stop allowing developers poaching on it. But example. St Kilda has useless salt Plains. Make this useful with greening. Or set aside areas for Industrial. But don't wreck our fabulous salt pans of the northern express. It's stunning along this road with a sunrise. Sunset. Moon. Can't destroy that. Should have parking bay area to take children to see these fabulous views.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Cost. Practical. Keeping with Gods nature.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Homeless would be my no 1. More of it now with rent so high. Stop counsilors rorting System.

DTI:PlanSA Submissions

From: [redacted]
Sent: Monday, 6 November 2023 7:38 AM
To: DTI:PlanSA Submissions
Subject: Submission - Greater Adelaide Regional Plan Discussion Paper
Attachments: 051123.doc

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please find submission attached.

Submission

Greater Adelaide Regional Plan Discussion Paper

Mr Holden – Chair State Planning Commission recently suggested that some expansion of one or two township areas in the Barossa Council region would be appropriate.

This seems to be a reasonable suggestion particularly in relation to one non-valley floor township.

The Barossa region generally comprises:

The 'valley floor' – including the townships of Nuriootpa, Tanunda and Lyndoch surrounded by core valley floor viticultural land use.

And the 'valley rim' – areas of various land use including primary production, viticulture and smaller townships distant from the Nuriootpa / Tanunda valley floor centre.

Kalbeeba is one such smaller township located at the western boundary interface between the Barossa and Gawler councils - far from the valley floor.

Historically Kalbeeba originally had its own area council.

It is submitted that some expansion of Kalbeeba would be appropriate in the future arguably because it is not (and never has been) a core valley floor township nor is it a viticultural or prime agricultural area. Kalbeeba is also well located close to existing new and planned new transport infrastructure.

A topographically contained area of non-arable land on Balmoral Road directly adjacent to the existing Kalbeeba township and appropriate for the suggested township-style expansion would be available in the future.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 28 August 2023 9:08 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Callan Fleming

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

I can see no consideration of the current impediments to changing the wants of the population. Torrens title ownerships comes with significant benefits over strata, this is is impeding the growth in desire for apartments and other "shared"

title arrangements. Further, apartments and medium density houses continue to miss the mark for a family. If you want larger household sizes in the CBD and other infill at medium/high density there needs to be a conversation about apartment sizes and design to encourage families to actually buy and live in dense housing. 1 and 2 bedrooms wont do it.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

The discussion on creating public transport "dead-zones" is a disaster for the environment. Cars and all of the infrastructure and consumption they require are intrinsically opposed to the above objective. Any plan for a larger Adelaide must include high capacity public transport built in. light rail / heavy rail, whose services can be wound up and down as demand increases as Adelaide grows.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Equity and Social Cohesion comes from communities that are walkable, have local services and a vibrant local economy of small shops. These are all impacted by distance, access and cost. Commuting costs time away from family. Access to services costs the public purse in greenfield development. Cost to the people living in these outer regions is in time, fuel, cars, registration, and community.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

a light rail network that builds on and encourages medium density corridors and surrounds. get people out of polluting vehicles and into shared or "human" powered modes of transport. Building codes that mean homes come with Solar and Battery as standard. Double glazing as a minimum.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Improve the options for apartments and medium density. 2 bedroom housing will not fill the gap for families. "flat floor" stack housing (1 house per level) has been used overseas for a very long time but has never gained traction here. proper family homes, built overtop of each other improves accessibility, removes stairs, and improves housing size.

What neighbourhood features enhance living and working locally?

Other (please specify) - Walkability - Lighting, pedestrian focused roads, rest stop infrastructure, space for local shopping districts. (cafe, hair, grocer, etc)

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

All greenfield should have a medium density focus, low density is not sustainable or practical. This will create walkable local environments with enough population to sustain local economics and services

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Medium density.

What do you see as the benefits of greenfield development?

a clean slate to be able to shape a new vision for Adelaide focussed on walkable, locally centred and sustainable principles.

What do you see as the potential drawbacks of greenfield development?

encroachment on arable land, service deserts, public transport black spots, potential social isolation and poverty without sufficient planning of parks, light commercial, and public transport access

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

By focusing on the liveability. can families live in it? is it suitable for people who are vulnerable or disabled, can a mixed society live in this area? is there space for local businesses to thrive

---

What do you see as the benefits of infill development?

Population density create a vibrant and social community. Infill creates the opportunity for a community to receive better services more consistently. Its cost effective from a government and population perspective

---

What do you see as the potential drawbacks of infill development?

Loss of tree canopy. lack of access to a traditional garden.

Where should strategic infill sites be located?

along public transport corridors

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Services and knowledge are the future of our economy.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

mixed use park spaces, playgrounds, fitness equipment, BBQ areas, dog parks.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

rooftop gardens, rooftop acess

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Adelaide is already so sparse, to create a vibrant and living city we need to take steps to increase the attraction to alternative housing types, not just a freestanding single story home.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 12:52 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Callum Cunningham-Byrne

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

If we continue in the direction we are travelling, much the same. The city and inner suburbs will continue to appreciate in value to an untenable degree for the younger generations, who will be relegated to the edges of Aldinga and Salisbury North. I want to believe in a vision for Adelaide that recognises the follies of this approach. I want to believe there is a future for Adelaide where we follow in the footsteps of good urbanist leaders such as Amsterdam and Montreal, where we summarily reject car-centric suburban-style development in favour of mixed-use, walkable neighbourhoods. I want us to recognise that the reason people are desperate to live in North Adelaide, Unley, and Goodwood is because people recognise that green, accessible, walkable communities where you are less reliant on a car to get around are inherently more desirable.

What is most important to you?

Climate change
Housing
Open green spaces

Inclusive Communities
Jobs

What are your concerns for the future of the Greater Adelaide region?

I am concerned that we will follow car-centric infrastructure to its demise, destroying our city and environment in the process

---

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

By mandating rail transit corridors to existing and newly built suburbs, prioritising grade or physically separated bicycle infrastructure over kerbside parking, by actively building more missing-middle, medium, and high density housing, and by actively disincentivising car use in favour of public transport.

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Flagstaff hill is full of greenery, and is generally quite beautiful. It also has relatively less knock-down+rebuild 2-per-block townhouses, which I view as the worst densification option available.

What do you think your local neighbourhood is missing?

A rail transit network, and a network of safe, separated bicycle lanes.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Whilst electric cars, if kept for 8-10 years, can be a more carbon-efficient transport option than conventional cars, they do not fundamentally solve the problems of car centric design. A shift to mixed use, car-lite/free, walkable neighbourhoods connected by rail and bicycle is necessary for a climate-friendly and financially prosperous future.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

If what I'm saying sounds inane or doesn't make sense, here is a relatively brief (american-centric) primer. I imagine I am preaching to the converted with this, but just in case not:
https://www.youtube.com/watch?v=y_SXXTBypIg&list=PLJp5q-R0lZ0_FCUbeVWK6OGLN69ehUTVa

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 1 November 2023 8:40 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Cally Smith

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Less suburban infill. More infrastructure to support outer suburban enclaves. Invest in public transport particularly light rail.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Free public transport. More public transport. Fully supported electricity and water supply at significantly less charge.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Subsidised fuel water and power. Public utilities owned by the people not corporations and massive increase in public housing.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Support small business and invest in manufacturing and resource development. Encourage and support sustainable business models.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Base all new housing on sustainable development and subsidise retro fit energy and water supply to existing housing.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield development is unnecessary considering the location of so many existing towns. However when in process it must be supported by full infrastructure Inc public transport, access, utilities, schooling so as to limit the need for cars

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Again efficient infrastructure that supports local community and links people to services like education and health care.

What do you see as the benefits of greenfield development?

It opens up building opportunities but should haved self sustainability at the forefront of planning.

What do you see as the potential drawbacks of greenfield development?

Severe environmental impact. Isolated unsupported residents in an estate can lead to negative social issues.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

It can't. When infill occurs it creates untenable impact on existing infrastructure and an unhealthy living environment.

What do you see as the benefits of infill development?

More housing available but at a social cost.

What do you see as the potential drawbacks of infill development?

Negatively Impacts social, environmental and health which is necessary for a human.

Where should strategic infill sites be located?

Repurposing existing buildings and understanding the minimum area required for a human being is not a box amongst other boxes. Incorporating mass greenspace is a priority.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Current areas are underutilized. Pushing industrial and commercial areas further away from residential areas requires more roads more cars so environmentally and socially it is potentially even more damaging.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Stop infill. Increase green space instead.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

I don't know if it is possible for a long term plan to be able to sustain the momentum without agregious changes being made by self interested parties during its planning time. But good luck with that.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Adelaide has the opportunity to be a world leader in sustainable development and environmental protection and as a socially aware entity. History has shown amazing short sightedness, poor planning and an unwillingness to commit to projects that are benefit to the public. Hopefully the concept alone of a plan will be sufficient to drive some advantageous changes. I'm not holding my breathe but I am quitely confident reason will prevail.

DTI:PlanSA Submissions

From: Carol Bailey [redacted]
Sent: Monday, 6 November 2023 10:17 PM
To: DTI:PlanSA Submissions
Subject: FW: Submission: Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted] Learn why this is important

I am resubmitting this as have just been advised that it bounced due to a dot in the wrong place. I hope that it will be accepted in good faith as the original was submitted before 5.00 p.m.

Regards,
Carol

Carol Bailey
[redacted]

From: Carol Bailey
Sent: Monday, November 6, 2023 4:58 PM
To: plan.sa.submissions@sa.gov.au
Subject: Submission: Greater Adelaide Regional Plan Discussion Paper

Dear Craig and Planning Commission,

Thank you for the opportunity to have input to the Greater Adelaide Regional Plan (GARP).

Rationale for growth.
I found the Discussion document clear and easy to read but must question the underlying premise on which this plan is based, i.e. to blindly follow a population growth model as dictated by Federal Government. There is surely a duty to act responsibly on behalf of all South Australians for the benefit of all. Grow we certainly will, for birth rate has been well above death rate for decades now. However to import growth for its own sake (to 'stimulate the economy) without concern for the problems yet to be addressed (State of Environment in free fall, for example) and the decline in living standard, homelessness or lack of housing affordability for most Australians is to ignore current issues. For the multitude of reasons and crises which now beset us - human accelerated climate change, more frequent and severe natural 'disasters' (bushfire and flood events), recovery from a world pandemic, a growing biodiversity LOSS crisis (in which we feature as world leaders)
And multiple crises in housing affordability, rental affordability, homelessness, lack of employment or under employment and mismatches between job seekers and job availability. Australia needs a major reset or we will find ourselves in the same position as the USA in less than a century - major cities built over all the high rainfall food producing land on the east coast, using desalination (a system of last resort!) to farm deserts in the west, rivers which no longer reach the ocean, a multi-cultural nation which doesn't boast about it, and growing divide across the nation. We are already very well advanced in this direction. It is well past time for a major rethink about the way forwardrov. '

Cost-shifting on to Local Government (again)
Number 2 of the '7 Principles' states that '….. each Local Government Area will have targets to accommodate growth' which is simply cost-shifting the job of finding places for that population growth on to local councils who are not well equipped or financed to achieve it. Those living in Mount Barker know how that works out! It has placed a council never before in its history a dollar in debt now multi-millions in debt (inter-generationally) for the foreseeable future as Council seeks to care for existing residents and provide basic infrastructure (water, power, sewer, major roads, minor roads, footpaths, new freeway exit etc. etc.) for the new residents arriving at the rate of

more than 1,000/year. When asked what happened to the $400M "about to be rolled out for Mount Barker infrastructure" by the Mike Rann government Council was told by the (new) State Government "it's called rates" - that's how you must pay for it! So Mount Barker now has some of the highest council rates in the country! But the living standards have declined and people here are having to choose between living well and healthily, or paying the mortgage and merely surviving. Is this going to be repeated by State Government again cost-shifting on to local government? It has been going on for some time. In my 12 years on council I saw certain areas of health foisted on to local government, dog and cat management, broadscale concerns about waste removal and disposal, recycling, the Roads to Recovery Program was ditched for some time (which was essential to maintaining the huge number of unsealed roads in our district) and many other examples of cost-shifting.

What State Government promised in 2009 and did in 2010

What became of all the good tenets in the original 30 Year Plan for Greater Adelaide – no more 'alienation' of farm land, no placing people where there was no employment and lacking infrastructure, no causing growth where it would greatly increase motor vehicle use. More TODS, more rail. What happened? We only got Bowden as a TOD. And because Mount Barker sure didn't comply with the 30 Year Plan was anything changed? No, the 30 Year Plan was rewritten minus all thos good goals and policies! No doubt Kudla will eventually emerge as qualifying to be a TOD. But now this 'planned' import of up to 800,000 new residents to be housed, fed, cared for and employed is to be cost shifted on to Local Government. It makes no sense - since local councils are not staffed, financed or equipped to undertake the task and at Mount Barker we know from experience that no responsibility is accepted by State Government nor funds provided.

The four transport spines

At least three of the four are already at capacity in peak times yet no thought seems to have been given to adding further burden to these main arterial roads (North western, Eastern and Southern spine) and there is no mention of new electric (or any) RAIL. Why is this? Wellington Road is hopelessly congested now due to housing development to the east and south of Mount Barker – yet this is the ONLY road for Hills residents and visitors to Langhorne Creek, Goolwa, Middleton, Port Elliot and Victor Harbor. The SE Freeway fares no better – with the situation to be exacerbated by more planned growth at Murray Bridge and possibly Callington (employment lands). Tailem Bend is not mentioned but opportunity awaits with such attractions as Monarto Free Range Zoo, the Dark Skies Project and The Bend racing car all providing incentive for tourism and more visitors. Tailem Bend is indeed worthy of consideration, but none of these so-called 'Master Planned' ghettos there please. Tailem Bend is worthy of being a beautiful city, lying as it does off the main road and awaiting a master planner's hand. Sadly what we mostly see is a consortium of developers acquiring multiple lots and then achieving domino land sub divisions one after another without any real 'town plan' let alone a 'Master Plan'. This is the story of Mount Barker - please as John Rau frequently said 'no more Mount Barkers!'

Thank you for the opportunity to comment and forgive my cynicism - I live with the results of the 'Master Planned' 'burbs in Mount Barker every day (as our small farm now lies on the new town boundary where wildlife becomes road kill daily) and 12 years on Council trying to make them more liveable, sustainable and attractive in the face of developers chopping blocks smaller to get a return on investment following the levies applied by council as a desperate measure to help fund the required infrastructure. There are no winners at Mount Barker! Please aim higher.ey

Yours sincerely,

Carol D. Bailey

[redacted]

DTI:PlanSA Submissions

From: [redacted]
Sent: Sunday, 5 November 2023 10:20 AM
To: DTI:PlanSA Submissions
Subject: C. Faulkner submission on Greater Adelaide Regional Plan
Attachments: Submission from C. Faulkner re Greater Adelaide Regional Plan.docx; attachment 1. 725 Torrens Road, Cheltenham.docx; attachment 2. 747 Torrens Road, Alberton.docx; attachment 3. 800 Torrens Road, Rosewater.docx

You don't often get email from [redacted] Learn why this is important

Attention: Growth Management Team, Planning and Land Use Services
Department for Trade and Investment
via email: plansasubmissions@sa.gov.au

Please find attached my submission on the Greater Adelaide Regional Plan plus four supporting attachments.

The first three attachments are planning zones and overlays of three sample properties downloaded from SAPPA for the purpose of supporting my submissions about what I regard to be an error in the GARP (see page 4 of my submission document).

The fourth attachment, “Prosperity through People” is a 2004 South Australian Government policy document that I discuss on page 6 of my submission.

Kind regards,

Carol Faulkner
[redacted]

Attention: Growth Management Team, Planning and Land Use Services

Department for Trade and Investment

via email: plansasubmissions@sa.gov.au

RE: GREATER ADELAIDE REGIONAL PLAN DISCUSSION PAPER

Submission from Carol Faulkner [redacted]

Thank you for the opportunity to comment on the Greater Adelaide Regional Plan (GARP) Discussion Paper.

My submission consists of two parts – Part A consists of general discussion relating to the GARP and broader planning matters, and Part B contains my responses to selected 'For discussion' questions from the GARP Discussion Paper.

PART A: General discussion

I understand that the GARP is the latest version of the 30-Year Plan for Greater Adelaide which was first released for public consultation in 2009 and ratified in 2010.

Throughout the years in between I have been observing, and experiencing first-hand, the impacts of the original 30-Year Plan's emphasis on infill development (new housing was to be roughly comprised of 70% infill and 30% greenfield).

An update of the 30-Year Plan was released in 2017, still with the same general premise of maintaining growth "within the existing urban footprint": Living Adelaide - The 30-Year Plan for Greater Adelaide.

The 2023 draft Greater Adelaide Regional Plan represents a noticeable shift in policy in the fact that urban sprawl is openly embraced.

The 2022 state election ushered in new South Australian Premier Peter Malinauskas who in February this year announced large-scale land releases north and south of Adelaide to accommodate 23,700 new homes:

Record land release to pave the way for more accessible and affordable homes | Premier of South Australia

Mr Malinauskas later went on to say he doesn't think urban sprawl is a "dirty word".

Urban sprawl not a dirty word as planning review kicks off (indaily.com.au)

Some academics disagreed and were swift in their response:

Urban sprawl is 'not a dirty word'?, News, La Trobe University

In a nutshell, my view is that neither urban infill nor urban sprawl is sustainable in the long term.

The growing footprint of 'Greater Adelaide'

It must be noted that between 2010 and 2023, the notional borders of "Greater Adelaide" have grown.

The original 30-Year Plan released in 2010 advised:

"Greater Adelaide…covers about 9000 square kilometres and is bordered by Victor Harbor in the south, Gulf St Vincent to the west, the Barossa Valley in the north and the River Murray to the east." (30-Year Plan for Greater Adelaide 2010, page 22)

The 2017 updated 30-Year Plan advised;

"Greater Adelaide represents much more than just the CBD…stretching from Victor Harbor in the south all the way to Kapunda in the north and beyond." (30-Year Plan for Greater Adelaide 2017 update: Living Adelaide - The 30-Year Plan for Greater Adelaide

In 2023, the GARP informs us that Greater Adelaide; *"covers almost 11,000km², from Cape Jervis in the south, to Murray Bridge in the east and the Barossa in the north."* (GARP Discussion Paper, page 20).

Are we to assume that future versions of the 30-Year Plan/Greater Adelaide Regional Plan will further push out the borders of Greater Adelaide? Where will it end and is this sustainable? Anyone looking at this scenario objectively would say no, it is not sustainable, especially considering the constraints that a warming climate (State Planning Policy 5 – Climate Change) and increasing species loss (State Planning Policy 4 – Biodiversity) will have on where we can sustainably accommodate more housing.

I am also concerned about the GARP's proposed incursion into areas protected by state legislation, namely Environment and food production areas, and Character Preservation areas (Barossa Valley and McLaren Vale).

Given that Plan SA's website clearly states; "*Environment and food production areas protect vital agricultural lands surrounding Metropolitan Adelaide from urban encroachment*" (Environment and food production areas | PlanSA), the ability to so easily make encroachments into protected areas for urban development is in my view hypocritical.

South Australia has declared a Climate Emergency

On 31 May 2022, both houses of the South Australian Parliament passed the climate emergency motion introduced by Climate Minister and Deputy Premier, Dr Susan Close:

Climate emergency declaration passes in Parliament | Premier of South Australia

In the accompanying media release from the Office of the Premier, it was confirmed that, "*the Malinauskas Government is committed to serious action on climate change*" and "*South Australia can't afford to wait any longer for real action on climate change*".

I wholeheartedly agree with the climate emergency declaration, but if it is sincere, it must be followed up with strong action that aligns with the declaration's strong words.

In my view, the climate crisis requires a complete reversal of the status quo in relation to government development policy. Policy-making cannot continue 'business as usual'. The environment, the health and wellbeing of South Australians, and our resilience to climate change, must be the number one priority of the SA Government across all portfolios.

Climate change is not a passing phenomenon. It is here, it is affecting all aspects of human existence and it will get worse before (or indeed if) it will ever get better. The collective governments of the world (including Australia) have delayed taking the required action for too long and consequently we are close to reaching tipping points from which we may not be able to recover. Everything we do now in relation to all aspects of human society, including planning and development, must be guided by the principle of "do no harm".

Prevention of harm

UNESCO's Declaration of Ethical Principles in Relation to Climate Change advocates that "prevention of harm" is one of the important ethical principles in relation to climate change:

Declaration of Ethical Principles in relation to Climate Change | UNESCO

Virtually everything about the Greater Adelaide Regional Plan will cause a degree of harm to the environment by exacerbating climate change through carbon emissions created during the massive 30-year project, in addition to the negative effect that the extensive destruction of carbon-sequestering trees and green open space will create. The GARP's carbon footprint will also include 'embodied' carbon ie the total greenhouse gas emissions generated during the manufacturing of the materials and products used in construction, as well as the building and construction itself:

New industry alliance set to transform embodied carbon emissions in Australian construction and infrastructure industry | WWF-Australia | New industry alliance set to transform embodied carbon emissions in Australian construction and infrastructure industry | WWF Australia

When the total carbon toll is added up, the GARP will be a carbon timebomb and a major contributor to climate change. Having officially declared a climate emergency, has the SA government done any modelling on this? If not, why not?

Urban sprawl versus urban infill

The original 30-Year Plan's emphasis on urban infill, and the current Greater Adelaide Regional Plan's contrasting openness to urban sprawl will no doubt lead to much discussion. I submit that in the face of the climate crisis and the species extinction crisis, neither sprawl nor infill can be sustained in the long term, with both of them having negative social and environmental impacts.

I have witnessed appalling examples of infill in my heritage-overlayed neighbourhood. Beautiful character houses are demolished, the block is subdivided and completely denuded of all vegetation to make way for multiple contemporary dwellings with minimum greenery. This has negative impacts for the environment (loss of trees, canopy cover, shade, green space and biodiversity) and negative social impacts (overdevelopment, traffic congestion, parking issues, increased stormwater runoff and flood risk, loss of neighbourhood heritage and character).

Urban sprawl creates obvious harm to the environment and biodiversity when swathes of natural landscape is bulldozed for housing. One of the more devastating recent examples is the loss of 1000-year old mallee box trees at the Springfield development near Gawler.

Negative social impacts arise when greenfield development is undertaken without the necessary social infrastructure in place such as public transport, schools, day-care centres, medical centres, chemists, retail outlets etc. The current practice whereby necessary infrastructure and services always plays catch-up to new development is unsatisfactory and needs to be addressed.

Greenfield development can also have devastating impacts for indigenous culture, as we have seen recently in the Riverlea development at Buckland Park where ancestral remains were discovered and removed, causing great distress to indigenous people. More engagement with indigenous communities prior to making decisions on planning policy is necessary.

Infill

In regards to infill development, I submit that a hierarchy should be developed that preferences the least destructive forms of infill over more destructive forms:-

Least destructive – strategic infill on brownfield sites

More destructive – strategic infill on greenfield sites

Most destructive – ad hoc demolition of established single allotment homes (which is by far causing the most destruction to the urban environment, urban tree canopy and biodiversity, Adelaide's character areas, and residents' wellbeing).

Urban Corridor Development

To a degree, I support the concept of Urban Corridor Development on main arterial roads. Residents on these roads are already accustomed to high traffic volumes and associated noise impacts. Every effort should still be made to ameliorate noise impacts and minimise safety hazards, and new development should incorporate as much greening as possible eg 'green walls', rooftop gardens, shrubs and trees where possible.

!! GARP Error !! Westernmost end of Torrens Road unsuitable for Urban Corridor Development

I refer to the map on page 137 of the GARP Discussion Paper, which identifies (by way of a teal-coloured line) the whole of Torrens Road being under investigation for Urban Corridor Development.

The westernmost end of Torrens Road, between the Addison Rd/Cheltenham Pde intersection and the termination of Torrens Road (where it meets the Outer Harbor rail corridor), is vastly different to the rest of Torrens Road. Travelling westward, Torrens Road changes markedly after the Addison Rd/Cheltenham Pde intersection from a four-lane main arterial road to a two-lane local road.

This part of Torrens Road is a quiet suburban area characterised by early 1900's-era homes and mature trees, which is reflected in the heritage protection overlays and tree protection overlays that pertain to this area's planning policies. As such it is not suitable for "urban corridor development".

This section of Torrens Road past the Addison Road/Cheltenham Parade intersection straddles two council areas. West from the intersection to Durham Terrace is part of Charles Sturt Council, from

Durham Terrace to the termination of Torrens Road is part of Port Adelaide Enfield Council. Both the Charles Sturt section and the Port Adelaide Enfield section are subject to Historic Area Overlays due to the high heritage/character value of the predominantly early 1900's dwellings. In the Charles Sturt section the maximum building height is one level.

Attached to this submission (Attachments 1, 2 and 3) are the Planning Zones & Overlays of three sample properties in this section of Torrens Road that I'm referring to.

I submit this is not an area suited to an Urban Corridor designation. I also note this statement on page 103 of the GARP Discussion paper:

> ***"The Commission also recognises the value of heritage and character areas. We acknowledge these areas offer limited opportunity to accommodate growth."***

On page 105 of the GARP Discussion paper, Figure 6 – High-level constraints – shows the area I'm referring to shaded in pink, therefore recognising it as a **Historic and Character Area**.

The high historic and character value of this section of Torrens Road warrants alteration of the draft GARP to exclude it from investigation for urban corridor development.

Sustainable population

If one accepts that never-ending urban growth – be it infill or greenfield – is unsustainable, the only alternative is to sustainably manage the housing demand/supply equation. That requires a discussion about population.

I'd like to preface that discussion with a few words about myself because too often, proponents of sustainable population policy are unjustly tagged as being anti-immigration, or worse, xenophobic. That is definitely not the case in relation to my views and ethics.

My parents were post-world war two European migrants, hence I'm a second-generation migrant.

I'm a member of Sustainable Australia: Sustainable Australia Party - #EnvironmentFirst | Stop corruption. Stop overdevelopment. Stabilise population.

Sustainable Australia describes itself as a pro-immigration party that supports Australia returning to an annual immigration programme of 70,000 per annum reflecting the 20th century average. The annual intake would be non-discriminatory and would maintain Australia's humanitarian (refugee) intake.

I've been a green voter most of my life. I suppose I would characterise myself as a progressive thinker who aspires to a fair, peaceful world where humans and the natural environment exist in harmony without war, poverty or any other misery. I admit that might be an unrealistic expectation.

What I do consider realistic and indeed sensible, is addressing the issue of population growth because it impacts all areas of government policy, especially housing and development.

Such is the urgency of the climate crisis, even the scientific community (normally reticent about commenting on population matters) has issued a call to stabilise and gradually decrease the human population through voluntary family planning and by supporting women's and girl's education and rights. The last two paragraphs of this report make compelling reading:

2023 state of the climate report: Entering uncharted territory | BioScience | Oxford Academic (oup.com)

For too long, governments everywhere, including Australia and South Australia, have been chasing population growth as a means for achieving economic growth. In 2023, with South Australia in an officially-declared climate emergency, we must look at things in a different way and turn to alternative wealth-creating industries.

Sustainable wealth-creating industries

South Australia has already begun this process with cutting-edge health and medical research (SAMHRI), and Lot 14's Entrepreneur and Innovation Centre hosting start-ups involved in space industry, AI, high tech, hardware, software, advanced manufacturing and more. I believe Adelaide could become Australia's equivalent of Silicon Valley.

Tourism and education (with a *sustainable* number of overseas students) can also be wealth-generating sectors.

Without a doubt, South Australia is leading the world in the uptake of renewable energy and I believe the renewables industry will continue to be a game-changer for economic prosperity in SA, particularly when the government's hydrogen plan comes to fruition:

Hydrogen Jobs Plan | Office of Hydrogen Power South Australia

Hydrogen exports and global demand for SA's critical minerals will create jobs and wealth for years to come.

South Australia can build prosperity through these twenty-first century industries and still support a generous humanitarian immigration intake to South Australia while maintaining a sustainable (relatively stable) population.

If we don't choose that path, we will be tied to an endless cycle of more urban infill, more greenfield development, more tree destruction, more biodiversity loss, and more desalination plants to meet water demand.

Taking into consideration the most important factors that sustain a well-functioning society – economy, environment, health and wellbeing, I submit it is in Australia's best interests to scale back its immigration intake from the current unsustainable average of 493,000 per year:

Overseas Migration, 2020-21 financial year | Australian Bureau of Statistics (abs.gov.au).

We could still maintain the South Australian Designated Area Migration Agreement (DAMA) which focuses on Adelaide's high-tech growth industries and South Australia's regional workforce:

Designated Area Migration Agreements | Move to South Australia

Population targets/projections

In 2004, the Rann Labor Government released a State Population Policy entitled "*Prosperity through People*" (see Attachment 4).

In the document's 'Premier's foreword', Mr Rann articulated that it was "*a policy that will see the State achieve a population of 2 million by mid-century*".

Mr Rann also said he was, "*confident that we can increase our population*", and that "*this policy proposes a number of targets and strategies about migration*."

Mr Rann's wording clearly articulates a specific population target. I'm aware that politicians and planners don't talk about population 'targets' anymore but rather, 'projections'. The Plan SA staffer I spoke to at a GARP community information session told me that the GARP's projection of an additional 670,000 people in Greater Adelaide by 2051 was calculated by demographers.

That may be the case but it is clear from the state government's "South Australian Economic Statement" (2022) that the SA government is actively engaged in seeking population rise through migration;

"*We should wield influence where possible to make South Australia a career destination of choice for interstate and international migrants*." - South Australian Economic Statement, page 29:

South Australian Economic Statement | Premier of South Australia

It is interesting that the figure of 670,000, when added to Greater Adelaide's current population (per the last census) roughly equals the stated target in 2004's *Prosperity through People*.

I suppose we should be thankful that the GARP doesn't try to overshoot the 2004 target, and I hope that by 2051, it will be abundantly clear that Greater Adelaide cannot and should not keep growing.

A modern-day housing Trust

It is no secret that the development industry wields a lot of power when it comes to decisions made about planning. It is also clear that the people of South Australia have become wise to this and are increasingly concerned about it. The formation of Community Alliance SA – an umbrella organisation for residents' groups across Greater Adelaide – was a direct result of contentious planning decisions where developers were known to be involved (for example, Mt Barker).

Rather than housing policy being unduly influenced by the development industry, I'm sure the majority of South Australians would support a return to hands-on government leadership and involvement in housing supply. Imagine a modern, twenty-first century version of Playford's SA Housing Trust that would address the current housing crisis in an ethical, economically viable and environmentally sustainable way. I submit the concept should at least be given consideration as part of the GARP.

PART B: Selected issues "for discussion" from the GARP Discussion Paper.

Page 37: **What do you think of the four outcomes guiding how Greater Adelaide should grow? Are there any other outcomes the commission should consider?**

My response: I agree with the four outcomes, but I submit that the first one: "A greener, wilder and climate resilient environment" is unachievable given the environmental and climate impacts that the GARP will inflict (see general discussion section of my submission under the heading "prevention of harm" on page 3.)

Page 57: **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

My response:

Natural hazards (p50). Avoid or ban building in flood risk areas. Revise approvals for the Port River developments currently underway.

Water security (p52). Accept that Greater Adelaide's ability to grow is constrained by available water supply and at some point a limit to sustainable growth will be reached.

SPP 4 – biodiversity (p55). Ban (not just avoid) all urban growth in areas of state environmental significance, and fully enforce the McLaren Vale and Barossa Character Preservation areas.

SPP 5 – climate change (p55). Prioritise expansion of the Metropolitan Open Space Scheme.

SPP 13 – coastal environment (p56). Ban growth in areas susceptible to inundation and coastal erosion.

SPP 14 – Water security and quality (p56). Ban residential growth in watershed areas.

Page 72: **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

My response: See page 5 in the general discussion section of my submission under the heading of 'Sustainable wealth-creating industries'.

Page 87: **What neighbourhood features enhance living and working locally?**

My response: local parks/green space, playgrounds, sportsgrounds, dog park, community centre, community garden, schools, local shops, shopping mall, café, restaurant/tavern, medical centre, pharmacy, aged care, childcare.

Page 115: **What do you see as the benefits and potential drawbacks of greenfield development?**

My response: Greenfield development gives homebuyers the benefit of more options in terms of block size, house size and house style. It is popular for young families because they can have room for a decent-sized backyard to accommodate a garden with trees and shrubs, play space, pergola and pool.

There are significant social drawbacks;

The considerable expense and inconvenience of a long commute to and from city-based work and city-based appointments;

No public transport to start with;

Lack of services to start with eg schools, day-care centres, medical centres, chemists, retail outlets, cinemas and other entertainment venues etc., a sense of isolation.

There are also significant environmental drawbacks;

Large-scale land clearing and destruction of trees, impacting biodiversity.

Increased flood risk (this was a hot topic relating to the Gawler River when the Buckland Park (now Riverlea) development was first proposed. The plan for 10,000 houses at Dry Creek surely must pose a serious flood risk and adverse impacts on the nearby St Kilda mangroves and Adelaide Bird Sanctuary.

Page 127 – **What do you see as the benefits and potential drawbacks of infill development?**

My response: If the question relates to general infill, I struggle to name any benefits of ad hoc infill development because of all the negative impacts already discussed. Certain areas would benefit from urban regeneration as a whole, but ad hoc infill should be severely curtailed.

Infill drawbacks - negative impacts for the environment (loss of trees, canopy cover, shade, green space and biodiversity) and negative social impacts (overdevelopment, traffic congestion, parking issues, increased stormwater runoff and flood risk, loss of neighbourhood heritage and character).

Page 165 - **What are the most important factors for the Commission to consider in meeting future demand for open space?**

My response: the most important factors to consider are:-

- Climate change, climate change, climate change!!!
- Stop building on existing open space! Recent examples; Cheltenham Racecourse, West Lakes (Football Park), Alberton Oval redevelopment, Glenside, Regency Park etc
- Legislate that instruments protecting open space such as open space proclamations cannot be overturned.
- Priority should be given to suburbs with scarcity of open space.
- State and local governments should consider purchasing suitable lots for sale in the real estate market for conversion to public open space.

Thank you again for the opportunity to comment on the GARP.

Yours truly,



Carol Faulkner

Planning Zones & Overlays

Location: 725 TORRENS RD CHELTENHAM SA 5014 LT 14
Valuation: 2500813007
Title Prefix: CT
Title Volume: 5357
Title Folio: 748
SAILIS: Link
Planning Report: Print Report

Planning & Design Code:
All policies that apply to this address
Policies for a development at this address

Zones

Established Neighbourhood - EN

Overlays

Airport Building Heights (Regulated) - All structures over 110 metres
The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Historic Area - ChSt17
The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Prescribed Wells Area
The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree
The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management
The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy
The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations

Maximum Building Height (Metres)
Maximum building height is 6m

Minimum Frontage
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 18m; residential flat building is 18m

Minimum Site Area
Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm

Maximum Building Height (Levels)
Maximum building height is 1 level

Planning Zones & Overlays

Location: 747 TORRENS RD ALBERTON SA 5014 LT 103 F104910
Valuation: 0402223004
Title Prefix: CT
Title Volume: 5154
Title Folio: 778
SAILIS: Link
Planning Report: Print Report

Planning & Design Code:
All policies that apply to this address
Policies for a development at this address

Zones
General Neighbourhood - GN

Overlays
Airport Building Heights (Regulated) - All structures over 110 metres
The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.
Affordable Housing
The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.
Prescribed Wells Area
The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.
Regulated and Significant Tree
The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.
Stormwater Management
The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.
Urban Tree Canopy
The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Planning Zones & Overlays

Location: 800 TORRENS RD ROSEWATER SA 5013 LT 2 C27637
Valuation: 0402309107
Title Prefix: CT
Title Volume: 6108
Title Folio: 747
SAILIS: Link
Planning Report: Print Report

Planning & Design Code:
All policies that apply to this address
Policies for a development at this address

Zones
Established Neighbourhood - EN

Overlays
Airport Building Heights (Regulated) - All structures over 110 metres
The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.
Historic Area - PAdE1
The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.
Hazards (Flooding - General)
The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.
Prescribed Wells Area
The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.
Regulated and Significant Tree
The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.
Stormwater Management
The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.
Urban Tree Canopy
The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Variations
Maximum Building Height (Metres)
Maximum building height is 9m
Minimum Site Area
Minimum site area is 450 sqm
Maximum Building Height (Levels)
Maximum building height is 2 levels
Minimum Side Boundary Setback
Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 9:32 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Cheryk

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly disagree
A more equitable and socially cohesive place	Strongly disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly disagree

---

Are there any other outcomes the State Planning Commission should consider?

Stop turning rural farm land, our food bowl, into more housing, and STOP tourism developments on farm land. We live rural for a good,readon, no tourists and no people.!!!!

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Stop tourism developments in rural areas, more people equals more destruction of native areas, more fires

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Stop tourism development. City people don't care about anything except their hone. But they go to rural areas and throw rubbish, go onto private land make lots of noise, for us residents of rural areas.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Encourage city people to stay in the city!! We rural people don't want city people or the mess they bring to tge country!!!

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Development the city!!! DO NOT Develop the country, they are not enough resources to cope. do not Develop farm kind!!!

What neighbourhood features enhance living and working locally?

Other (please specify) - NO tourists!!!

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Stop developing!!!!

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Stop tourist developments on farms rural land, this is for towns only!!

What do you see as the benefits of greenfield development?

Developers are sneaky lying bastards. NO benefit to us locals!!

What do you see as the potential drawbacks of greenfield development?

Developments that ruin our rural farm lifestyles

What do you see as the benefits of infill development?

No benefits to us locals,

What do you see as the potential drawbacks of infill development?

Ruin our rural quiet lifestyles

Where should strategic infill sites be located?

In tge city only

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

What a dumb question

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Leave the rural open drawer alone, don't fill it with houses and people!! Then it won't be open space at all.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Leave rural land, farm land, primary industry alone, stop developing!!!!!

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Stop developing our rural land for housing, we are losing our quiet lifestyles and our food bowl. Say NO to development

---

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 2:34 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Christian Pagliaro

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat disagree

---

Are there any other outcomes the State Planning Commission should consider?

The SPC needs to reduce expensive urban sprawl and re-zone vast areas of metropolitan Adelaide for medium density housing.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

The SPC needs to reduce expensive urban sprawl and re-zone vast areas of metropolitan Adelaide for medium density housing.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

The SPC needs to reduce expensive urban sprawl and re-zone vast areas of metropolitan Adelaide for medium density housing.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

The SPC needs to reduce expensive urban sprawl and re-zone vast areas of metropolitan Adelaide for medium density housing.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

The SPC needs to reduce expensive urban sprawl and re-zone vast areas of metropolitan Adelaide for medium density housing.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield development should not be a feature of the Plan. Adelaide has a comparable geographic footprint to Melbourne with 1/5 the population...it makes no sense.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Medium density.

What do you see as the benefits of greenfield development?

There are no benefits to greenfield development (as compared to medium-density infill development)

What do you see as the potential drawbacks of greenfield development?

Many including the cost to the Government to provide additional infrastructure, environmental costs including higher GHG emissions, increased isolation and loneliness in the community, creating an over-reliance on car-based transport, longer commute times from home-work.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Very easily through widespread medium-density zoning throughout Adelaide's existing footprint.

What do you see as the benefits of infill development?

There are many benefits, including greater housing supply, lower house prices, lower rents, more transport options, shorter travel times to work/other services, greater social cohesion, lower GHG emissions and other environmental benefits, greater city ambience/street level retail activation

---

What do you see as the potential drawbacks of infill development?

The only drawback of infill development is existing community residents not being happy with more development/residents living in their areas...this should not be the concern of a State government who should have the concerns of all current and future residents in mind!

Where should strategic infill sites be located?

Strategic infill should be located close to existing infrastructure, transport, jobs and in non-heritage areas of Adelaide's CBD. Ideally infill should be within 15kms of the city centre.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Not sure..

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

The GARP should recommend that no State-owned open/green space be sold for greenfield development. Adelaide already has plenty of land for housing, there is just simply not enough dwellings on that land.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

The GARP should not accept any greenfield development in the Plan. Only infill development is required to meet Adelaide's growing population.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Please reverse your decision to allow 30,000 more greenfield dwellings...it is the worse decision this government has made or ever will make.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 6:38 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Christian Rochau

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Public transport and stations at centralised town square/pedestrian only style hubs

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Public transport and stations at centralised town square/pedestrian only style hubs

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Public transport and stations at centralised town square/pedestrian only style hubs

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Public transport and stations at centralised town square/pedestrian only style hubs

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Public transport and stations at centralised town square/pedestrian only style hubs

---

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Public transport and stations at centralised town square/pedestrian only style hubs

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What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Public transport and stations at centralised town square/pedestrian only style hubs

---

What do you see as the benefits of greenfield development?

Public transport and stations at centralised town square/pedestrian only style hubs

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Public transport and stations at centralised town square/pedestrian only style hubs

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 10:40 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Christie

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

House choices should include affordable large blocks our children deserve gardens to play and enjoy

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Protect established trees. Established green corridors connecting all outer suburbs and city and urban centres this would provide alternative transport routes and support ecological biodiversity. Encourage working from home or local businesses hubs which reduce commuter congestion. Allow more space for street trees in all new suburbs. Ensure residential properties have space for trees and gardens which help mitigate urban heat Island effect. Improve public transport connection between suburbs eg mawson Lake train interchange is not connected to tea tree plaza bus interchange if you work at mawson Lake and want to commute from the east by public transport you would have to go to the city to return back out.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Public transport connectivity between suburbs not city centric. Improve health services to outer services eg ambulance services Great access to quality nature in low socio-economic areas. Why are Blair national park and para wirra paid access but people in the eastern suburbs have convenient free access to morialta and Mt lofty national parks.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Ensure infrastructure is designed to accommodate future plans for development eg Northern express way need lights installed to accommodate new estate.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

All new options are small block less than 300sq meters. No one seems to talk about some people's desire for a large lots as an option that should continue to be included in greenfields.

What neighbourhood features enhance living and working locally?

Lighting

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

New city if the population is going to grow

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Jobs we need jobs there so they are not just commuter citys

What do you see as the benefits of greenfield development?

Opportunity for backyards Creating self-contained communities with access to goods and services

---

What do you see as the potential drawbacks of greenfield development?

Urban spral longer commute times. Less access to services. Poor design

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Ensure maintenance of green infrastructure to account for loss of garden.

What do you see as the benefits of infill development?

Proximity to existing services.

What do you see as the potential drawbacks of infill development?

No gardens. Overcrowding of public amenities. Over development on transport corridors prevention future infrastructure expansion to provide for increased population. Increased pressure on water and sewerage infrastructure

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

More

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

30%

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 3 November 2023 12:34 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Clarice

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

I think it'll be a larger and wider spread city, which will require better public transportation and infrastructure.

What is most important to you?

Climate change
Inclusive Communities
Housing
Open green spaces
Jobs

What are your concerns for the future of the Greater Adelaide region?

No Answer

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

Better public transport, more alternative sources of energy

How would you like to travel around the Greater Adelaide region in 15 years time?

Car

What do you like about your current local neighbourhood?

A lot of green areas and the lakes.

What do you think your local neighbourhood is missing?

Nicer parking areas

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 4 September 2023 8:35 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Clarissa

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Green, climate resilient, diverse, inclusive, connected via good public transport.

What is most important to you?

Climate change
Housing
Inclusive Communities
Open green spaces
Jobs

What are your concerns for the future of the Greater Adelaide region?

Not good enough public transport, too many people relying on cars which is bad for traffic and for climate change. Also the urban heat island effect making cities too hot. Green spaces and acting on climate change can help.

In the future, what type of home would you like to live in?

Townhouse

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

Better public transport to get people off the roads. Green spaces, lots of trees. Smaller communities with walkable cities so people don't need to rely on cars for transport. People can walk/ ride/ scoot to all the things they need such as shops and community centres. Community's support each other by swapping things they they have in excess and give to people who don't have enough. This reduces waste and creates a circular economy. Emissions reductions and net 0 is in place. No more fossil fuels. Renewable energy.

How would you like to travel around the Greater Adelaide region in 15 years time?

Bus

What do you like about your current local neighbourhood?

Green spaces, tree, native plants

What do you think your local neighbourhood is missing?

Connectives, we rely too much on cars to get around. I need a car just to get to the shops. I would like a walkable city so I can connect with others and get my essential items without relying on a car

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 11:34 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Condor H Laucke

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Not introducing wind farms into the Greater Adelaide Region. The proposed Twin Creek wind farm is detrimental to the Barossa Valley. The position of the Twin Creek Wind farm will be highly visible from many Barossa Valley town's.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Solar farms instead of wind farms

What neighbourhood features enhance living and working locally?

Open spaces

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 1 November 2023 4:58 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Craig
Family name:	Rowe
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I accept that there needs to be more land made available within the Alexandrina Council area to meet identified current and future housing demands. Local communities will likely prosper from a vibrant local building industry and an influx of residents. However, to focus all future growth in one area is inappropriate, as it will likely have a detrimental (and irreversible) impact upon the character and appeal of Goolwa. People move to Goolwa for a quiet coastal lifestyle that cannot be achieved in a built-up "suburban" area. Further, significant residential development in one location (at the periphery of Goolwa) will likely not complement the existing and long-established pattern of development within the township. I also adamantly oppose the use of productive agricultural land for future residential purposes, as depicted on Figure 2 (page 24) of the GARP discussion paper. This map identifies good farming land north of Goolwa as a "Growth Investigation Area". Whilst some of this land is earmarked for urban expansion, it is considered that most, if not all of it should be in the Environment and Food Production Area. Leave good farming land alone. I suggest that additional residential growth areas should be located within and/or about the long-existing main townships/suburbs (e.g. Goolwa, Strathalbyn, Hindmarsh Island, Middleton, Chiton (adjacent the swimming centre and the "Beyond" residential development) and perhaps, to a lesser degree, Port Elliot. This should soften any impacts and share potential benefits amongst the various local communities. The development of existing "Deferred Urban" land and/or land that has been identified by Alexandrina Council as being appropriate to accommodate future residential development should take preference over any other options, Further, if the use of rural/farming land is to be considered, the less productive/poorer quality land should always be preferred over productive agricultural land.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 1:37 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Dani

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

No Answer

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Smaller house footprints and smaller houses, especially tiny houses (more room for greenery)

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Smaller house footprints and smaller houses, especially tiny houses (allowing people to stay in neighbourhoods they grew up in, or want to live in)

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Smaller house footprints and smaller houses, especially tiny houses

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Smaller house footprints and smaller houses, especially tiny houses

---

What neighbourhood features enhance living and working locally?

Other (please specify) - Safe bike and walking paths. No car zones, squares, streets

---

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Lots of greenery. Bike and walking paths.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Eco and tiny house villages

What do you see as the potential drawbacks of infill development?

Loss of plants and trees

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Clever use of open space. Different parks and zones - not all just big open lawn

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Embrace local native plants but not be purists to them. Sometimes an Alergian Oak might work better than a River Red Gum.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 8:56 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Daniel Gutteridge

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Measure housing vacancy rate, mortgage stress, social happiness.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Reduce red tape, encourage mixed use development in regional urban centres (i.e. Murray Bridge).

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield sites that are cohesive with the character of the surrounding community, and are well connected.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Single use family homes on the fringes, well supported and connect infrastructure (including active infrastructure). Re-development of urban centres with mixed use development. Allow for mixed use zones, i.e. neighborhood corner stores.

What do you see as the benefits of greenfield development?

Unlocking underutilised land.

What do you see as the potential drawbacks of greenfield development?

Sites that don't suite the character of the community, halfhearted infrastructure (i.e. footpaths on one side of the street but not the other). Disconnected communities: lack of access roads, too many cul-de-sacs, etc.

What do you see as the benefits of infill development?

Unlocking underutilised land.

What do you see as the potential drawbacks of infill development?

Loss of character.

Where should strategic infill sites be located?

De-zoned areas (former industrial).

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Equitable access to employment lands (active, public and private transport).

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Better protection of open/green spaces.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Pro-active infrastructure development should be the priority, rather than reactive. Benefit-cost-analyses fail to consider the wider social impact (either positive or negative) when assessing financing of major infrastructure projects. Regional centres (Victor Harbor, Murray Bridge) are considered part of Greater Adelaide, yet miss out on social benefits such as access to Adelaide Metro public transport services.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 1 November 2023 9:03 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP-Submission-D-Bailey.pdf

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	David
Family name:	Bailey
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Hello, we reside at [redacted] which is near to where GARP flags extending medium density housing - say 6 levels - along Henley Beach Road and going further west. I note Mellor Park Lockleys is nearby and surrounded by 1 -2 storey ageing housing. If zoned for 6 levels, this'd make a great location with good living outlook, augment the already excellent metro adelaide bus service, make use of the great renovated park itself, and bolster the local cafe etc. It would also provide certainty for ECH on the south side of Henley Beach Road and Serene Aged Care on nth side of Mellor Park. Both are 1 storey but long term, should be redeveloped for say 6 level aged care. I personally think the planning system shoudl zone dedicated land for aged care so we can care for our older citizens who need that special care. i also support planning controls that enable decent density and good design through site amalgamation. We need to do better than squeezing lots of 1 - 2 storye houses on blocks, and we need to work better at good medium rise design. Lots of change of course. Mooted medium rise housing choice map attached
Attachment 1:	GARP-Submission-D-Bailey.pdf, type application/pdf, 230.0 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au


Rough extent of mooted GARP densification and medium rise
Serene
1 storey
Mellor Park
Henley Beach Road
ECH
1 storey

From: [redacted]
To: DTI:PlanSA Submissions
Subject: Submission - Greater Adelaide Regional Plan Discussion Paper
Date: Friday, 3 November 2023 9:35:31 AM
Attachments: Submission - Greater Adelaide Regional Plan Discussion Paper.pdf

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> You don't often get email from [redacted] Learn why this is important

Dear Sir/Madam

Please find attached my submission to the Greater Adelaide Regional Plan Discussion Paper.

Kind Regards

David Cole LL.B., M.Env.St.
[redacted]

Mr Craig Holden
Chair
SA Planning Commission
GPO Box 1815
ADELAIDE SA 5001

3 November 2023

Dear Sir

Submission - Greater Adelaide Regional Plan Discussion Paper

I write regarding the above matter and congratulate the State Planning Commission on the preparation of a well-structured and clearly expressed consultation document.

My comments relate to one critical factor – climate change and appropriate planning responses. The Discussion Paper clearly acknowledges the current and future impacts of climate change in South Australia. It references the declaration of a climate change emergency by the South Australian Parliament in 2022[1] and further references the State's Climate Change Action Plan and DEW climate change predictions.[2]

Reports of the InterGovernmental Panel on Climate Change (IPCC) as well as the CSIRO predict dire consequences from the impacts of climate change and add further weight to the assessments and strategies of South Australian agencies.[3]

The Discussion Paper recognises climate change and decarbonisation as two of 12 drivers changing the shape of Greater Adelaide and further recognises that one outcome of planning for Greater Adelaide must be climate resilience.[4] The Discussion Paper contains several actions and ideas[5] to address climate change

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[1] Parliament of SA. Declaration of Climate Emergency. 31.5.22.
[2] Discussion Paper, page 40.
[3] See Intergovernmental Panel on Climate Change (IPCC), Special Report – Global Warming of 1.5°c: Summary for Policymakers (2018) < https://www.ipcc.ch/sr15/chapter/spm/> 4: Bureau of Meteorology & CSIRO, State of the Climate 2020, < http://www.bom.gov.au/state-of-the-climate/documents/State-of-the-Climate-2020.pdf> 2.
[4] Discussion Paper, page 36.
[5] Discussion Paper, pages 55 & 70.

in the planning of Greater Adelaide. The Discussion Paper also recognises the nature of appropriate responses - adaptation, mitigation and complementary approaches.[6]

Given that climate change presents an emergency for South Australia, as elsewhere, I respectfully suggest that climate change and its current and future impacts should be a principal driver of planning for Greater Adelaide over the next three decades. It is an inadequate response to such a pressing concern to rank climate change alongside other key drivers. It needs to be a pivotal if not the primary concern of the plan. The mechanics of translating climate change objectives into practical planning tools needs to be addressed bearing in mind that it will be recommendations from the future Greater Adelaide Regional Plan that will be the basis for change to the Planning and Design Code (PDC).[7] It is the Code that provides the policies and planning criteria that are to be taken into account by relevant authorities when determining development applications. At present the Code makes limited reference to climate change factors other than in the case of traditionally understood issues such as sea level rise, flooding and bushfire hazard. It does not comprehensively address the locational and design factors necessary to ensure climate resilient development.[8]

Consequently, neither developers in their designs nor relevant authorities in their determinations are encouraged to effectively address climate change factors. Workable climate change recommendations in the Greater Adelaide Regional Plan can improve this situation.

The Discussion Paper makes the following comment:

> *"We need a combination of greenfield, township, satellite city and infill development in the right places, with timely infrastructure provision, to provide for the needs and preferences of our current and future communities. All new development, no matter where it is, must be done well" (p.110).*

In the current climate crisis, development being "done well" must involve giving a very high if not over-riding priority to climate change mitigation and adaptation in the planning of development and the design and construction of housing and other structures. The Greater Adelaide Regional Plan should, for example, identify the climate impact mitigation and adaptation criteria that would apply to any new satellite city, identified growth area or infill area and demonstrate how these criteria would be applied in practice under the State planning system. As an outcome, the Plan should contain appropriate recommendations to improve the way in which the PDC addresses climate change within Greater Adelaide.

It should be acknowledged that there is potential for conflict between achieving climate resilient development and delivering affordable housing. How this is to be resolved should be addressed in the Discussion Paper.

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[6] Discussion Paper, pp.42-43.

[7] A regional plan must make recommendations about the application of the Code within the relevant region or area. See *Planning, Development and Infrastructure Act 2016,* section 64(3)(d).

[8] Parliament of SA. Legislative Review Committee Report on Petition No 2 of 2020. Planning Reform. 17 November 2021, pp.137-143. See, also, Submission of Working Group on Planning and Climate Change. May 2021.

Again, I congratulate you on the preparation of a high-quality consultation document. However, in light of the disruptive and costly impacts of climate change, both currently and in the future, I strongly encourage the State Government and its planning agencies to give climate change the highest possible priority as preparation of the Greater Adelaide Regional Plan proceeds.

Kind regards

[redacted]

David Cole

David Cole LL.B., M.Env.St

[redacted]

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 8:36 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Filmart.DD completed Greater Adelaide Regional Plan Discussion Paper Survey

Filmart.DD just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

David Donaldson

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

A process and result that people want to understand and can

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Enlist those whose care is already evident

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Teach people how to use the Census and argue from there

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Fix those glitches of recognition between uni and tafe and for migrants

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Get the concepts of heritage and character understood and supported by local govt members

---

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Develop a new breeds of construction workers and real estate staff

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Lots of pathways and bike paths in between buildings. Car entry at rear.

What do you see as the benefits of greenfield development?

In professional hands, look at Canberra. Then look at Queanbeyan.

What do you see as the potential drawbacks of greenfield development?

Difficult to control the swifty business people

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Intelligent use of upper storey for young people

What do you see as the benefits of infill development?

Professionally done, can be marvellous e.g. Gilberton by John Maitland

---

What do you see as the potential drawbacks of infill development?

Cheap and nasty

Where should strategic infill sites be located?

Along laneways and side street frontages

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

flexibility of tenancies so business can expand or shrinck

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

New forms of physical activity. Organised sport is heading to professional businesses but ordinary people need new forms that are not based on competition (a 19C notion)

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Enlisting people

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Housing styles 1 The Donga where two people share a verandah, lounge, kitchen and dining but have own bed, bath and study. Style 2 where a upper storey small house sits at laneway or side entrance with car or storage spaces under for both tenants

---

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 8:05 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

David Kilner

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat disagree

---

Are there any other outcomes the State Planning Commission should consider?

Public transport; cycling access; walking access; retention of heritage

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

As above - public transport; better cycling and walking

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

More social housing, well placed

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Community batteries for solar

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Presumptive! This is code for 'high density' and I do not agree with it

---

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

How long have yo got? Ridiculous question

What do you see as the benefits of greenfield development?

Space; clean air; good design favourbale to pedestrians, public transport and cycling

---

What do you see as the potential drawbacks of greenfield development?

Governments won't pay for necessary infrastructure

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Avoid high rise

What do you see as the benefits of infill development?

Not many

What do you see as the potential drawbacks of infill development?

Clutter; congestion; over-development;

Where should strategic infill sites be located?

Old industrial sites

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Plant lots of trees; reserve more land; but land if necessary

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

It's very presumptive that we will go down the High Density road. In other words, the Government has already made up its mind anyway so this is just a token exercise

---

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:12 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

David Kingston

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

A compelling place to invest

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Greenfields developments should incorporate ribbon green spaces in preference to block green spaces as ribbon spaces offer a high degree of perimeter contact with urban development, improving amenity, calling more pedestrians to them and allowing greater penetration of bird life into adjacent urban lands that have no backyards and no trees. Some good examples are the Flinders Rd park in Hillcrest and the Birdwood/Osborne Tce park in the Plympton region.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

TODs seem to have dropped off the radar, but the principle remains sound. The former Kaufland site at Churchill Rd is ideal for a high density TOD with quick access to the city from Islington station. Every railway station should be a focus for higher density living. Another thing is to improve urban amenity by fixing the manhole covers that are almost always sunken in the road surface. Cars must weave across lanes to avoid passenger discomfort or vehicle wear/tear. If car drivers feel like the road journey between home and work is a pleasant one, they are more likely to feel a sense of cohesion with their community. I have lived in 4 capital cities and Adelaide is BY FAR the worst at pissing off its road users by allowing manholes to be sunken in the road surface. What kind of government allows its people to suffer so needlessly? Just fix the manholes and for heavens sake, when resurfacing a road, take that opportunity to get it right instead of creating anouther 20 years of sunken manholes.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

The urban development indsutry is hampered by silly regulations around the movement of soil and fill material from site to site. The EPA's Waste Derived Fill standard is a handbrake on development because it places high auditor costs on sites as well as unrealistic contamination limits that bear no relationship to the risk-based approach outlined in the ASC NEPM. Its way past time for the EPA to completely revise the waste fill criteria so that soil and fill material can move more freely around the state.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Current zone provisions allow the lowest cost but worst amenity solution of of 10-15m wide blocks with all windows on the side fence with zero amenity. Kids never see the sun or a green leaf from their bedroom window. Lightsview has solved this by having a mix of non-detatched dwellings, but even then the width of a townhouse/apartment is so narrow that there is inadequate street frontage. The Plan should take steps to lift the minimum width of dwelling frontages. Another problem is the lack of storage space inside dwellings in in-fill and greenfields development. EVERY family has stuff to store but nowhere to store it in a modern home without a backyard shed or garage. Planning regulations should be altered to enforce a minimim floor area in a garage for storage, so that cars can be housed in the garage where they belong and not on the street. Allowing for storage space as a dedicated room will just become a new bedroom or home office, so storage space must be incoporated into a garage. As part of this solution, garage widths should be increase to allow car doors to be opened properly. At the moment a 3.0m width is jsut not functional for letting families alight their vehicle with comfort and practicality. Which is why they want to park on the driveway on in the street.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Ensuring there is industrial land nearby to residential land. Its a no brainer but somehow seems complicated to governments over many decades.

What do you see as the benefits of greenfield development?

Clean slate.

What do you see as the potential drawbacks of greenfield development?

Developers making it impossible for emergency and essential services to get heavy vehicles down streets. The streets are too narrow, too often dead ended and FULL of parked cars. Street amenity is the most easy thing to achieve in a greenfields development but ever since Golden Grove finished, we have completely stuffed it. It all comes back to my answer to point 10. Storage space.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

See my answer to points 7 and 10. Storage space and frontage width. Ribbon parks.

What do you see as the benefits of infill development?

The only benefit of infill development is being able to live close to the city.

What do you see as the potential drawbacks of infill development?

Housing design is terrible and street amenity is terrible. Splitting a single block into two side-by-side is a terrible solution. It would be much better to find ways to encourage two contiguous blocks to be split into 3, allowing greater street frontage or alternatively opening up improved front/back split developments.

Where should strategic infill sites be located?

1. Close to railway stations or other high profile major public transport corridors. 2. Close to major shopping centres.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Road congestion in the northern suburbs is caused by employment areas being mostly in the city or west of the city. That's why traffic anywhere north of the city travels W or SW each morning and E or NE in the evening. There is a huge lack of employment land east of Main North Road. It will only get worse with the last open land at

Oakden/Strathmont being turned over for housing. Look at the morning peak: Main North Rd and NE Road traffic is all in-bound and Regency /Grand Junction Rds is all westbound. And the evening peak is the opposite. Same principle applies for other hubs around Adelaide like Mt Barker, Blackwood area. Its time for Adelaide to site employment lands in and amongst residential land.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

See my answer for point 7. Ribbon / linear parks. We should have a principle for Greenfields developments that ribbon parks occur at a maximum distance apart of say 400m, so that any person need walk no more than 200m to find a park.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Fix manholes. Sick of it. Why torture your people?

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 6:28 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

dawn

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

More pedestrian and bicycle friendly

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Ensure housing is energy efficient with space for food gardens

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

More community spaces - less fencing and walls being built in private properties.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Training and re-education for jobs in changing tech environment

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

New builds should ensure green spaces, good public transport systems and bikeways/walkways to encourage less reliance on cars.

What neighbourhood features enhance living and working locally?

Lighting

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

unsure

What do you see as the benefits of greenfield development?

would not live there

What do you see as the potential drawbacks of greenfield development?

environmental distruction and removal of old growth trees

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Better public transport systems. Ensure community spaces

What do you see as the benefits of infill development?

closer to work thus less reliance on cars, Less road traffic.

What do you see as the potential drawbacks of infill development?

Loss of green spaces, trees and parklands. Vehicles parked in street and on footpaths.

Where should strategic infill sites be located?

unsure

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 31 October 2023 1:22 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Deborah Speed

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

What neighbourhood features enhance living and working locally?

Lighting

DTI:PlanSA Submissions

From: Denis Ralph [redacted]
Sent: Monday, 6 November 2023 6:38 PM
To: DTI:PlanSA Submissions
Subject: Submission - Greater Adelaide Regional Plan Discussion Paper fromProfessor Denis W Ralph

You don't often get email from [redacted] Learn why this is important

It is with much interest that I submit the following comments to your Greater Adelaide Regional Plan Discussion Paper. As a former Chief Executive of the Department of Education and Children's Services and the Department of Education, Training and Employment in South Australia; Professorial Fellow and Executive Director of the Centre for Lifelong Learning and Development at Flinders University; Chair, Adelaide Metropolitan Area Consultative Committee of the Federal Government; and Chair of the South Australian Commission for Catholic Schools (SACCS) I have had a life-long interest in education.

During my decade as Chair of SACCS, we transformed our contribution to the state's education sector in the quality and number of new schools and new facilities at existing campuses, through our increased enrolments, the quality of teaching and learning on offer, increased scholarships and the return to mid-year intake for Reception students.

Having overseen the opening of a wide range of new schools all over South Australia, such as St Francis of Assisi Secondary College in Renmark, Compass Catholic Community College at Davoren Park, McAuley Catholic School at Hove, Western Technical College at Rosewater and a magnificent Senior Campus of Nazareth College for 800 Years 11&12 Students at Kidman Park and Xavier College at Two Wells, I have witnessed the important role education plays in many communities, particularly those in the regions but also on the fringes of the area referred to as Greater Adelaide.

In particular, the opening of Xavier College's campus in Two Wells, in 2021, was a personal highlight. We opened Stage 1 of the project, with just under 200 enrolments in junior and primary years but demand was so strong that in 2023, with nearly 600 enrolments, we offered senior years, 7 to 9, and expect to bring forward our plans for continuing to Year 12 much sooner than expected. The Two Wells and surrounding areas have embraced the school, which only came about because one of the housing developers in the area, has long seen the value and benefit of providing education infrastructure at the start of a residential expansion. Hickinbotham along with another local landholding family gifted the 12.75 hectares, worth more than $12 million, to Catholic Education in South Australia on the understanding the first stage would be completed in 12 months. We obviously made that deadline. The entire school project is worth $80 million across five stages of development.

The multifaceted roles education facilities have within a community is widely understood, especially those in the regions that extend beyond education. They contribute to the social, cultural, economic, and civic life of a community, serving as essential hubs for community development and well-being. The relationships and connections formed within the learning environment can have a lasting impact on the region and its residents.

Northeast of Two Wells is the community of Roseworthy, which has the benefit of housing a campus of the University of Adelaide for well over a century. With the upcoming merger of the University of Adelaide and the University of South Australia, the role of this campus and its connection to northern Adelaide will surely represent an exciting prospect for all concerned. Roseworthy's potential to become a true university town on Adelaide's northern fringe fulfils many of the objectives being explored in the Discussion Paper.

Of all the potential areas being considered for new residential developments to meet our state's desperate desire for affordable and available housing, I believe Roseworthy represents the most strategic, economic and viable option.

Professor Denis W. Ralph

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 31 October 2023 8:19 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Dianne

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Making sure there are employment opportunities co located with housing opportunities supported by appropriate infrastructure and roads.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Stop cutting down trees and making tree planting a mandatory component of all developments - both in man made reserves and house blocks ie one tree with canopy per block.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Create more open spaces

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

You say like but don't mention others? what about Tailem Bend? Pt Pirie Whyalla? grow those cities by supporting industry and business to locate there

---

What do you see as the benefits of greenfield development?

none

What do you see as the potential drawbacks of greenfield development?

complete loss of agricultural land and green habitat

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Stop the bitzy development house by house. develop larger ex manufacturing or other sites

---

What do you see as the benefits of infill development?

not much

What do you see as the potential drawbacks of infill development?

loss of amenity and street scape, loss of heritage, too many cars in the street

---

Where should strategic infill sites be located?

ex manufacturing, warehouse sites

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

select appropriate sites and work with govt to encourage industry there. build some tech parks. get out of Adelaide city centric thinking

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Stop stealing it

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

be stong about meeting KPIs for developers

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

let us know the feedback because we still haven't heard about the Planning review done by the expert panel last year.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 November 2023 8:41 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP-Submission-Nov-23.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Domenic
Family name:	Cavallaro
Organisation:	Cavallaro Horticulture Services Pty Ltd
Email address:	[redacted]
Phone number:	[redacted]
Comments:	See attached file
Attachment 1:	GARP-Submission-Nov-23.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.1 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

We live on a 10-acre property purchased almost 40 years ago with the soul aim of making a living in horticulture. The first business venture was a cut flower farm supplying both the local and interstate markets. The production side of the business was very successful, with quality stock being grown. The initial outlay on infrastructure and viable water sources was only possible as we were able to share substantial machinery and equipment with an existing and much larger operation on a nearby family property in a neighbouring council area. Even so, both my wife and I worked other jobs to support our growing family. After about 10 years the decision was made to move out of intensive horticulture because the profit margins just weren't there.

This is still the case today and horticulture is even less viable on small land holdings. Surrounding areas have a history of tree nut crops but modern operations require 200 acres or more to justify the scale of economy for machinery. On the current size paddocks of 10 acres, greenhouse vegetable crops could be a viable business but modern practices would require these crops to be grown hydroponically. The initial outlays for these operations are very expensive but more significantly, the supply and associated costs of securing quality water is very costly. The rules governing the transfer of water licenses within the Northern Adelaide Plains prescribed region are very strict and significantly limit access to new licenses and quality bore water to this Gawler Council area. Recycled water from Bolivar Recycled Scheme was designed for a limited number of users who took up the scheme originally and there is not the scope to join the scheme now due to lack of infrastructure. Mains water is not viable for horticulture because of the costs. Other costs that impact significantly on the development of a horticultural industry are labour costs, which have increased by nearly 40% in the last 5 years. Also, required plant and equipment costs have increased significantly while average prices received by growers for produce remain static.

We support the idea of land being able to be developed into lifestyle living with blocks of 1200 to 2000 m^2 to keep the country character of the surrounds of Gawler. In the past decade there has been a greater blend of generations within families staying in the region, rather than moving to the suburbs. Offering a variety of housing styles and sizes is important to keep families close. These lifestyle blocks offer those young families who want the choice, and can afford it, to have space. This is important to balance to the affordable housing with small yards that are spreading towards Gawler. Families that can afford these lifestyle blocks will likely be the people who value the presentation of their homes and yards and will keep the area looking like a green zone that is cared for. These families will have access to both Gawler township and Angle Vale township for shopping, facilities and education. They will also be close to the railway corridor and the expressway.

Whilst growing horticulture in our particular area can occur, making a living from it is not.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 November 2023 11:33 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Galpin-GARP-submission.pdf

Growth Management Team,

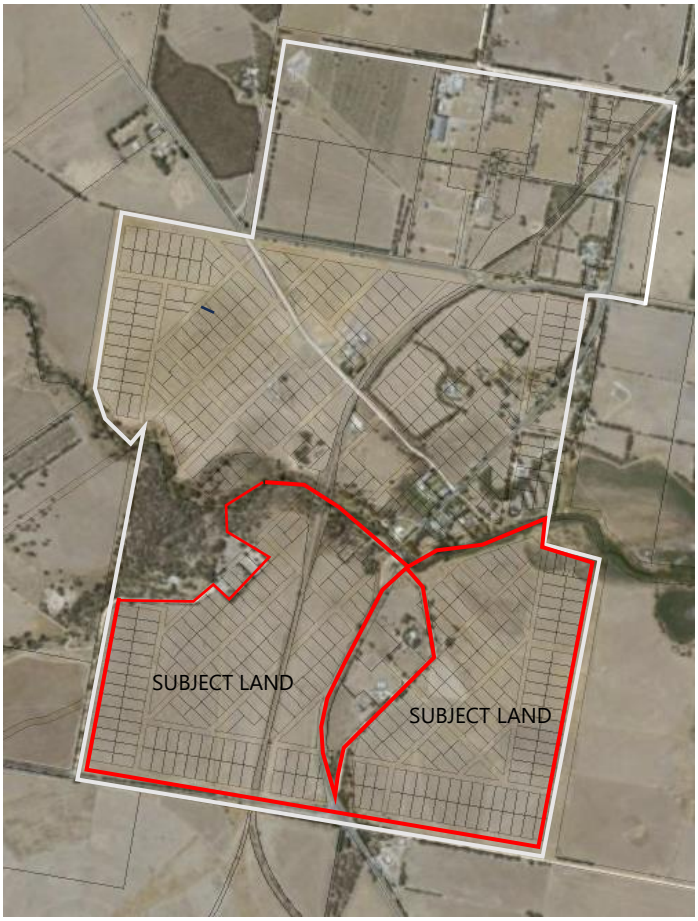
Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Donald
Family name:	Galpin
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	See attached
Attachment 1:	Galpin-GARP-submission.pdf, type application/pdf, 216.8 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Submission - Greater Adelaide Regional Plan (GARP)

I own a farming property ("Kooroora") which is located to the north of the township of Goolwa. This property (the subject land) comprises approximately 438 hectares, including approximately 300 allotments (each being approximately 2,000m^2 - 2,200m^2 in area) within the old Currency Creek township (refer Aerial photograph 1). The township of Currency Creek was initially surveyed in 1840 (Currency Creek Special Survey), and the "township" allotments under my ownership (within the area outlined in red) are covered by 188 titles, although all of the allotments can be provided with individual titles.

Aerial photograph 1: Currency Creek and subject land



The Galpin family has owned the subject land since 1957, and in the mid 1990's committed considerable resources to achieve Torrens titles over all of the allotments. The issue of these titles not only provided the family with security of tenure over the individual allotments, but also served to formally recognize the existence of each of the individual allotments by the state government. Not long after this occurred the then District Council of Port Elliot Goolwa amended its Development Plan provisions in order to prevent the development of dwellings on the individual allotments. It would appear from Council records that the Council of the day was concerned that any development at Currency Creek would come with serious demands for the provision of infrastructure (at Council's cost).

According to the Planning and Design Code (the Code), the subject land lies within the Rural Zone and is impacted by the Limited Dwelling Overlay (wherein the development of a dwelling is classified as "Restricted"). Documentation pertaining to the Code indicates that the "Restricted" classification generally relates to forms of development that are not envisaged within the relevant Zone or Overlay. The same documentation indicates that development could be deemed "Restricted" if it is determined to be highly complex; requires a higher order of assessment; it is beyond an expected use and/or scale; is a form of development that might create an unacceptable impact; impacts are unknown or potentially significant; and/or the solutions to address impacts are unknown or require additional investigation.

It is difficult to determine how the development of a detached dwelling on any one of the long-existing "township" allotments could realistically be considered to align with any of the aforementioned circumstances pertaining to "Restricted" development. Further, the Code provides no detail or justification as to why the Limited Dwelling Overlay applies to the subject land. I can only assume that this was simply based on the fact that dwellings were categorized as a "non-complying" form of development under the previous Development Plan.

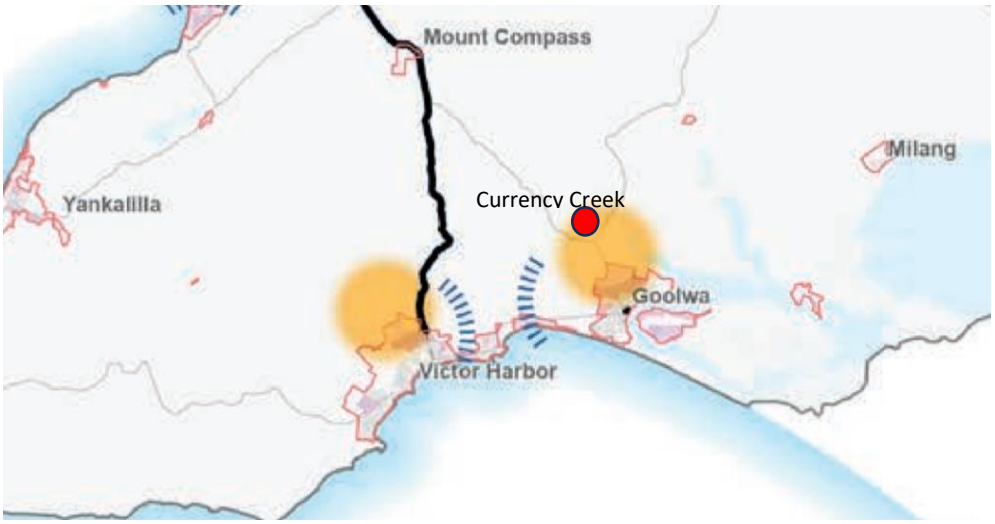
I have long been keen to develop the subject land for low-density residential purposes and, as such, have always opposed any restriction that prevents the future development and use of my legally existing allotments. Unfortunately, my previous submissions regarding reviews of the Greater Adelaide Plan and the Environment and Food Production Area provisions have been futile.

The draft Greater Adelaide Regional Plan indicates that *"The southern spine growth investigation areas focuses on opportunities around the coastal towns of Victor Harbor and Goolwa"*. The purpose of this submission is to promote the subject land as an alternative/additional option to accommodate future urban/residential development in the southern part of the Fleurieu Peninsula. In support of this proposal I offer the following.

- I acknowledge and accept that there will likely be significant population growth and associated housing demand across the state and within the Fleurieu region within the next thirty years, as identified in the GARP discussion paper.
- The subject land is readily accessed via the existing local road network.
- The subject land is located only approximately 3.75 kilometres (by road) from the township of Goolwa (and only approximately 6.0 kilometres from the Goolwa post office).
- The allotments already exist and, as such, are available for immediate purchase and development (i.e. no land division application is required).
- The restrictive provisions of Section 7 of the Planning Development and Infrastructure Act 2016, which relate to land division within an Environment and Food Production Area, are not relevant.
- The roads and infrastructure required to prepare the subject land for future low-density residential development would be provided at my cost.
- The use/development of the subject land for low-density residential development could be facilitated by simply removing the applicability of the Limited Dwelling Overlay.

- The proposed future use/development of the subject land would provide an attractive lifestyle option and would serve to meet (in part) the identified demand for additional housing opportunities in and about the southern coastal communities.
- Figure 9 in the GARP discussion paper identifies proposed areas of investigation relevant to greenfield and satellite city growth, including a large area immediately to the north of the township of Goolwa. The subject land, as well as some neighbouring land at Currency Creek, lay within this identified "Growth Investigation Area".

Figure 9 Greater Adelaide Regional Plan – Proposed Areas of Investigation



- The subject land surrounds an existing small area which is zoned "Rural Living"; and lies near the existing Rural Living Zone which is located only approximately 800 metres to the north. It is considered illogical that some land within the township of Currency Creek has been zoned to accommodate rural living land uses, yet a similar land use is deemed to be inappropriate or "Restricted" within the remainder of the "township" area.

In summary, GARP seeks (in part) to identify future urban/residential opportunities to assist in meeting the existing and future housing needs of the ever increasing population of South Australia. The document identifies land near Victor Harbor and Goolwa as regional locations which are expected to provide more than 10,000 additional dwellings.

The subject land comprises approximately 300 lawful allotments which could immediately accommodate dwellings simply by removing the restriction applied by the Limited Dwelling Overlay. It is therefore proposed that the draft Greater Adelaide Regional Plan be amended so as to identify the subject land at Currency Creek as an appropriate site to accommodate future additional residential development. These long-existing allotments:

- were initially **created to accommodate low-density township development**;
- were granted **individual titles** by the state government (circa 1994), again presumably to formalize ownership thereof and to facilitate their use and development for the purpose for which they were initially created;

- can be **readily developed (with all required roads and infrastructure) for residential purposes** (at no cost to the Alexandrina Council and/or the community);
- can be **purchased and developed immediately and independently**; and
- are **too small to be used (individually) for any productive agricultural purposes**.

Donald Galpin
[redacted]

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 1:04 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

dora dechellis

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

dont know

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

more small street trees

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

link south australia to york peninsula and eyre peninsula --VIA BRIDGES.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

SOLAR PANELS ON HOUSING TRUST HOMES/UNITS.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

BUILD MORE RENTALS like before----by HOUSING TRUST AND NOT BY HOUSING CHOICES

What neighbourhood features enhance living and working locally?

Street furniture

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

DONT KNOW

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

link south australia by a long bridge connecting york peninsula and eyre peninsula

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What do you see as the benefits of greenfield development?

dont know

What do you see as the potential drawbacks of greenfield development?

dont know

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

dont know

What do you see as the benefits of infill development?

dont know

What do you see as the potential drawbacks of infill development?

dont know

Where should strategic infill sites be located?

york peninsula and eyre peninsula

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 1:37 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Adelaide-City-Rail-Loop.pdf; Passenger-Rail-Transport-Enhancement-for-GARP.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Douglas
Family name:	McCarty
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Rail Transport Enhancement for the Greater Adelaide Regional Plan – The Adelaide City Loop If GARP really intends to produce a blueprint for the growth of Greater Adelaide, and indeed South Australia, the reliability, speed, capacity, versatility and environmental positives of passenger (heavy) rail must figure in such planning. The alternative is road traffic gridlock or the concrete wasteland of ever-widening freeways. This proposal, for the Adelaide City Loop, would free the Adelaide Metro rail system from the critical capacity restraint that is the present Adelaide Railway Station terminus.
Attachment 1:	Adelaide-City-Rail-Loop.pdf, type application/pdf, 533.5 KB
Attachment 2:	Passenger-Rail-Transport-Enhancement-for-GARP.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.7 KB
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Passenger Rail Transport Enhancement for the Greater Adelaide Regional Plan – The Adelaide City Loop

In considering the expansion and densification of the Greater Adelaide Region, an emphasis seems to be placed on road transport. In all of the Development Corridors, there was not one mention of rail! And yet the advantages of an efficient rail system are well known: to move 1000 people you need one 4-car railset, or 15 buses, or 625 cars with 2 hectares of car parking at each end of their journey. With the rapid adoption of electric bicycles, the commuter range accessing any rail station has expanded well beyond walking distance of, say, 1.5 km, before cars and Park-and-Ride facilities are required. Furthermore, the bicycles can be carried on Heavy Rail to the passenger's destination – allowing for onward personal connections. This is a plus for Active Transport, one of the Plan's Aims.

On the basis that this omission will be corrected, and rail corridors of both Adelaide Metro and ARTC Standard Gauge lines are considered as core spines of connectivity between 'Living Locally' centres in either Greenfield or Urban Infill locations, I would suggest a major enabling enhancement to the current Adelaide Metro rail system. At present Adelaide Railway Station is a Terminus Station – the only destination for travellers to the CBD, or for those who may need to travel onwards by rail, tram or bus. This creates a crowded station, with significant difficulty in expanding rail services, which are limited by platform availability. This is particularly so for the restoration of Country Rail services on either old Broad Gauge lines or Standard Gauge lines to locations within the Study area, or beyond.

My proposal is that the Adelaide Metro Seaford line and the Gawler line be joined beneath Adelaide in an underground Adelaide City Loop, creating a continuous line from Gawler (or beyond) in the North to Seaford (or beyond) in the South. The Seaford line would descend underground after Showground station, sweep around to a new underground 'Victoria Square/Tarntanyangga' station beneath Gouger Street, thence to another new underground station at 'Tandanya', running North/South between Pirie Street and Grenfell Street (to link with the O-Bahn), then sweeping around to another new underground station, 'University', under North Terrace near Pulteney Street, and finally to the last underground station at the Adelaide Railway Station, interconnecting to but below the level of the existing platforms and concourse. The twin tunnels would continue under the existing trackwork and emerge and link to the Gawler line South of the River Torrens bridges.

The Adelaide City Loop would entail approximately 5.2 km long twin tunnels. The feasibility of, and technology required for this project is being demonstrated in all other Australian capital cities, and particularly in Melbourne with the construction of the Metro Tunnel Project in a similar CBD environment. In fact, the tunnel boring machines from Melbourne may be available now, but Feasibility, Design and Contract Documentation would, I suspect, take some 5 years.

If GARP really intends to produce a blueprint for the growth of Greater Adelaide, and indeed South Australia, the reliability, speed, capacity, versatility and environmental positives of passenger (heavy) rail must figure in such planning. The alternative is road traffic gridlock or the concrete wasteland of ever-widening freeways. This proposal, for the Adelaide City Loop, would free the Adelaide Metro rail system from the critical capacity restraint that is the present Adelaide Railway Station terminus.

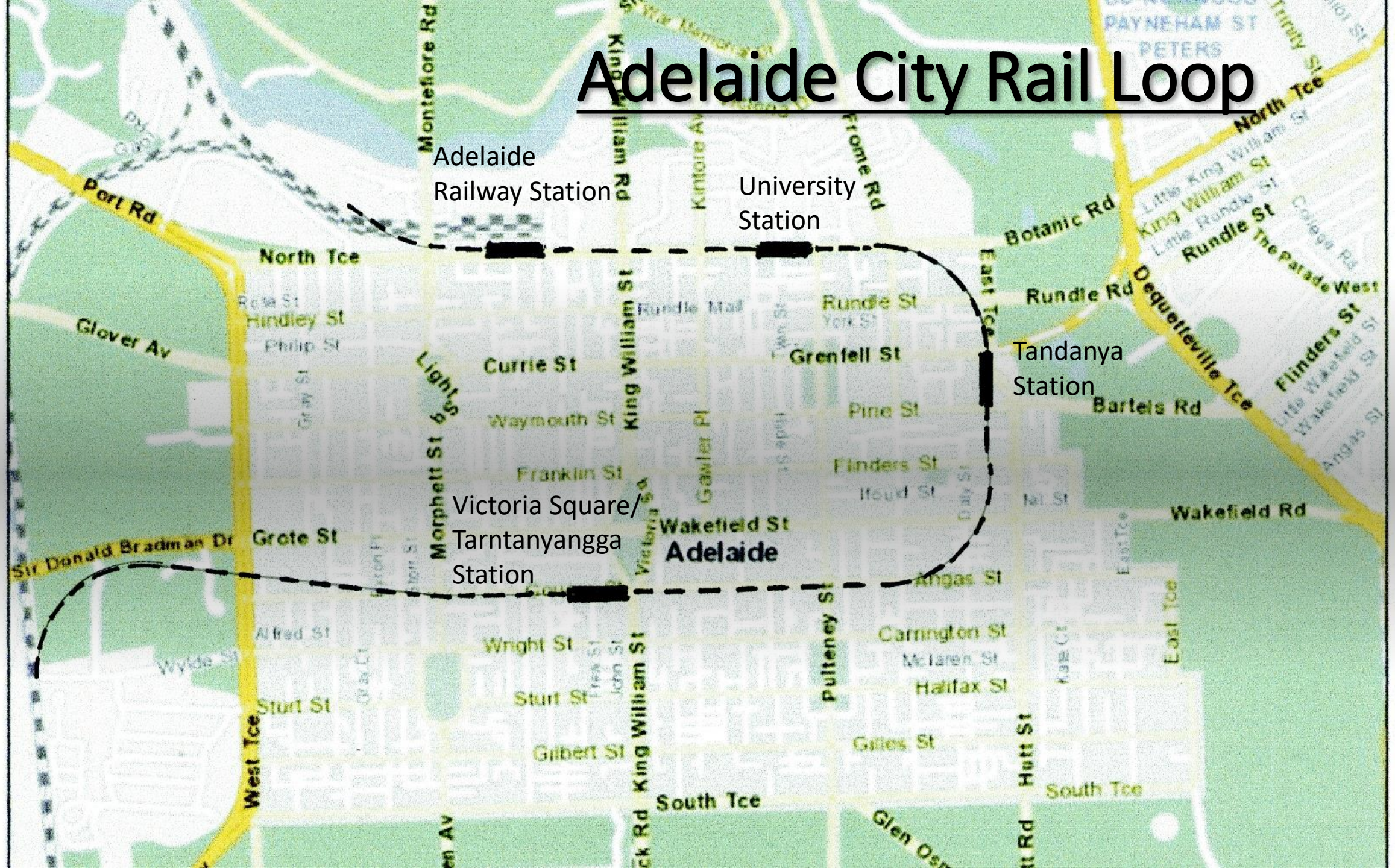
Douglas McCarty

6 November 2023

[redacted]

[redacted]

Adelaide City Rail Loop



Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 8:02 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Duncan McFetridge

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Commercial viability of primary producers, allowing owners of properties that are now too small to farm commercially but too big for a hobby or lifestyle property to subdivide the blocks for hobby/lifestyle allotments.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Enhanced low flow bypasses put in all dams in the hills.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Allowing larger primary producers to subdivide blocks for niche agricultural applications.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Increase the availability and opportunity to develop niche agricultural projects.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Allowing subdivision of larger primary producers properties that are no longer financially viable into smaller lifestyle properties.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Lager more traditional 1/4acre blocks with backyards, parks, ovals and walkways.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

A variety of homes from smaller community title to larger Torrens title homes, no high rise.

What do you see as the benefits of greenfield development?

Larger home allotments, open space and playing fields.

What do you see as the potential drawbacks of greenfield development?

Shopping locally, access to schools and public transportation. Costs of commuting.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Location, location

What do you see as the benefits of infill development?

Possibly cheaper development costs

What do you see as the potential drawbacks of infill development?

Increased demand on local utilities and loss of open space.

Where should strategic infill sites be located?

Near public transport and open spaces

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Increased working from home and creating opportunities to work from home on niche agricultural properties.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Larger allotments, minimum size of allotments

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Viability of primary producers, encouraging revegetation

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

As a primary producer who has seen input costs significantly outpace returns I strongly believe that there is an opportunity to open up traditional farming land to smaller lifestyle blocks that will not significantly reduce open space and may present opportunities for niche agricultural enterprises.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 12:11 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Duncan N Bainbridge

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

A lack of access to housing results in homelessness for many people. Last year there were almost 20,000 South Australians who received homelessness services and many more who were turned away or did not have their short, medium or long term housing needs met. An alarming 40% of clients are children and young people. It is no coincidence that the number of people receiving services matches two other numbers - over the last twenty years, South Australia has sold approximately 20,000 public housing properties to the market and the social housing waiting list is almost 20,000 applicants (not individuals). These numbers give some indication of the size of the issue

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

When land is rezoned and immediate increases in value result, especially when there are public land sales, considering social housing as infrastructure creates an imperative to use the value uplift to provide a social good. Like the way we insist on open spaces, there should be an imperative to contribute to social equality and diverse housing that is placed above maximising profit making.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Homelessness, housing stress, and overcrowding are experienced disproportionately by Aboriginal people in South Australia. While a commitment to the Uluru Statement from the Heart is mentioned in the Discussion Paper, to achieve social equality for Aboriginal people, social housing, housing diversity and alternative home ownership products have a critical role to play and only provide a greater imperative to adopt innovation and investment in these areas. The Terraces, managed by Unity Housing Company, provides an example of a gold standard of supported accommodation. The Terraces is a purpose built rooming house, that provides self contained, secure, supported and affordable accommodation. Each region of Adelaide and rural region should have similar accommodation.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Thousands of South Australians are locked out of the home ownership market. If a new housing product was created that was affordable for low income households, it would ease the housing crisis, reduce the social housing waiting list and the need for social housing while providing the affordability, availability and security that people want and need.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

South Australians must accept that if we are to achieve social equality and the housing that people need and can afford, higher density and alternative forms of housing are an essential part of our future in all our suburbs and regions. The planning system has an important role to play in facilitating both aims

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What neighbourhood features enhance living and working locally?

Lighting

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

While we continue to place social housing in a welfare context, we will never reduce or end homelessness. Your postcode should not determine your life outcomes or doom you to social inequality. If the planning system seeks

true social equality, the provision of low cost rental housing, market rental housing and social housing must be considered as essential social infrastructure – a concept that is omitted in the discussion paper. ransport, employment and health care are important, however without including housing as essential social infrastructure, the importance of having a secure foundation for people to live their lives is overlooked. Social housing rentals are the only current option that is affordable for low income households. State Government commitments to increase the supply of social housing are welcome however do not meet current or future projected need, without the development of additional and alternative housing products and sources of investment

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

South Australians must accept that if we are to achieve social equality and the housing that people need and can afford, higher density and alternative forms of housing are an essential part of our future in all our suburbs and regions

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DTI:PlanSA Submissions

From: Dwayne Orr [redacted]
Sent: Thursday, 2 November 2023 10:00 AM
To: DTI:PlanSA Submissions
Subject: Submission - Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted] Learn why this is important

Hi,

I am opposed to high density development at the western end of Torrens Road, West of the Addion Road/Cheltenham Parade intersection.

This area is quiet suburban area predominantly character and heritage homes.

New development does not support the current look and will lower the median price of the area.

This area has a great community feel to it and high density housing diminishes this. I have seen this where 2 x 800sqm blocks across from were sold and 6 small courtyard houses were put on it.
Renters do not put into the community as home owners do.

Regards,
Dwayne

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 2:15 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Follow Up Flag: Follow up
Flag Status: Flagged

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Dylan Rankine

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

I hope there are more higher density developments for housing and better public infrastructure that alleviates the pressure on personal vehicles and roads. Adelaide is functionally flat in the metro area, so we should be encouraging people to take up cycling. Not only does this have public health benefits but the effect on the environment is paramount. For those that can't or do not want to cycle, public transport should be an option. A greater and more robust tram network would be fantastic, up and down the coast and to the West Beach area (including the airport) would be amazing. Ideally I would like to see more train infrastructure, perhaps a line to Victor Harbor would be good to facilitate tourism.

What is most important to you?

Housing
Climate change

Open green spaces
Jobs
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

I am concerned our city will go the way of Houston Texas, where the all infrastructure spending goes towards building a car-centric hell hole. No one wants this except for car companies. I am also concerned about the future of housing, where the lack of density will continously push new home buyers to the fringes of Adelaide. This is unsustainable.

In the future, what type of home would you like to live in?

Other (please specify) - I am not attached a specific dwelling.

Who do you see yourself living with in the future?

Other (please specify) - Hopefully with a partner, but likely others before that.

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

I noted above different ways that can be handled in terms of infrastructure.

How would you like to travel around the Greater Adelaide region in 15 years time?

Cycling

What do you like about your current local neighbourhood?

A multicultural neighbourhood, its very walkable with lots of public transport options.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 12:27 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Edwin
Family name:	Ashby
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	The proposed additional urban development should not be concentrated solely in and about Victor Harbor and Goolwa, There are long existing "Deferred Urban" zones in Middleton and Goolwa which should be developed, and existing farming land at Middleton, Strathalbyn, Chiton and Hindmarsh Island could be utilised for future urban development as it is not productive/viable agricultural land. For example, [redacted] lies adjacent residential development, the Fleurieu Aquatic Centre and the proposed new "health" precinct. This land has long been zoned Rural Living (7.0 hectare minimum allotment size) but cannot be utilised as an independent economically viable agricultural unit because of its size and proximity to urban development. Distribute future urban development across wider areas so that the local communities share the impacts and benefits, and definitely avoid productive agricultural land.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 1:56 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Eliana Truscott

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

No Answer

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Plant more trees in open spaces, re green council strips. Stop allowing houses to replace trees by requiring more space to be left open on a block.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

We need to be looking at power networks that are greater than one house and smaller than one state: regional and local community grids.

What neighbourhood features enhance living and working locally?

Open spaces

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Focus more on Mt Barker and use the highway infrastructure already in place. The argument about it being valuable farm land is ridiculous when it is such a small area; it is only wealthy people wanting to maintain their scenic town and force others needing affordable housing further away into Murray Bridge. Not everyone can commute an hour a day.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Council rules about housing are inconsistent and, in some councils, have led to overdevelopment (eg Campbelltown). A lot of the character of areas is disappearing due to profit-seeking.

What do you see as the benefits of infill development?

No Answer

What do you see as the potential drawbacks of infill development?

No Answer

Where should strategic infill sites be located?

The west of Adelaide is underdeveloped. It is flat land, close to the city and should be the focus of growth.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 11:26 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Elizabeth Day

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

dont use black or grey paint . Try to incorporate verandas. NO plastic grass. Ensure that each home has a garden and room for a minimum of one tree. include parks and walking . bikeriding and swimming areas

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

keep immigration to a minimum. WE are already the driest state in the driest nation + very hot. More people will add to this . Our hospitals are already not coping with the numbers of

---

What neighbourhood features enhance living and working locally?

Open spaces

What do you see as the potential drawbacks of greenfield development?

overpopulation too many trees removed

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 12:34 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Ellie

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Eco living, all houses need to be built to a code that is in line with the Aldinga Arts Eco Village as the bare minimum for housing design standards. Passive solar design, significant insulation, and rainwater retention. Make neighbourhoods

enjoyable and people scale. Encourage social engagement within community areas. Reduce the amount of time people spend driving to and from work and school. This needs to be applied in all regions across Adelaide, especially in the lower economic areas. Retain as much open space as possible, and increase higher density living along public transport routes. Rewild the landscape, revegetation and public land preservation needs to be a significant element involved in any new housing developments, in addition to the above requirements. Stop building black roofed homes! High-density building needs to not be roofline to roofline of single story dwellings, but rather building small apartment blocks and town houses.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

see previous comment at #6

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

see previous comment at #6

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

see previous comment at #6 In addition to this encourage small businesses by discouraging the megacorporations like bunnings and officworks and so on.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

see previous comment at #6

What neighbourhood features enhance living and working locally?

Other (please specify) - all of these elements are important.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Locheal Park seems to be a reasonably good example of this. Although it seems quite remote also, but that is maybe because I have only been there once. Include housing cooperative models for people on low income within the development phase.

What do you see as the benefits of greenfield development?

They offer a unique opportunity to design neighbourhoods that are cohesive and built on human scale. I do not see this occuring in the current suburban greenfield developments around Aldinga, Seaford, and Noarlunga.

What do you see as the potential drawbacks of greenfield development?

They eat up land, which is not so good.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

encourage eco-building practices.

What do you see as the benefits of infill development?

increasing urban density.

What do you see as the potential drawbacks of infill development?

greedy developers and shoddy investment property building practices.

Where should strategic infill sites be located?

Along public transport corridors.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

I do not understand the question.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Keep it. It is essential!!!!

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Keep existing trees. Do not let developers remove trees without better than extremely good reasons. Fine people/companies who ringbark or poison trees.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

My answers are all relevant, and really needed to be taken into consideration 30 years ago when the concept of EcoCities was being dreamed up. But now is better than never.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:10 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Ember

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Significantly increase the amount of engagement and agency that the general public has in guiding the plan over its timeframe, and other planning decisions

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What neighbourhood features enhance living and working locally?

Other (please specify) - Walking and cycling infrastructure, and more small local amenities such as groceries, medical services, cafes etc throughout suburban areas so that a larger proportion of residencies are within walking and cycling distance of them

---

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield developments must be planned to ensure that residents have their needs met locally, and with public transport which efficiently connects to nearby areas with services and employment opportunities

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

These regions should also adhere to a significant level of decentralisation from urban Adelaide in order to meet residents' needs locally, with high speed/low emissions transport between urban centers for passenger and freight needs that can't be met locally

---

What do you see as the benefits of greenfield development?

Greenfield development can only provide worthwhile capacity increases when all urban infill options have been fulfilled, but in this case it allows for thoughtfully future-proofed form and infrastructure plans

---

What do you see as the potential drawbacks of greenfield development?

Greenfield development irreversibly consumes land that should be a vital part of the ecosystems, while spreading out the area that must be covered by infrastructure. Commuting and travel distance is increased for residents who could otherwise be housed in infill development. The consumption of greenfield land also permanently damages the aboriginal cultural connections to that land, while degrading many sources of tourism income. Loss of wildlife habitats from greenfield areas also causes biodiversity loss in other habitat areas due to the further isolation of habitat 'islands' within developed areas. The continued existence of greenfield areas primarily benefit the community and environment, and once such land is developed, this value is shifted away from them leading to reduced community agency and cohesion

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

No Answer

What do you see as the benefits of infill development?

Infill development increases the connectivity between residents, job opportunities, and other services. This can reduce travel distance and increase social cohesion. It also has the potential to provide more opportunities to existing local businesses and institutions. Reliance on road transport can be reduced and walkability can be more viable leading to better health and environmental outcomes. This also can provide housing with better employment and education opportunities for people with lower incomes or who are first moving to Adelaide.

What do you see as the potential drawbacks of infill development?

Infill development could put a strain on existing infrastructure and services if these are not developed at pace with the infill. Infill could make it difficult for amenities such as greenspaces and ecological habitats to meet the needs of the area. These areas may also be difficult to alter in the future for infrastructure developments such as rail transport if this is not properly planned for.

Where should strategic infill sites be located?

Aside from disused industrial sites, residential areas consisting of aging low density housing should be considered for strategic infill rather than allowing gradual development that would likely consist of lower than optimal density, especially in lower income areas where there is strong need for more low income housing. This would be a prime opportunity to incorporate mixed use development into formerly single use areas. Many large scale office buildings have had reduced usage since the move to working-from-home, some of these buildings could be partly or fully modified into housing or mixed use, increasing accommodation in commercial areas would also allow for reduced commuting and reduced car usage in the city centre. Urban infill could also reclaim land used for car parking such as large parking structures if car travel to some areas can be largely replaced with public transport and walking/cycling. Redevelopment including largely biodiverse habitat or greenspace could be located at low usage golf courses, or excluded land around airports

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Priority should be made to connect employment land to rail infrastructure, both to improve commuting, and to allow for cheap and low emissions freight transport, especially to ensure that our manufacturing industries can quickly reach net zero and be able to easily export nationally and internationally

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space should be adaptable by the local community for maximum effective use of the space, and to increase the community identity. This is an easy way to give the public more agency in how their community spaces look and function

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Green cover should be planned in such a way as to improve biodiversity especially by providing habitat for native species, otherwise it is wasting a valuable opportunity, and could even be harmful to efforts towards improving biodiversity. There is a lot of space that can be used for green cover including biodiverse habitat by utilising roof space, building exteriors and vegetal canopies (stretched across walkways and roads). This can also attribute directly to cooling buildings in summer, and vegetal canopies in particular can provide improved walkability/bikability by providing seasonal shade and cooling. Managed waterways can also be used to provide biodiverse and usable greenspace cheaply if well designed

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Consultations and feedback for the plan should be conducted on an ongoing basis, at all levels but especially at local and block-scale levels to allow communities to have a real stake and say in decision making and to ensure spaces best suit their communities. This could be done with a high degree of self management if up to date information about plans and decisions is made accessible to all the relevant communities, and with maybe some small groups tasked with initiating more self managed community feedback and decision making processes, and by engaging existing community institutions to help communicate with their communities and facilitate these efforts

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 1 November 2023 2:24 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Emilia Di Fava

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Yes we have been in the area for over 20 years. I live [redacted] Waterloo Corner and we we want the zoning to change please. My husband farms vegetables in Waterloo Corner. The area needs to be changed to re-zoning to residential, as current zoning on our property is no longer sustainable. We have been farming on this land for the last 20 years. For the last 7 years, the underground water table has made the soil conditions, and in turn, the growing conditions unprofitable due to replanting lost crops due to salinity issues, providing below standard quality of produce. This leads to unsustainable and non profitable business. We understand that farm land is key for

Australia to survive, however there are other farm land areas nearby that have the choice to put housing or industrial businesses on their land. We deserve to be treated equal and have the same opportunities. I recently saw on the website for Greater Adelaide Regional Plan that I'm hoping my area is in the "Investigation Area"

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

We have been in the area for over 20 years. I live [redacted] Waterloo Corner and we want the zoning to change please. My husband farms vegetables in Waterloo Corner. The area needs to be changed to re-zoning to residential, as current zoning on our property is no longer sustainable. His family have been farming on this land for over 40 years. For the last 7 years, the underground water table has made the soil conditions, and in turn, the growing conditions unprofitable due to replanting lost crops due to salinity issues, providing below standard quality of produce. This leads to unsustainable and non profitable business. We understand that farm land is key for Australia to survive, however there are other farm land areas nearby that have the choice to put housing or industrial businesses on their land. We deserve to be treated equal and have the same opportunities. I recently saw on the website for Greater Adelaide Regional Plan that I'm hoping my area is in the "Investigation Area" Thank you

---

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 November 2023 8:11 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Emma Rose
Family name:	Barolo
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I have been trying to create a development of commercial shops and residential above on 314 - 318 Greenhill Road Glenside a unique section of Greenhill Road as it has Shops as well as an access road behind. its a perfect position to develop this type of building. but after many meetings with Burnside Council and over $90,000 spent so far just to get approval for residential stories above the commercial shops it has been not only frustrating but somewhat expensive just to get an approval. an example of the frustration is that up the road on the same side a multi-story commercial building has been approved and being built along with a few others on the same road. Also, to add to the frustration there is already a 2-story resident building next door to my building with the shop below and the burnside council won't even approve 1 story I believe and hope that commonsense will prevail. it should not take nearly a $100,000 and many months of jumping through hoops to get a Development approved in great location that would benefit the local area.
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Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 3:39 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Fiona Falzon

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

The creation of dedicated cycling corridors. With the uptake of electric bikes, if there existed dedicated cycle corridors, a significant number of cyclist could commute into the city from a 15km radius in the same time (or less) than compared to journeys by car undertaken during peak hours. This is currently possible, but it is too dangerous for many prospective cyclists to consider.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Restore the Warripari (Sturt River) from Warraparinga to Glenelg. The restoration of Norman Creek in Brisbane is a precedent that could be investigated. https://www.brisbane.qld.gov.au/clean-and-green/natural-environment-and-water/creeks-and-waterways/protect-our-waterways/norman-creek-2012-2031-project The recent work to upgrade this cycle way has greatly improved the amenity of the area. A project like the above would truly make the river a real asset to the local environment.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Encourage the development of social housing near public transport and cycle corridors. Riding an e-bike into the city could save someone on a low income over $80 per week, once they have make the initial bike purchase.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Investigate the expansion of community centric on-demand public transport as has been piloted in Mt Barker. For example a trial could be run in Blackwood.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

More affordable housing could be provided if it does not include garaging. This could be achieved by residents having realistic alternatives and access to vehicle share schemes when required.

What neighbourhood features enhance living and working locally?

Other (please specify) - Access to local ammenities by walking or active transport

---

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

By building medium to high density, like Bowden, on an existing public transport corridor.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

There needs to be sufficient local industry to offer employment.

What do you see as the benefits of greenfield development?

Can be build as medium to high density and maintain significant green space.

What do you see as the potential drawbacks of greenfield development?

Where it is low density and low amenity, garages are often used as storage and the street becomes a carpark. This makes it extremely dangerous for children cycling.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Offer additional accomodation in areas of high amenity and access to transport.

What do you see as the benefits of infill development?

The creation of additional dwellings.

What do you see as the potential drawbacks of infill development?

The knock down an rebuild is a waste of existing buildings (energy and resources). Infill should be encouraged to be done smarter. Another big issue is the creation of heat islands.

Where should strategic infill sites be located?

Near existing public transport an cycleways.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Higher density development in greenfield developments to keep more open space.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Choosing appropriate species and genetic diversity.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I am software developer and an architecture student at UniSA, I would be interested in being involved in the development and planning of cycling networks in the greater Adelaide region. You can reach me at [redacted]

Pospisilova, Lenka (DTI)

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 6 September 2023 12:25 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Francisco
Family name:	Grillo
Organisation:	Land Owner
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Hi, We have been landowners in the Evanston Gardens Deferred Urban Zone for 40 years. I believe it to be the only deferred urban zone in Gawler. It is Within the current Urban Growth Boundary and I believe it is an appropriate place to begin any further development required to accommodate the expansion of Gawler within its existing boundary. Our 2.65Ha property is directly opposite Karbeethan Reserve which is undergoing significate Government funded expansion. Three houses east, there is a recently completed 24 hour OTR, opposite that there is a 3.25Ha parcel of land that is zoned Neighborhood Centre. All services are in the area including storm water and sewer and the road is the western entrance to Gawler and the road to Barossa and the Riverland. The land is no longer used for income generating agriculture and in my opinion is more suited to modern commercial uses, due to it being on a main thoroughfare and being directly adjacent to a very large sports precinct, a school, a new OTR, a neighborhood zone, a library and community centre and in very close proximity to the Orleana and Bliss housing developments. I believe this could begin in the near term while other possibilities are explored. Additionally, regarding adjacent Kudla, I am in favour of a township being built up close to the train station and then radiating out towards the more open areas to resemble what Angle Vale previously was with half acre rural living allotments. I am also in favour of a secondary large sporting and leisure facility being on the southern end of Main North Rd, and the use of the character areas on the hills face to assist in providing an urban buffer for Gawler along with any other well considered similar suggestions. Finally to my submission, I am very much in favour of the Gawler River and surrounds to be utilized as a natural and environmentally significant and diverse buffer to the country areas beyond. Thank you
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Respondent No: 22
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 13:52:08 pm
Last Seen: Aug 21, 2023 13:52:08 pm
IP Address: n/a

Q1. **What is your name?** Frank Pietrobon

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 55-64

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Neither agree nor disagree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Yes, Stop cutting up existing residential blocks of land in townships like Hahndorf as you are reducing land for trees and gardens. State planning should allow land owners of land greater than 10 acres and less than 100 acres to subdivide into small self sustainable properties, say between 5 and 10 acres, this will allow working people to have the time to be able to manage the property and create a sustainable environment for food production and vegetation for wildlife (instead of cows and sheep eating everything which is constantly be scrutinised of methane gas) it will also be appealing, and be a healthy place for young children and families to develop without the mental health problems they are having due to concentrated communities. The government needs to look at the history of sustainable living in developed countries that have high density communities like Italy, France, Japan, Spain and England. Properties above 10 acres and under 100 acres cannot (typically) provide an annual income to support living, you need a full time job which doesn't allow you enough time or money to sustain the property economically or environmentally.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Stop cutting up existing residential land

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Spread out the community

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Spread out the community instead of cramming into small blocks of land

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Again bigger allotments allowing home owners to build homes to suit their lifestyle

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Having good ammenities, for shopping and sports, community centres

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Local employment

Q14. **What do you see as the benefits of greenfield development?**

Space, without compromising land holders by substituting for parks

Q15. **What do you see as the potential drawbacks of greenfield development?**

None

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Infill is ok as long as you go up and not continually reduce land for vegetation

Q17. **What do you see as the benefits of infill development?**

As long as you go up, I see a good income for councils to improve facilities, paths, roads etc. In the area

Q18. **What do you see as the potential drawbacks of infill development?**

Loss of vegetation

Q19. **Where should strategic infill sites be located?**

Any ware, as long as vegetation isn't sacrificed

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Commuting to and from home

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Change laws to allow land owners to subdivide acreage

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Set a percentage of open land by law and police it

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

No thankyou

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 10:53 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Gabe Laucke

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat disagree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Effects of wind farms on restricting population growth in regional areas

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Looking at more sustainable renewable power such as solar not wind farms

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

more solar and look at nuclear power more seriously

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

dont restrict growth by poor developmnetal choices now

What neighbourhood features enhance living and working locally?

Open spaces

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 5 September 2023 9:42 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Gary Field

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

public transport, all talk about reducing car numbers then build roads that encourage more cars

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

mixed housing areas, not enclaves such as has been developed in Adelaide CBD and low socioeconomic areas in a range of suburbs that result in high crime rates, poor education and lack of community cohesion.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

SA lacks circular economy industries, reducing landfill by creating more industries to recycle and reuse, create local industries rather than transporting recyclables interstate

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

more downsizing opportunities for retirees and empty nesters, more housing for singles

---

What neighbourhood features enhance living and working locally?

Open spaces

What do you see as the potential drawbacks of greenfield development?

Mt Barker was a community minded town but with affordable housing attracted suburbanites { people who move into a housing development but not be involved with the community or community focused}

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The GARP Plan talks about public transport but offers no solutions. SA has the worst public transport system in mainland Australia, won't consider trains outside of the current Adelaide Metro network, refuses to extend rail services beyond Salisbury, Gawler, Seaford, prefer to take out the cheap option of bus services that are confined by cost and not service

---

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 30 August 2023 7:39 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Geoff Olsson

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Houses and businesses should have more water storage as a planning requirement not just for toilets , can fit whole of house filtering systems to take pressure off the Murray etc, cylinder type wind generation should be combined with solar systems on all new builds as wind would take up slack when solar isn't generating.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Offer bigger rebates for solar and wind system installations and for large scale home and business water harvesting and filtration. Provide more charging stations for not just cars but commercial vehicles

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Think outside the square with tram services and not just buses to cater for people that don't want to or can't drive, look at setting up water parks that aren't just pools , like Darwin's wave pool or some of the new surf wave pools , if gives people the chance to interact and experience new things with out having to drive to the beach , can establish new sports teams and athletes as well as a tourism industry and diverse jobs

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Build wood lots that are watered by recycling waste water , aside from green space and animal habit, plant date palm groves as they thrive on waste water eg flinders dates setup , helps clean up the water and selling the dates recoups the running costs plus creates employment and training. Not to mention green spaces and carbon storage

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

More Public transport option more lite rail, rebates for developers to cater for all types of housing, discounts for using new construction materials and methods

---

What neighbourhood features enhance living and working locally?

Open spaces

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

These centres should have commuter train services that link the to Adelaide , would reduce traffic and allow senior citizens and disabled persons and those with out licenses more freedom, plus these train corridors would create jobs

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Some infilling is good but too much just clogs roads and streets as the micro homes don't have enough off street parking for future electric vehicles

---

What do you see as the benefits of infill development?

Doing sites like Hillcrest and around factories etc is a good thing

---

What do you see as the potential drawbacks of infill development?

Chopping Ever y old house block up into 2 or 3 just clutters up streets and it reduces green space just look at new estates with small blocks and how less lush they are in an age of climate changes we should encourage green space in homes as it's proven to reduce temperatures and better for peoples lifestyle

---

Where should strategic infill sites be located?

Obsolete sites near transport hubs

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Roads , rail infrastructure, and access to commuter transport for staff , allow for non mainstream businesses

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Cater for dog park, cycling path network wetlands for wildlife, have areas for all sports not just football and cricket eg build a regional west lakes rowing course . It provides jobs social networking sports club's tourism school team sports and future Australia athletes

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Plant more tall palms to give areas a Palm Springs feel , encourage business to use palms in car parks watered buy waste water to reduce the temp and treat the water

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

No Answer

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:23 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Georgia Hill

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Connected and accessible. You don't need a car to get places when you need to, and everyone across greater Adelaide has access to the same, high, level of service for active and public transport. Dedicated active transport corridors and frequent public transport. First Nations-led planning and decision making. Don't allow housing development on Aboriginal grave sites or flood prone areas.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Focus on conservation and regeneration. Ban the development of buildings in parklands. Set biodiversity targets for all current parks. Set target for open space accessibility, I.e. minimum distance everyone should live from high quality open space. Naturalise concrete channels (e.g. Sturt Creek). Capture and recycle stormwater and wastewater into purified recycled water. Mandate rainwater tanks, rainwater use for laundry, garden and shower, rain gardens and percentage perviousness for new homes. Make all streets lined with drought tolerant trees that support biodiversity. Make all verges raingardens. Set canopy coverage targets for each council. Set perviousness targets for each council. lol. Ew buildings must have solar. No new gas connections, all houses to be electrified by 2030.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Prevent vacant properties. All housing development should be based on the principles of sustainable design and construction, universal design and inclusive urban planning. Increase medium density housing in the inner-mid suburbs to prevent further urban sprawl. Provide rebates for the conversion away from gas to electric and household solar and rainwater. Provide more social and affordable housing. Expand public transport services. Invest in cycling infrastructure. Invest in high quality open spaces.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

All manufacturing in South Australia must be powered by renewables. All public transport must be electric by 2035. Do not invest in hydrogen-fueled buses. Do not permit development or activities that damage the environment. Adopt circular economy and sufficiency principles locally.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Improve the standard of rental properties and new homes and ingrain sustainable materials and design.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Be provided with dedicated cycling infrastructure and frequent, electric public transport. Provide abundant open space and biodiversity vegetation. Provide urban farm opportunities. People don’t have to have a car to access the amenities they need.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

People-centric. To transform the currently car-centric design to enable pedestrian and cycling oriented streets. Enhance the abundance and biodiversity of nature.

What do you see as the benefits of greenfield development?

None.

What do you see as the potential drawbacks of greenfield development?

People living where there are currently no amenities such as schools, healthcare and jobs and therefore having to travel via car to access these and therefore spend more money and emit more emissions. Use of land that should be harnessed for nature conservation and restoration. The poor quality of developments leading to environmental degradation and high electricity bills. The inefficient use of materials.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Be provided with dedicated cycling infrastructure and frequent, electric public transport. Provide abundant open space and biodiversity vegetation. Provide urban farm opportunities. People don't have to have a car to access the amenities they need.

What do you see as the benefits of infill development?

Efficient use of materials for housing. Opportunities to harness existing amenities from day 1. Higher expectation on urban form due to proximity to more people. Feasibility of shared energy and water supply systems.

What do you see as the potential drawbacks of infill development?

None.

Where should strategic infill sites be located?

Within 5km of the central business district.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Only use brownfill sites.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Purchasing land now in strategic locations so that everyone has access to high quality open space within less than 1km of their home.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

It should be more ambitious in its targets and use a penalty to hold parties to account for not achieving the target.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The 30 year plan for greater Adelaide became very outdated, very quickly. The government should consider how this plan can set ambitious long term targets, actually hit the ground running to achieve the but still put in place reviews every year to evaluate progress, but also make sure that the plan is agile to the changing climate.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 5:08 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Geraldine Petit

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Climate change adaptation, and adaptability (flexibility).

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Better protection of existing biodiversity and canopy. Create strong target for biodiversity and canopy cover in future development. Thinner grain of biodiversity corridor protective and manage areas (along rail corridors, bikeways and water courses. SPP14 Increase of soil permeability and Aquafer regeneration as part of water security strategy. Minimum permeability on land in future planning regulation? Long term regenerative approach of the land stock with phytoremediation. Design quality to address Heat Island effect and passive design at urban scale. Plant for future climate conditions.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Focus and priorities on quality infill Support quality of offer within densification (balance height /open space, view, quality of light, sound insulation...) Diversity: offer new typology, focus on the quality of density living : apartment ,smart small dwelling, increase diversification of open and green space (semi private open space, community roofs). Co-design, and support Socio-ecological landscape value: support sustainable production landscape through their products. Support food security and community life through local food production. Increase Co-living measure and facilitate multi-generational living and community living. Reinforce Social mixite, at small scale with the diversity of offer.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

SPP12 Diversification and resilience of the energy production and storage.(scale appropriate) Climate change risk mitigation and environmental preparedness: Create non constructible reserve (avoid---forbid) to protect vulnerable population, and prevent disasters (we shouldn't built on wetland and low sea level area anymore!!Dry Creek?) Flexibility: adaptation, transformation, responsiveness. Climate adaptation, 100 year plan.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

More Mix used development with prevalence of midrise . Townhouses solution should be developed only if offering quality of outdoor spaces and guaranty a minimum of permeable, and planted spaces(30% minimum). Increase Co-living proposal (house sharing, BTR, Ageing facilities and multi-generational and community living. Increase social mixite by providing diversity of offer at block scale.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

By providing medium density, and activation area (gathering, sharing) and integrated services. Facilitating access to public transport, greening and community spaces.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Mid rise (3/4 levels) with large shared garden and access to infrastructure (blue, green, public transport)

What do you see as the benefits of greenfield development?

None if developed in climate change risk area or on biodiversity rich land. Greenfield are only beneficial to the future of the population if they have biodiversity positive outcome, and guaranty increase of the water security.

What do you see as the potential drawbacks of greenfield development?

Dormitory suburb, increase of car use, social ghettos , loss of biodiversity, decrease of permeability (erosion, loss on Aquafer, etc...)...

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Balance Public, semi public and private space to offer quality living with density. Mixed use and diversity in the typology. Better apartment living offer (view, light, access to planted space, energy efficiency, privacy, access to common infrastructure) Medium and high rise. Separation of the traffic and living areas (more planted roof, podium community spaces and car free street and plaza.

What do you see as the benefits of infill development?

Reinforce community living. Reduce population impact on environment, Increase accessibility and efficiency (energy and transport). Eco-systemic approach human occupation , nature. Living, working, Playing, gathering.

What do you see as the potential drawbacks of infill development?

Decrease quality living if not framed.

Where should strategic infill sites be located?

Along the public and active transport corridors, close to relevant park and green amenities.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Employment should be disseminated in the urban fabric if it doesn't require specific land occupation. Employment hub with specific requirement should be easily accessible with public transport to decrease everyday car use. Co-working spaces and hot spot should be available in all development to support work from home and small businesses.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Biodiversity corridor (great corridor and thinner grain (weaving the biodiversity in the urban fabric) Food security: every inhabitant should be able to produce a minimum of food or have access to share gardens. Co-design of the

open space with traditional custodian to reinforce design with country, regenerative and culturally appropriate practices.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

30% net canopy cover in all future developments and adaptive reuse. Green factor including biodiversity criteria's. Prioritizing action on area with low canopy cover (see thermal imaging). The greening of the city will be impactful for climate resilience if it is scaled properly, weaved into the urban fabric to reduce heat island effect : passive design principles at urban scale.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Our city is rich of knowledge and culture. Consulting traditional custodian and creating space for cultural practice will be a great way to address sustainability and regeneration from a holistic point of view. An eco-systemic and balance approach to provide better perspectives for future generation.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 9:46 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Gianluca

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

17 or younger

What do you think Adelaide will look like in 15 to 30 years' time?

Hopefully a city with less car usage and less bleak cookie-cutter lifeless suburbs.

What is most important to you?

Housing
Open green spaces
Jobs
Climate change
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

I am concerned that Adelaide will continue to build cookie-cutter 'modern' houses in neighbourhoods with no character, and accessing retail and recreation at an enjoyable level will only be available by car ride to an older portion of the city/suburbs.

In the future, what type of home would you like to live in?

Townhouse

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

West

How can Greater Adelaide be more sustainable and respond to climate change?

The revitalization of farmland in ecologically significant (or unused) areas, and the planting of trees within the suburbs; which also help to lower ground temperatures in the summer. The reduction of car usage is also very beneficial, due to the large areas of land required to be cleared for parking and highways, as well as the large material cost of cars and their emissions from petrol and microparticles off of tires (because of this electric cars are not much more environmentally friendly as they still require parking etc).

How would you like to travel around the Greater Adelaide region in 15 years time?

Other (please specify) - I would prefer to transport by bike, train or tram due to the immense number of benefits to my health; and the development/usage pattern Adelaide would develop due to prioritising such methods. Clearly, areas with these modes of transport are quieter and more enjoyable to be in (when done safely and efficiently), whilst being more space efficient and better for the environment. These would also allow higher density housing without making much more traffic/congestion due to the increased efficiency demonstrated world-wide.

What do you like about your current local neighbourhood?

I like that it is an area with more traditional/older houses and a significant amount of greenery (especially larger and native trees), and decent access to businesses without a car. I also appreciate that my area's road layout is not

convoluted and indirect. All of this is in contrast to the newer developments such as Lightsview, which look fake and unattractive to live in, only really being serviceable by car and having long swaths with little greenery.

What do you think your local neighbourhood is missing?

Because my neighborhood is older it is pretty good. A tram down Henley Beach Road would be very useful though.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Adelaide is on of the best cities for the implementation of trams (we used to have over 100km; now only 16km), due to straight long roads which can be easily accessible by foot/bike to businesses attractive areas. Also the revitalisation of the train network (at decently high speeds) to regional towns would bolster economic activity due to increased connectivity and investment, and would provide an incentive for people to live in these places as they don't have to sit through a 2 hour bus/car ride to get to Adelaide (the revitalisation and streamline of the train line to Mt Barker could simply be extended to the other towns further down the line, which would also increase tourism to Victor Harbour, etc, while reducing urban sprawl around Adelaide since they don't live there). And no more large overly-expensive $15 billion road projects should be required, especially since they aren't even expected to make back the money required to build them and require the destruction of many homes and buisnesses.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

More/better public transport and bike infrastructure. Less car-oriented housing development. More trees/native environment. No more ugly expensive South-Road-like projects (which are significantly more expensive than public transport and provide less benefits). Greater emphasis on heratige/traditional architecture developments and more local manufacturing jobs.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 3:25 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	GIUSEPPE
Family name:	DANIELE
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Re. [redacted] I would like to have the opportunity to submit my feedback on the Greater Adelaide Regional Plan Discussion Paper. This is hoping that the state government will consider to rezone the Kudla area from rural to residential A few key points to be considered:- 1) This land is very close proximity of current government infrastructure which can be easily utilised (3 train stations being Kudla , Tambelin and Evanston). There is also easy access to the Northern Expressway 2) The Kudla area has also good access to the townships of Gawler and Munno Para 3) This area is next land which has already been rezoned. That's land bound by Coventry, Clarke and Gordon Roads and the railway line 4) It has become much harder and restrictive in this area to conduct a viable and economical agricultural business. Due to the supply of cheap and reliable water supply and we cannot use planes for aerial crop spraying because of the close proximity of houses 5) If rezoning goes ahead we would like for current rural entities to be allowed to continue farming without restrictions 6) Rezoning of such a large area gives the South Australian government and Gawler council a blank canvas to allow for areas of affordable housing, high and low density housing, parks, wet lands and industrial zones 7) I think this would be a great opportunity for the South Australian government, Gawler council, land owners and other residents from other surrounding areas, developers, planners and other interested parties to be involved in developing a plan and template for this and other future developments in South Australia Thank you for giving me the opportunity to express my ideas. If you require any further information please do not hesitate in contacting me. Kind Regards Giuseppe Daniele
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 9:34 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Grace Nelligan

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Ensure infrastructure is in place to minimise damaging effects to the environment (eg public transport, local shopping, employment and entertainment).

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Plant more trees. Lots more! More green space and parklands. Wetlands for stormwater to increase wildlife/bird life.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

A mix of housing styles suitable for residents of all ages and budgets. Don't compartmentalise people by age or income levels.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Ensure employment opportunities in new developments. This will cut down on pollution caused by travel, cut down travelling times and advance the economy if the regions.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Ensure a variety of housing is on offer. Don't build ghettos of huge apartment blocks,

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What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Ensure employment opportunities exist outside the CBD. State govt offices really don't need to be concentrated in the CBD. Employment opportunities will keep residents in their local area, save them money so that they are able afford housing of a good standard to enhance the local area. Many people are still wfh. My family members moved back to the Adelaide Hills while still maintaining their employment interstate. This has benefitted the local economy here.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

It's got to be aesthetic.

What do you see as the benefits of greenfield development?

It present a blank canvas to create innovative, environmentally sound and attractive development.

What do you see as the potential drawbacks of greenfield development?

Ugly urban sprawl if it's not done properly.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

You can't just put developments in spaces. This can look incongruous and destroy the character of an area. Take a look along Anzac Highway - horrible.

What do you see as the benefits of infill development?

Stops urban sprawl.

What do you see as the potential drawbacks of infill development?

Destroys the character of an area. Norwood is going down that path now, sadly.

Where should strategic infill sites be located?

Hard to say. Old sports sites, industrial sites that aren't toxic. Don't just knock down old houses and out half a dozen townhouses on the site!

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Encouraging larger organisations to decentralise from the CBD. Government can take a lead here.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Make sure there's a lot of it! In these days of climate catastrophe green space and trees will be vital for the physical and emotional well-being of residents.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Ensure environmentalists are involved in the process. Consider the needs of wildlife which is fast disappearing. I never thought I would live to see the day when the koala was considered an endangered species! Terrible.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I cannot stress enough the need for trees, water and green spaces. Profit for developers is not the bottom line. We only have one planet - we only have one South Australia.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 2:48 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Gragra completed Greater Adelaide Regional Plan Discussion Paper Survey

Gragra just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Graeme Jones

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

The word renewable could be inserted into outcome 3 (alongside cleaner)

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Infill development NOT green field protecting and preserving conservation / biodiversity spaces and agricultural land Increased tree canopy and much stronger protection for existing More community gardens for increased food security Prioritise waterway restoration and protection and marine eco system health Water waste reduction - local native plants not lawns Faster transition from fossil fuels - no bee gas in homes

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Diverse range of housing (not McMansions) Medium density urban housing along railway corridors near major public services Provision of community and public services (libraries, centres, parks, hospitals, schools) with active mobility access that is disability friendly

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Renewables - electrify everything Improved passenger rail connection to Melbourne and east coast More rail to regions particularly within GAR Increased rail or tram within Adelaide- north /south, east, hills More rail freight less trucks Community energy networks Ongoing nbn improvements (fibre) especially Adelaide hills Resource recovery - soft plastic recycling for the state - Murray bridge? Ev infrastructure, particularly electric bikes

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Remove parking requirements for new house developments - we need to remove car dependency Dwellings for individuals and different family structures Increased Public housing More initiatives like the nightingale project

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What neighbourhood features enhance living and working locally?

Other (please specify) - Active mobility - separated bike lanes and vegetation …. And seating, shade, public toilets, outdoor eating areas

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How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

With great difficulty, only by absolute priority of people over cars

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What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Medium density urban city well connected by public transit - look to Europe not USA (eg Freiburg in Germany)

What do you see as the benefits of greenfield development?

None. Only profit for developers and car manufacturers

What do you see as the potential drawbacks of greenfield development?

Loss of space for habitat restoration and biodiversity Increased car dependency Loss of agricultural land Reduced sense of community Need for completely new infrastructure - wasteful Generally they are low density suburbs which provide less rate payer income for councils than medium density

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How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Medium density housing with co-location of small business and still retain shared green spaces that draw community together Creating walkable neighbourhoods accessing existing (improved) infrastructure Increased need for public transit benefits everyone

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What do you see as the benefits of infill development?

Good for people good for planet Less impact -carbon emissions and land use Health benefits of active mobility and community belonging and identity Opportunities for creative design and architecture in housing diversity Avoid risk of further impacting indigenous heritage sites (eg like Riverlea) Social equity of access to infrastructure

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What do you see as the potential drawbacks of infill development?

Perceived notion of overcrowding - education and public awareness raising is needed. Promotion of European principles and examples of planning

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Where should strategic infill sites be located?

Along public transport corridors, especially rail Ex industry Morphetville race course Areas that are expected to be less impacted due in climate change scenarios

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Prioritise infill housing Consider impacts of increased automation and work from home on employment and recreation opportunities

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Consolidate housing where it exists, and retain open spaces where they exist Motto of people first (not cars)

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Stronger legislation and enforcement for protecting existing trees (closing loopholes) Focus on local native species that are climate and drought resilient Incentives for establishing green native canopy areas

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What do you think Adelaide will look like in 15 to 30 years' time?

If we continue status quo LA. Hopefully not! Hopefully more like a European city - ideally inspired by Pontevedra, Utrecht, Freiburg… basically less car dependent and more people focused Either way it will be busier, and hopefully not geographically larger but instead denser with more areas like Prospect and the cbd. And more vulnerable to extreme weather events, heat and dry. Changed workforce with more automation and digitalisation

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What is most important to you?

Climate change
Open green spaces
Inclusive Communities
Housing
Jobs

What are your concerns for the future of the Greater Adelaide region?

Ongoing fossil fuel dependency Increased car dependency Urban sprawl Biodiversity crisis

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In the future, what type of home would you like to live in?

Other (please specify) - Short term - family house with grown up children and their partner Long term - apartment close to coast and amenities

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Who do you see yourself living with in the future?

Other (please specify) - Partner or alone

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

Fast track transition to renewables Electrify everything Major investment in public transport and incentives Higher density housing Water conservation measures Resource recovery /management - zero waste system

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How would you like to travel around the Greater Adelaide region in 15 years time?

Other (please specify) - All of the above in this order: Train Walking Cycling Tram Bus Car

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What do you like about your current local neighbourhood?

Trees! Green spaces and native vegetation Conservation values Quiet roads - not many cars Local village is walkable safely

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What do you think your local neighbourhood is missing?

Public transport (1 bus a day is not enough) Safer cycling options on roads to larger hills centres and transport hubs

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Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I would like to see the Adelaide cbd car free! Parking spaces converted to green space, seating, eating and small business precincts etc. With walking and cycling options for everyone (wheelchair, low vision, kids, old people) complemented by secure bicycle parking options, trams or buses, cargo bike deliveries and vehicle access very much limited. As a start Gouger, Hutt and Rundle streets could be blocked to vehicles and more public transport within cbd free (trams are great but miss the the south east and south west of the City) Railway links to edges of GAR and to Melbourne prioritised

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DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 1:06 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Grant
Family name:	Sullivan
Organisation:	Private
Email address:	[redacted]
Phone number:	[redacted]
Comments:	The minimum size of a hills face zone is about 5acres. I have 41 acres. I'm not allowed to have more than one dwelling on an allotment. I'm not allowed to subdivide. We have 3 generations living in the same house. We are not allowed to have another dwelling for us the Grandparents to have our own space. Inter generational living shouldn't have to be under the same roof. Regards. It should be re zoned Rural living, as it is too small to be a profitable real farm with so many restrictions and being restricted to only grazing selected animals.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 1:15 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Greg Mathews completed Greater Adelaide Regional Plan Discussion Paper Survey

Greg Mathews just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Greg Mathews

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

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Are there any other outcomes the State Planning Commission should consider?

We are in the worst housing crisis in the states history. Change the State planning polices. They are out of date - remove all of the 'character' planning rules. They are outdated, trivial and are being abused by councils to prevent infilling. The rules are too open to interpretation emphasise structural changes to properties for trivial reasons, and the compliance burden is placed entirely on newcomers to housing. eg, when building in a street where almost no other existing properties are compliant, the newcomer must be compliant. Organic infilling and shift to high density

is the best chance to provide housing and prevent the looming homelessness disaster and streets of tents (like Seattle or San Francisco).

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Emphasise high density housing over greenfields developments. SA Govt should compulsorily acquire golf courses and horse racing tracks in the suburbs. They could be turned into parks, green areas for a wide uses rather than being barely being used. If people want to use these they can travel to them. Hold your consultation/information sessions outside of business hours, when people of working age can actually get to them, otherwise all of your sessions will be filled with retirees.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

The reliance on Greenfields is creating ghettos with ridiculously long commutes. It is terrible for lifestyle, locking in carbon consumption to have a workforce living so far for from their workplaces. The State govt plan must take control of, and loosen planning laws that prevent infilling in established areas.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Don't over-rely on greenfield/brownfield developments. It locks in long commutes which has a terrible carbon price. The state govt must take action to over-rule

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Why can we not add a house on to an existing block? Requirements such as doors facing streets, a mix of facade materials, 7 metre frontages, carports not extending beyond buildings? these rules are ridiculous and place the entire burden of wish-lists by activist state govt and councils on latecomers to housing. Either force owners to apply these rules every time a property changes hands or drop these ridiculous requirements. Anyone of working age will be forced into a long, environmentally destructive commutes, away from family and any support networks while suburbs near to the city are reserved for retiree NIMBYs. This is not a choice.

What neighbourhood features enhance living and working locally?

Other (please specify) - Allowing ad-hoc infilling in established suburbs. Suburbs people are already familiar with. It is not reasonable to expect people wanting to start a family to move 30 km away from existing family.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It can't. The types of supporting infrastructure people need can take years to appear. It's more than just school, shopping centre, doctor.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

If people are expected to move to areas more than 50 min journey from friends and families, they may as well move interstate to regional Victoria (where services exist)

What do you see as the benefits of greenfield development?

It may be faster, but it's a fast sugar hit. The properties built are large suburban homes that use up a lot of space now that may be needed later.

What do you see as the potential drawbacks of greenfield development?

It locks in an underclass, usually workers into outlying ghettos with few services, few social family networks, builds in long work commute times (and carbon use), builds inappropriately large suburban houses and lawns that require more water. More roads need to be built and maintained. It's too expensive for most gen Y and Gen Zs who have been so drained by rent and insecure that they cant have barely any savings for a deposit.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Higher density living and building in greenspace. Organic infilling. eg, Kids want to leave home. Parents may want to convert a shed or build a granny flat for the kid to live in. At the moment, hypervigilant planning laws prevent this. Parents may want to build two smaller units on their property for a kid and retirement. This is very hard because of planning laws. There is no disorientation, isolation for the adult child, no tearing away from support networks, not being forced to buy a car, and no new people are even being added to this suburb.

What do you see as the benefits of infill development?

People living in existing suburbs, close to infrastructure, a boon for local businesses, close to workplaces, close to friends and family, more social cohesion, (no 'gated' communities), a healthier age spread, no disorientating moving away.

What do you see as the potential drawbacks of infill development?

Political issues from NIMBYs and wealthy boomers who consider it a right to live in a 4 bedroom house on their own and spend their bountiful spare time blocking any and all developments that will change 'the character' of their suburb.

Where should strategic infill sites be located?

Infill should be anywhere. It needs to be very widespread. If planning rules are relaxed, they will find their place. Strategic infill is woefully inappropriate to address the scale of homelessness. It needs to be high density and evenly spread throughout Adelaide. If you pick only a few sites, and put all of the burden on these areaa, it may as well be greenfields because local services will be overwhelmed. It's a very stark choice. Either widespread, affordable infill (high density apartments) or people living in tents.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Preserve space along freight corridors for logistics businesses. Preserve space around Osborne and allow infilling in surrounding suburbs for small satellite industries, preserve frontages and historic buildings but dont block development for specious justifications around 'character'. The knowldedge economy operates in teams of seldom more than 10, allowing homes to be used as businesses by removing rigid zoning will solve this issue.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Preserve designated natural areas. Stop people extending their properties several metres into reserves. When land is bequested to the state govt for use as parks or nature areas, this must be honoured. Instead of greenfilling areas, build high density and set land aside in a trust for re-vegetation.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Your urban green cover planning laws have disastrous secondary effects. They have incentivized people to cut down every tree on their property before they reach one metre diameter. It penalises people who do plant and grow native trees from making any extensions, subdividing land to build more than one dwelling etc and rewards property owners who maintain their properties in a permanently denuded state. Trees can be replanted and will be by people that care. The people that dont care will keep their properties without lawns and barely any vegetation. At the moment, all of the burden unjustly falls on newcomers to home-ownership with no incentives for people to grow trees. A discount to council rates? an assurance that if you have a history of planting multiple trees that council (on sa plannings behest) will not step in refuse a request when you need to remove one?

What do you think Adelaide will look like in 15 to 30 years' time?

If the current plan is used in 30 years time, we will have several half completed brownfill projects (some paused by NIMBY activism as a central cause to rally around), an outlying ghetto of greenfield suburban houses that experience water shortages, social isolation, no community sense, social problems, lack of nearby services and bad schools). We will have locked in a regional social strata in a way never seen in South Australia. Public land will be filled with tents to house all the homeless. (diligently cleared weekly by police/council over 'concerns about the safety and living conditions of the homeless') We will have an inner belt of expensive, exclusive suburbs with four bedroom houses and one elderly occupant being serviced by care workers facing a 1r each way commute through congested roads to get to their workplace. The tree cover on private properties will be reduced because people will remove trees before they reach 1m diameter. Councils and State Govt will continue to plant non native species and clear land around all of their own buildings.

What is most important to you?

Climate change
Housing
Open green spaces
Inclusive Communities
Jobs

What are your concerns for the future of the Greater Adelaide region?

There will be widespread homelessness, disadvantage will be locked into specific areas. We will have a dead inner city and inner to mid suburban belt occupied almost exclusively by wealthy retirees. Commute times for the employed will be long and roads from Northern and Southern greenfields will be congested. The greenfields developments will still not have a lot of services, so long travel to other suburbs will be required, which will mean large fossil fuel use. Many people under 40 without wealthy parents, will be forced to live in high occupancy share houses (5+) a long way out of the city with 4+ cars required for work parked in one driveway. Often rooms will be shared with bunks. Rent will be so expensive that they will be permanently trapped in this situation, unable to ever acquire enough savings to buy into the artificially restricted housing supply. Those unlucky enough to be in the top 5% of rental applicants will be living and working from a tent. The summer heat will be unbearable and there will be heat related deaths.

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

Don't lock in long commutes, encourage local, high density housing with natural airflow, reliable public transport. Stop encouraging free-standing homes with a lawn, far away from where people work and where all their families and friends live!!!

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

It's two blocks from a creek where a track goes up a steep hill with native veg, koalas and kangaroos. It's close to a supermarket.

What do you think your local neighbourhood is missing?

Character.(which doesnt come from design rules). There is no community. The people aren't friendly, resent renters and have built fortresses of isolation. No close public transport.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Please commit to changing planning laws and not rigidly locking in zoning, nor continuing to force supply restrictions. This is a crime against current and future generations, in the name of an arrogant pursuit of perfection. Having someone living in a suboptimal dwelling is better than homeless, forced to live in unsafe share houses or with abusive partners. This is one if the worse crises this state has ever faced and it's causing fear and worry to everyone. (if not for themselves than for their children).

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The strategic approach emphasises central planning. But there is no reference to the role SA planning laws play in restricting housing supply. This is the elephant in the room. It's akin to talking about tackling climate change without mentioning fossil fuels. If arbitrary planning rules restricting subdivision, building granny flats, higher density are removed from council's hands, then housing stock can grow organically so the increase is spread across all suburbs. This means the requirement for services are better spread (existing service businesses can take on another staff member, rather than new businesses having to startup, find their feet, possibly fail and another try) New suburbs are serviced by template franchise businesses with no character at all. But I guess that doesn't matter if it's Not in My Backyard?

Growth Management Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
Adelaide SA 5001

Dear Team

RE: Development of High-rise apartments on Torrens Road

Firstly, I realise there is a housing emergency and high-rise is the obvious solution to provide homes for many people/families without creating enormous urban spread.

However, there needs to be a lot of consideration about where to put such developments. Established older areas, with beautiful homes and tree-lined streets is not the place. Arterial roads which are single lane and clogged with traffic already (it often takes 3 or 4 changes of lights to cross the Addison Road/Cheltenham Parade intersection when travelling towards the city from the western end of Torrens Road), is not the place.

If high-rise apartments were being considered for Torrens Road and surrounds, the planning should have happened *before* the industrial estate was built adjacent the St Clair development. That was prime land, close to train, bus and shops – halfway between city and coast – for housing. Industry should be pushed out. Now on Torrens Road opposite St Clair there is another industrial development underway.

Why is it that industrial development happens and then housing needs are left as a secondary consideration?

High-rise is necessary but how and where it happens is important. Infrastructure, environment (that is, not destroying trees that already exist – replanting does not replace the damage caused, as mentioned on Charles Sturt website) and other considerations must be appropriately taken into account.

Please do not proceed with plans for high-rise housing on Torrens Road west of Addison Road, which will impact thousands of people's lives, without due consideration of the above.

Yours in hope

Lyn Howland



DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 12:37 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Gustav Dion
Family name:	Lindholm
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	The proposed additional urban development should not be concentrated solely in and about Victor Harbor and Goolwa, There are long existing "Deferred Urban" zones in Middleton and Goolwa which should be developed, and existing farming land at Middleton, Strathalbyn, Chiton and Hindmarsh Island could be utilised for future urban development as it is not productive/viable agricultural land. My land at Brickyard Road, Chiton, lies adjacent residential development, the Fleurieu Aquatic Centre and the proposed new "health" precinct. The location and disposition of this land lends itself to urban development, not an agricultural use. Further, the current Rural Living Zone require minimum allotment sizes of 7.0 hectares. This is irrational given its size and proximity to urban development. Distribute future urban development across wider areas so that the local communities share the impacts and benefits, and definitely avoid productive agricultural land.
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 10:16 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Hayley

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Forward planning of what is on the horizon with predicted climate modelling, plan for the worse case scenario. Listen to scientists, and put the health of communities at the fore rather than economic interests. And get tougher on building guidelines, make efficient homes more than a guide line, but a law.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Be adaptable and flexible with changing zoning when required - go from commercial to residential easily, or having mixed housing types like higher density without too many restrictions. Have better data base of housing use and stronger approvals strategy with Airbnb and holiday homes - how do you know if you can 'home' all the workers and the people in your community if you don't understand at any given time how many Airbnbs operate and how many workers in your region need housing. You can't be relying on out of date ABS census data and letting the market do what it wants.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Reduce red tape and abolish unnecessary council regulations that were created for aesthetic purposes, rather than for practical reasons, i.e., resident building must be set back a certain distance (usually a long way) from the road to look like the rest of the properties or to please a certain aesthetics. Despite the suburban front yard being a waste of space that is under utilised and could be taken up instead by house space or backyard space, or even council green space.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Have all that a community needs to not need to travel out of the development area - parks, cafes, community garden, somewhere for the community to gather.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Not greenfield development.

What do you see as the benefits of greenfield development?

None

What do you see as the potential drawbacks of greenfield development?

Urban sprawl, loss of arable land, lack of services, reliance on cars which changes the dynamics of the community feel, and forces kids to be driven around rather than easily riding/walking to their friends/shops/schools.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Closer to essential services, promotes walking and riding to close by locations, less reliance on cars as they can be close to existing public transport, stronger community connections, cheaper development costs.

What do you see as the benefits of infill development?

Closer to essential services, promotes walking and riding to close by locations, less reliance on cars as they can be close to existing public transport, stronger community connections, cheaper development costs.

What do you see as the potential drawbacks of infill development?

If forward planning isn't done right, then overcrowding of the streets could occur.

Where should strategic infill sites be located?

Near train and tram lines, major shopping precicts, Marion, Seacliff, Noarlunga, Seaford, Glenelg (wherever there are established shopping hubs and good public transport)

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Help to turn all the underutilised commercial properties in the city as apartments and support more shared office space in the suburbs.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Places for communities and council to grow fruit trees and herb gardens to help feed the community. Just listen to whatever the scientists recommend.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Should power lines be going underground to allow for a greater canopy cover?

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I would suggest having stronger plans in place to making greater Adelaide easier to travel around using various transport options like e-scooters, bikes, walking, and not prioritising cars. With a cost of living crises that will continue as climate change affects our hip pocket, more people will be looking for cheaper and environmentally friendly modes of transport.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 27 August 2023 10:09 PM
To: Woods, Bret (DTI)
Subject: Hefree completed Greater Adelaide Regional Plan Discussion Paper Survey

Hefree just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Heath Hunter

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

I would like to see some of Adelaide's concrete drainage channels restored to natural, revegetated creek lines. This would create more habitat for wildlife, and create cooler, more interesting places for people to move through or spend

time in. The drain that runs adjacent to Eastern Parade at Ottoway would be a perfect opportunity for this. I would like to see more resources dedicated to controlling woody weeds (such as Olives) along creek lines in the hills face zone. This would improve biodiversity outcomes along these corridors and further downstream, and it would reduce bushfire risk. Slape Gully would be a good place to start, as this gully supports a number of threatened flora and fauna species, and it's in close proximity to Adelaide.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

By incorporating existing mature native trees into the design, instead of felling them and planting small exotic trees in their place.

What do you see as the benefits of greenfield development?

Powerlines are underground.

What do you see as the potential drawbacks of greenfield development?

Usually mature native trees are felled to make way for greenfield development. Planting saplings of exotic tree species does not make up for the loss of mature native trees.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

By not allowing mature native trees to be felled for such development.

What do you see as the potential drawbacks of infill development?

The loss of significant old trees.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Please prioritise the planting of indigenous species over exotic species wherever possible. Please include understorey plantings wherever possible - understorey is just as important as canopy cover.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 27 August 2023 9:04 PM
To: Woods, Bret (DTI)
Subject: Hefree added a marker in the map 'Greater Adelaide Regional Plan Discussion Paper Interactive Map'

Hefree just added a marker in the map 'Greater Adelaide Regional Plan Discussion Paper Interactive Map' with the responses below.

Category

Environment & Natural Resources

Your Comment

Slape Gully forms part of a natural biodiversity corridor along Second Creek. This gully is home to many rare and threatened flora/fauna species. But it's under threat from weed invasion - including declared weeds (such as Olive) and "Weeds of National Significance". Please dedicate resources to woody weed control along this creekline and other biodiversity corridors to support native species and reduce bushfire risk.

Add Image

No Answer

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 27 August 2023 8:43 PM
To: Woods, Bret (DTI)
Subject: Hefree added a marker in the map 'Greater Adelaide Regional Plan Discussion Paper Interactive Map'

Hefree just added a marker in the map 'Greater Adelaide Regional Plan Discussion Paper Interactive Map' with the responses below.

Category

Environment & Natural Resources

Your Comment

This "concrete creek" at Ottoway could be restored to a natural, revegetated waterway. This would provide habitat for wildlife, and a much cooler, more inviting place for people to move through or spend time in.

Add Image

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/5a5186f205f2dacbc7bde5561228a7e300e5a56e/original/1693134428/12a12bf0fa373f8a1ba210a2d97b61fe_Ottoway_Concrete_Creek.jpg?1693134428

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:58 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Helen Taylor13 completed Greater Adelaide Regional Plan Discussion Paper Survey

Helen Taylor13 just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Helen Taylor

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Include the word 'connected' (as in to hubs) to highlight the importance of transit/mobility and the interconnection between housing and transport

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

-STOP future green field development - instead retain green field space for biodiversity and habitat restoration - Protect tree canopy and wild spaces (see the comprehensive SWWAN submission regarding these issues) -Commit to infill development in order to protect existing wild spaces, agricultural spaces and utilise and improve existing public (and transport) infrastructure -Reduce current and projected carbon emissions by prioritising investment in suburban and regional (electric) rail technology to link towns, cities and regions

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Focus housing development in existing urban and suburban areas (not periphery) to enable access to existing facilities and infrastructure. . Improve public transport choice, particularly rail and tram. Prioritise moving people over cars - make public transport the preferred option for everyone regardless of demographic. This needs to be done by curbing and removing parking spaces, and instead investing in active transport options: creating a comprehensive network of separated cycling & walking routes (safe enough for kids and the elderly), seating/shade/lighting/bike parking infrastructure everywhere people live and work, slower vehicle speed limits and more traffic calming measures in residential areas, Maintain and expand accessible (walkable) community spaces and facilities - parks, libraries, community gardens Invest in diverse social housing options that address sustainable design, cost and affordability and the living needs of changing populations (single dwellings over massive family homes)

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Transition away from fossil fuels NOW Community renewable energy networks in the exisiting suburbs Electric rail and tram infrastructure to encourage local business establishment (more reliable than bus routes which can change) Maintain and increase technology hubs for tertiary and academic sector links Zero waste economy and environment: consider plastic and waste crisis - invest in research into soft plastics alternatives (and recycling) Legislate against ALL single use non-biodegradable plastics

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Restrictions on short term rentals (often vacant) Invest in public housing and adopt private projects like the Nightingale apartments Educate the public about planning issues - the economic costs of suburban development, and the health and environmental benefits of medium density walkable and connected cities (the YouTube channels https://www.youtube.com/c/notjustbikes and Uytae Lee's Stories about here provide good examples)

What neighbourhood features enhance living and working locally?

Other (please specify) - All of the above and walkability

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

With great difficulty. I don't think it is feasible as the amount of space and infrastructure required is too damaging for the environment. There are better solutions.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Medium density.

What do you see as the benefits of greenfield development?

Outdated Australian dream that was car centric and is no longer appropriate given the climate, environmental and social challenges we now face.

What do you see as the potential drawbacks of greenfield development?

Reduction and loss of wild spaces and native habitat and biodiversity Increased car dependency (not good for planet or human physical and mental health) and increased emissions (transport and housing) Increased financial cost of servicing outlying suburbs with public and community services and infrastructure (transport, health centres, schools, etc etc)

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Bringing people closer together focuses on human needs not the vehicles they own/drive (or don't) and medium density housing enhances walkability, and active transport options, especially cycling. Public places that are used. Reduces energy requirements and makes better public transport options feasible

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What do you see as the benefits of infill development?

See question 16 - future and climate oriented solutions.

What do you see as the potential drawbacks of infill development?

Public perception of overcrowding perpetuated by media and developers pushing the desirability of the so-called 'Australian dream' rather than research around the benefits of active transport

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Where should strategic infill sites be located?

Across existing built environments in the GAR, Particularly along routes where public transport especially rail/tram infrastructure exists or can be more easily incorporated On ex-industry sites

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Biodiversity loss. Let's use what we have smarter and more efficiently rather than ever expanding

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Retain what we have and build up not out. Improve what we have by prioritising the protection of remnant vegetation.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Keep what we've got: Legislation around tree canopy. Stronger laws, closing loopholes and stronger penalties. Plant more: incentives for businesses and individuals to establish (plant and maintain) local, native, climate resilient species that provide shade for humans, cool urban areas and create habitat for local fauna..

What do you think Adelaide will look like in 15 to 30 years' time?

If we continue as we have in my lifetime a sprawling mess (like many US cities) If we adopt the climate focussed and walkable city European style planning options, a much better place to live! My son was a cyclist killed on the roads and I hope I live to see the latter!

What is most important to you?

Climate change
Open green spaces
Housing
Inclusive Communities
Jobs

What are your concerns for the future of the Greater Adelaide region?

Ongoing green field development -further loss of biodiversity Poor transport planning leading to ongoing private vehicle dependency Impact of severe weather events (bushfire/flood/ storm surge/drought) on environment and communities Coastal and waterways degradation

---

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

Other (please specify) - Depends on circumstances - my partner until my mother needs care and then most likely with her to support her, further on return to partner or alone

---

What part of the Greater Adelaide region would you like to live in?

South

How can Greater Adelaide be more sustainable and respond to climate change?

Infill medium density housing Extend public transport network (frequency, distance, modes) and prioritise over private vehicle infrastructure Create walkable liveable localities (eg automatic pedestrian lights at crossings, traffic calming measures) Electrify everything Build community resilience for climate related disasters Plant more shade trees to cool urban areas Renewables not fossil fuels

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How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Open green space and natural environment - native flora and fauna Clean air and lack of pollution Security and safety (other than bushfire risk)

What do you think your local neighbourhood is missing?

Transport!! Ways to get to the city (or other suburbs or localities) if you don't/can't drive! Green waste options Multicultural and linguistic diversity

---

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Please prioritise climate/environment - by reducing emissions, protecting biodiversity and addressing waste through innovation and recycling. Please prioritise human experience by creating safe walkable (and cycling friendly) neighbourhoods that include places to live, work, learn, eat, play, exercise, and relax.. and are connected by efficient and affordable/accessible public transport.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Let's make Adelaide the most sustainable and liveable city in the world. We have the environment, the climate. the geography and, the knowledge and incentive to be world leaders.

Respondent No: 8
Login: Anonymous
Email: n/a

Responded At: Aug 15, 2023 16:48:48 pm
Last Seen: Aug 15, 2023 16:48:48 pm
IP Address: n/a

Q1. **What is your name?** Henrietta Smythe Jones

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

More facilities available within these housing regions, you build new houses but expect to use the local hospitals, schools dentists etc without any capital investment in these areas and then are surprised when they are well over their capacity lack of foresight.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Not chop down all the trees, more native planting.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Better roads and schools.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Allow more capital business investment in regional areas so people don’t have to drive to work.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Stop the local councils having the power on how they instigate the planning legislation, there should be no difference between councils in their application of the rules but there is, stupid that one planning officer deciphers the rules to suit their wishes and interpretation.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Establish mini satellite towns with all the facilities needed.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Plenty of green spaces between developments, plus business infrastructure and investments for local jobs.

Q14. **What do you see as the benefits of greenfield development?**

None, you are using prime agriculture land.

Q15. **What do you see as the potential drawbacks of greenfield development?**

People then drive an hour to work.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Utilise the old buildings that are already there, never have I seen so many falling down houses, barns, farms as in SA because you don't allow them to be reutilised - really stupid.

Q17. **What do you see as the benefits of infill development?**

Keeping people in the towns, especially families who have lived all their childhood in the area.

Q18. **What do you see as the potential drawbacks of infill development?**

Lack of infrastructure schools, hospitals etc.

Q19. **Where should strategic infill sites be located?**

Where they are available.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Rural areas where there is a rental shortage knock on effect can't get employees to do the jobs.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Stop building on green zones.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

More tree planting, upkeep of green zones.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Stop all these investment houses being used as tourist accommodation, these owners should pay more council tax with a reduction in local council tax Florida has not tax because of the tourist levy.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 6:01 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP_Hulya-Gilbert-submission_5-Nov-2023.pdf

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Hulya
Family name:	Gilbert
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Please find attached my submission for the Discussion Paper, GARP. Thanks
Attachment 1:	GARP_Hulya-Gilbert-submission_5-Nov-2023.pdf, type application/pdf, 268.5 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

GREATER ADELAIDE REGIONAL PLAN (GARP) DISCUSSION PAPER

Submission by Hulya Gilbert

Thank you for the opportunity to make a submission for this important process. The Discussion Paper regarding the new plan for Greater Adelaide offers both a critical and timely opportunity to reassess the planning and transport priorities in Greater Adelaide, yet unfortunately demonstrates a lack of understanding of these priorities. The Discussion Paper contains both contradictions and disconnections between the high-level aspirational goals and the actions listed, for example in the context of transport planning. In its current state, this lack of coherence is so notable that it gives the reader a feeling that different parts were written in isolation and without any overarching objectives, with the resultant parts simply combined into one document at the end. For instance, on the one hand it advocates 'local living' while on the other pushing forward measures that would directly eliminate any possibility of local living. Such contradictions raise concerns that the political motivations and objectives of the day are being written in without the realisation that these are at complete odds with the rest of the document.

Urban form, land use and sustainable transport integration

Compared to previous plans for Greater Adelaide, GARP seems to be explicitly pro-sprawl, meaning that it champions low-density housing developments located at the edge of the city (on land formerly used for farming or other non-urban uses) with no current infrastructure provision.

This stance is evident throughout the paper, for instance via the erasure of previous greenfield/infill targets in the previous plans (85/15), the emphasis on freeways to orient future development and through the public comments made by the Premier and the Planning Minister (e.g. urban sprawl is not a dirty word/whipping boy[1]) as well as the perception of the Chair of the Planning Commission (e.g. 'drive till you can afford' model is the way to go[2]).

There are several problems with this stance, for instance, there is an overwhelming body of evidence from overseas and Australia, including South Australia (e.g. ongoing problems with the previous similar developments such as Mount Barker) that this type of urban form creates several social, environmental and economic problems. Although the recent commentary from the Planning Minister acknowledges the mistakes of developments such as Mount Barker[3], the aspiration to create more developments, just like Mount Barker dominates the Discussion Paper. Indeed, the image on page 89, showcasing the experience of a family living in Mount Barker and enjoying the long commute acts like an advertisement for such a car-dependent lifestyle.

Other problems within the plan in relation to transport planning are the apparent neglect of sustainable forms of transport such as public and active transport with no specific mention of the expansion of public transport or active transport networks. Similarly, the consideration of active transport looks like an after-thought or as the last resort for people who have no other options available to them, rather than having provisions to make this form of moving around, along with public transport, as the most desirable, most viable and attractive options for current and future residents.

There is also a heavy sense of 'resignation' within the Discussion Paper around private car use, reflecting the mindsets that 'Adelaide is and will always be a car city' or 'we need to give people a choice in terms of their transport practices'. Again, there is a large body of evidence against these mindsets. For example, it has been long established that cars do not provide freedom but create dependencies due to the resultant lack of viable alternatives. For many, they use cars because they

have no other options, so it is not really about choice, but about a lack of choice. Indeed, it is forced car use, with the prominence of private car usage in Adelaide a direct result of explicit previous planning (e.g. greenfield or low density, segregated and single-use zoning, minimum car parking requirements) and transport decisions (e.g. ongoing neglect of public and active transport investments while building more high-speed roads). The lack of understanding of 'car dependence' in the Discussion Paper, and the increasingly heavy social, economic and environmental cost attached to car dependence and the sense of urgency it requires, is quite alarming.

In terms of the relationship between urban form and transport modes, the Discussion Paper itself confirms this insight by referencing an analysis on pages 26-27, yet still supports the urban form dominated by greenfield developments at the fringe, which can only be accessed by cars, thereby undermining its own goals of being equitable and greener. Overall, the Discussion Paper (and the public comments by the Premier, Planning Minister and the Chair of the Commission) reads as if this car-dependence is something to be proud of and something that needs to be protected rather than developing decisive and bold plans to address it. This is particularly evident in the choice of words used to describe freeways as *spines*. Given that the spine is one of the most important parts of our bodies, assigning such importance to freeways which are associated with several social, economic and environmental issues (while failing to fulfil their primary objective of addressing congestion as detailed in a recent analysis)[4] is rather concerning as it flies in the face of creating a better, healthier, more sustainable future for South Australians. If metaphors were to be used, the term 'spines' would be more appropriate to describe public transport and active transport networks, which are currently missing from the key maps and discussions around future growth.

Language is extremely important when developing such strategies, as it has the power to distort reality. As highlighted by urban planning professor Marco te Brömmelstroet during his recent visit to Australia, including Adelaide, language does not neutrally mirror reality instead we make new realities as a result of the language we choose to use. Language shapes the world we live in as it changes our view of the world and our actions within this world[5]. So, it should be an utmost importance to choose a language for GARP that reflects our values and aspirations towards a better, equitable, socially connected, environmentally sustainable Greater Adelaide that we will be proud to pass on to today's children and future generations. Calling the freeways 'spines' does not align with this vision, but quite the opposite, undermines it, especially in the context of the social, economic and environmental burden that it will create for future generations.

The erasure of the targets within the previous strategy (30-Year Plan for Greater Adelaide) such as modal shifts and the targets to have 90 per cent of the residents living in walkable neighbourhoods by 2045, is consistent with the notion that GARP is essentially accepting Adelaide has given in to car dependence and will make no meaningful attempts to reverse it. An alternative to this would be clearly devised targets around the amount of public and active transport infrastructure as well as the evidence-informed social programs needed to achieve specific targets for modal shifts (e.g. increase the proportion of kids walking and cycling to school to 75% by 2040). There are several examples around the world confirming the benefits these kinds of targets have in increasing the accountability of decision-makers as well as the institutional and public capacity to monitor, benchmark, evaluate and adapt to ensure success.

Another way in which the Discussion Paper heavily promotes car-oriented growth is the references made to the major road projects such as the North-South Corridor, Southern Expressway and Northern Connector as well as the major intersection upgrades that complement them. For instance, throughout the plan (and at the information session I attended) the money spent on these roads is used as a justification to create developments that rely on them. This sounds as absurd as saying that

'we spent so much money to buy all these cigarettes, we now have to make sure that they are all smoked'. GARP has much to gain from recognising the true cost of such developments, for instance, induced demand and the social, economic and environmental impact on societies by destroying the urban fabric and dividing communities. It is confusing to see how the Discussion Paper does not consider the social (e.g. loss of heritage), environmental impacts (e.g. loss of trees, increased traffic noise and pollution) and the community concerns around these road projects, while emphasising the same concerns in the context of the existing urban infill practices.

While the Discussion Paper does reference the integration of land use and transport, it seems that by 'transport', it means 'car-based transport', instead of 'sustainable transport' such as active and public transport. There needs to be a fundamental change to convert GARP from 'a pro-car, pro-development accessible only/mainly by car' to 'a plan which aims to create walkable, cyclable neighbourhoods with connection to high-quality public transport when accessing daily destinations such as schools, childcare centres, shops, health services and employment'. One of the ways in which this can be achieved is by adopting the principles of child-friendly cities as an effective method to create socially, economically and environmentally sustainable communities i.e. if we can create cities that are great for children, they would be better for everyone else[6]. Indeed, the gross neglect of children and their health and well-being in a discussion paper about the future of Greater Adelaide is quite worrying.

Where else to put houses[7]? How to do infill better?

The use of the housing crisis to justify building on the fringe as quickly as possible renders GARP a rushed and reactive plan, with insufficient thought to the longer-term effects for people and the environment. Moreover, references to the *quantity* of housing across the Discussion Paper is so dominant that it negates reference to other dimensions such as quality, diversity and ecological sustainability. There is also no clear information about what proportion of the 300,000 new houses will be social or affordable housing, what kind of inclusionary zoning will take place, what the distribution of diverse housing would be, how the other structural issues such as taxation, vacancy rates, short term rental housing will be addressed to ensure that the current housing target will achieve its intended outcome i.e. solve (or significantly contribute to solving) the current housing affordability crisis.

The heavy focus of the Discussion Paper on greenfield developments contradicts not only existing research evidence but also the principles within the South Australian Government's own *Planning, Development and Infrastructure Act* (2016). For instance, Part 2 (14b) under the Principles of Good Planning states (emphasis added):

(i) preference should be given to accommodating ***expected future growth of cities and towns through the logical consolidation and redevelopment of existing urban areas;***

(ii) ***the encroachment of urban areas on areas of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances****;*

(iii) urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure;

As a key justification of (sub)urban sprawl, the Discussion Paper refers to the problems and public concerns around the previous urban infill practices. The key problems listed are car parking, loss of trees and loss of privacy. The use of these concerns to justify car-dependent developments on the fringe is fundamentally illogical and could only be described as a mere excuse. Although it is true that the previous urban infill practices were done in an ad-hoc and problematic way, a more logical

conclusion is that 'we need to do urban infill better' which is admittedly acknowledged in the Discussion Paper but also contradicted in other parts.

Again, the evidence supporting the notion of a compact city is clear as it concentrates dwellings, places and people, shortens distances between our key destinations, makes active and public transport more viable and fosters social connection. However, in order to achieve these outcomes, urban infill needs to be done in a careful manner through better planning and design guidelines, better community engagement and improved diversity in the providers of such developments (e.g. beyond private and for-profit). There are already frameworks and guidelines that exist both inside and outside of Australia which illustrate how this can be done. One way of doing this is reassessing car parking requirements, for instance, by removing the minimum car parking requirements for certain locations/densities and instead investing in the improvement of active and public transport accessibility for these locations. A detailed analysis of the current active and public transport networks would be useful in identifying such locations and complementing these areas with further investment in active and public transport. Similarly, GARP needs to consider engaging in creative approaches to delivering urban infill to prevent further tree loss.

Local living?

Although the Discussion Paper refers to 'local living' which is encouraging to see, this appears to be rather tokenistic, with no details as to how such a critical yet complex and grand goal can be achieved. More importantly, the rest of the plan is littered with actions that are at odds with this goal. An examination of the local living policies across the world (e.g. Portland, Singapore, Shanghai) can assist with understanding the challenges in delivering such policies and the possible solutions and specific actions to address them.

In terms of the determination of non-greenfield locations for additional houses, GARP can also utilise the existing studies that provide valuable guidance in this direction. For instance, a study[8] done in Melbourne (2010) provides an easy-to-replicate methodology combining GIS mapping and scenario making based on transit-related planning principles and urban design criteria. This study shows that, with modest density increases around activity centres, the population growth can be easily accommodated within already built-up areas. Given the amount of undeveloped land along Adelaide's railways, this methodology is worth replicating for GARP, prior to committing to any greenfield developments at the fringe.

Similarly, another valuable resource is a book written by scholars at Swinburne University, '*Greening the greyfields: how to renew our suburbs for more liveable, net-zero cities'* [9]that lists the ways in which low-density, car dependent middle suburbs can be further developed in more sustainable ways. The approaches used in this book make valuable alternatives to conventional urban infill practices that create additional problems and are subject to public backlash.

Once again, simply stating that 'people don't like urban infill therefore we have to listen to them' is not sufficient grounds to deprioritise it. Instead, there needs to be a genuine commitment to do urban infill better. Moreover, all infill options need to be considered and exhausted, including the development of lazy land such as car parks, prior to considering (sub)urban sprawl as an option. In addition, all other initiatives to address structural issues (e.g. vacancy rates and short term rentals) need to be exhausted prior to considering a greenfield at the fringe option. Such greenfield development, as a way of providing housing and private cars as a way of facilitating mobility, should not be the default, but be the option to be used in exceptional circumstances (in fact be the last

resort) if GARP is serious about achieving equitable and greener communities and achieving net zero emissions.

Climate crisis

Although the Discussion Paper acknowledges the climate crisis we are living through, it does not make a convincing argument that GARP will be well-tuned to these challenges and will adjust its actions accordingly. Unfortunately, it is quite the opposite, with the majority of actions promoted in the Discussion Paper (such as low-density housing at the fringe, more freeways to support these developments, and the destruction of more environmentally sensitive areas) being well-known for their worsening effects on global warming.

GARP will greatly benefit from being viewed through a social and environmental justice lens. Otherwise, in its current form, it will contribute significantly to greenhouse gas emissions, urban heat islands and so on. Given the declaration of a Climate Emergency in SA, it is quite alarming to see the level of ignorance of the connection between the urban form, housing type/style, transport mode and global warming, beyond the abstract mentioning of these issues. For instance, Figure 2 on page 49 recognises the importance of active transport and the environmental burden that car-based transport creates, while the rest of the Discussion Paper seems to completely turn its back to active transport. Moreover, active transport is treated as something, some people might choose, rather than placing it front and centre as a very effective tool for creating socially and environmentally just communities.

For example, in the context of the emphasis on the choice to drive throughout the plan, the principles such as '*capitalise growth in areas well serviced by active travel networks, including designated cycleways, such as the Mike Turtur and Amy Gillett bikeways'* does not mention any plans or intentions to expand these bike networks in the future.

Similarly, there appears to be a prevailing assumption guiding GARP that active transport is useful but mainly for recreational purposes. The information on the prevalence of bike lanes in Riverlea Park and Buckland Park confirms this as there is no reference to how such a development can integrate the land use and these bike lanes to enable cycling for utilitarian purposes. Similarly, there is no recognition of the problems around such locations being extremely difficult, if not impossible, to connect to the outside (e.g. Adelaide CBD) by active or public forms of transport.

In light of these issues raised above, I strongly suggest that the development goals of GARP be integrated with a state-wide public transport and active transport plan. Otherwise, it will repeat the past mistakes of building more and more car-dependent housing both infill and greenfield, and move further and further away from a socially and environmentally sustainable, healthy Greater Adelaide. Adelaide already has one of the worst cases of congestion in Australia and this should be a stark reminder that building more of what is not working (and causing a lot of trouble, including increasing rates of road violence[10]) is not a plan for the future but needs to be replaced by a vision that privileges public and active transport.

Designing with Country?

Although there is some reference to Aboriginal people and cultural heritage, the Discussion Paper makes no clear commitment to the utilisation of Aboriginal knowledges and perspectives in the sustainable management of our land and key resources in addressing the current challenges posed by global warming. There is again a growing body of evidence on the importance of indigenous knowledges for ecological development and GARP should consider adopting a framework around

designing with country, if it is serious about creating sustainable places that are more resilient to the many fast-approaching climate challenges such as heatwaves, bushfires, floods and other extreme weather events. One example of such a framework is the one developed by the Government of NSW (*Connecting with Country*). Such a framework, along with the direct and ongoing input from the Aboriginal communities, would be instrumental in guiding GARP to become a transformative plan in the context of the current climate emergency.

With its overemphasis on growth and its neglect of social goals, in addition to the environmental goals mentioned above, GARP not only needs to acknowledge the importance of social outcomes but also ensure that social outcomes and social goals lead the vision for the whole plan. This can be done by first identifying our social needs (common good vs. individual choices) and then the identification of the economic means to achieve these social outcomes within the environmental constraints (more information on this approach can be found in Bertolini 2017[11]). For instance, in the context of addressing the housing affordability issue, instead of a reactive response such as 'we need to build this many houses as fast as possible, wherever it is easy to do so', GARP can start with a thorough consideration of key principles of creating complete communities in the right places with a diverse range of land uses that are accessible by active and public transport while acknowledging the critical role of the planning profession in delivering such communities.

GARP also needs to make a case that its housing policies are concerned with the 'housing needs' of the population and this is the guiding principle as opposed to the 'housing demand' which has a completely different meaning[12]. In its current form, there seems to be confusion between these definitions with the potential to produce outcomes that hinder progress in solving the housing affordability crisis.

Finally, in response to the suggestions from PLUS staff at one of the information sessions, in terms of the invitation for community members to suggest ways as to how things can be done, I have included a list of suggested reading and viewing, as these resources provide further details on some of the issues and ideas that I have discussed above. Thank you again for this opportunity to provide feedback on the Discussion Paper for GARP.

References:

[1] InDaily (2023) SA's planning minister wants to reshape debate over urban sprawl, Feb 16

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[6] Gill, Tim (2021) Urban playground how child-friendly planning and design can save cities. London: Riba Publishing

[7] InDaily (2023) 'Tell me where else you would put the houses', Aug 22

[8] Woodcock, I., Dovey, K., Wollan, S., & Beyerle, A. (2010) Modelling the compact city: capacities and visions for Melbourne. Australian Planner, 47(2), 94–104. https://doi.org/10.1080/07293681003767793

[9] Newton, P. W., Newman, P. W. ., Glackin, S., & Thomson, G. (2022) Greening the Greyfields. Springer Nature. https://doi.org/10.1007/978-981-16-6238-6

[10] Bureau of Infrastructure and Transport Research Economics (BITRE). (2023) National Crash Dashboard. Microsoft Power BI

[11] Bertolini, Luca (2017). Planning the mobile metropolis : transport for people, places and the planet. London: Palgrave

[12] Rowley, S., Leishman, C., Baker, E., Bentley, R. and Lester, L. (2017) Modelling housing need in Australia to 2025, AHURI Final Report 287, Australian Housing and Urban Research Institute, Melbourne, http://www.ahuri.edu.au/research/final-reports/287, doi: 10.18408/ahuri-8106901

Suggested reading:

- Ennis, Grant (2023) *Dark PR: How Corporate Disinformation Harms Our Health and the Environment*. Wakefiled, Quebec: Daraja Press
- Mees, Paul (2013) *Transport for Suburbia Beyond the Automobile Age*. Hoboken: Taylor and Francis
- Norton, Peter (2008) *Fighting Traffic the Dawn of the Motor Age in the American City*. Cambridge, Mass: MIT Press
- Norton, Peter (2021) *Autonorama: The Illusory Promise of High-Tech*. Washington, DC: Island Press.
- Stanley, Fiona J., Sue Richardson, and Margot R. Prior (2005). *Children of the Lucky Country?: How Australian Society Has Turned Its Back on Children and Why Children Matter*. Sydney: Macmillan

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 2:09 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Iain Alexander Cooper

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

A faster and easier way to get from A to B.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Encourage planting of native flora and the development of the urban tree canopy.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Provide a spectrum of housing options within the same area, so that communities have wider a wider socio-economic range, rather than being siloed into wealthy and poorer areas.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Invest strongly in ways to move Adelaideans from A to B faster. Time spent in cars is time not spent at work or not spent with families. It is a major drag on productivity.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Encourage redevelopment of areas that have the wrong type of housing currently; it is insanity that the CBD contains single story buildings.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield development needs strong protections and regulations to ensure that public spaces are built that are easily accessible to the people that live there. Too often we see housing developments with no parks or public facilities, just endless poor-quality houses. These areas have no natural way to foster community spirit.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Rapid mass transit to connect them to Adelaide. The housing crisis could be greatly helped if one could take a 20-30 minute fast train from Murray Bridge or Victor Harbor into the city.

What do you see as the benefits of greenfield development?

It's very expensive, so it provides on paper GDP growth.

What do you see as the potential drawbacks of greenfield development?

It's an incredibly inefficient form of development. It is supported simply by people being unable to imagine a city that looks any different.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Infill developments are supported by existing public spaces, and newly built public spaces tend to be more easily accessible than those built in greenfield areas. This encourages a sense of community.

What do you see as the benefits of infill development?

It is inexpensive and close to existing infrastructure. People living in infill developments do not experience the same alienation from society that those in outer greenfield developments feel.

What do you see as the potential drawbacks of infill development?

Regulations are lacking, resulting in poorly designed buildings that are marketed to investors for rent, rather than owners to live in. Many cities around the world have medium and high density homes that are comfortable to raise families in. Regulation is needed to ensure these homes are built.

Where should strategic infill sites be located?

In areas with existing transportation and other infrastructure. There should be a clear way of upgrading infrastructure in the areas to support the new homes. When the area lacks the infrastructure, it must be built from the start with the new homes.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Whether there are jobs demanded in greenfield areas. Otherwise we are condemning people to spend their lives in cars to commute to where the jobs actually are.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Some open space needs to be free. To many of our public and third spaces now are commercialised. This is particularly harmful for the socialisation of children and young people, who shouldn't need disposable income to enjoy open spaces.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Preventing the construction of new above ground power lines and stobie poles. New cabling should be underground. It is safer, better for the appearance of an area, and encourages the development of the urban tree canopy. There should be a plan to gradually move existing wires underground.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Redevelopment of the CBD should be strongly considered. It has plenty of existing public and open spaces for developing communities. It is madness that we build outwards and outwards while our CBD still has single story buildings.

Pospisilova, Lenka (DTI)

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 5 October 2023 12:17 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Iain
Family name:	Cooper
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Dear Mr. Holden, The Greater Adelaide Regional Plan discussion paper contains many admirable goals and objectives, particularly the objective of building a more equitable and socially cohesive place, under which housing affordability lies. It is unconvincing that 300,000 new homes will be sufficient to improve housing supply relative to our predicted population growth. Rather, it appears that 300,000 would maintain the existing supply-demand ratio. While there are many factors influencing housing prices, such as taxation policy and the availability of credit, these are outside the purview of state government and the commission. It is repeatedly stated by various leaders around the country that an increase in housing supply can deliver relief in housing and rental prices. The number of houses built or able to be built is within the control of the state government. The GARP should aim to stretch the number of potential new homes beyond 300,000, so that Adelaide enjoys some much-needed long-term downward pressure on housing and rental prices. The main lever the state government has to control housing prices is by increasing supply. Relative to the predicted population growth, 300,000 new homes are insufficient - it is treading water in the current situation. Warm regards, Iain Cooper
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 2:36 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Irulan

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What is most important to you?

Climate change
Open green spaces
Housing
Jobs
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

I think it may become overly car-centric. We need more public transport which is not just buses! More trains (such as one to Mount Barker) could greatly improve traffic on roads without the need for widening and destroying buildings/green space

---

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

By yourself

What part of the Greater Adelaide region would you like to live in?

East

How can Greater Adelaide be more sustainable and respond to climate change?

Better public transport, electric buses, more green space

How would you like to travel around the Greater Adelaide region in 15 years time?

Cycling

What do you like about your current local neighbourhood?

Green space

What do you think your local neighbourhood is missing?

Green space

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

More public transport please!

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 4:23 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Isaac Miller

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Outcome for Greater Adelaide: A city that maintains its beaty and ease of living for all with green spaces and easy transport for all. My issue with urban Sprawl is that commute times in peak hour just become silly because nobody is in

the position to take any mode of transport other than a car. The closer into the city or major work centres (Naval Shipyard, Technology Park, Airport, Hospitals etc) people can be, the better transport options are. This is how commute time can stay low in a growing city, not buy building lots in the northern dirt and making people drive on freeways just to get somewhere in their own city.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Outer Suburban Sprawl has a rubbish quality of life attached to it in my opinion. Who will walk at all if there is nothing in walking distance and there is no tree coverage? people will just drive and then clog up our hospitals 30 years later with heart disease. This is not fair compared to the people that can afford to live in the inner suburbs. Make it fair with higher density infill and shared green spaces with lots of public transport options.

What neighbourhood features enhance living and working locally?

Other (please specify) - Tree coverage. I am a big advocate that large tree canopies are the thing that most enhances quality of life. Even anecdotally the nicest suburbs I have lived in (Highgate, Colonel Light Gardens, Norwood etc) are so much nicer than others (Sailsbury, North Haven, Edwardstown etc) and the only difference (apart from house sizes and price) is tree canopy.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Trains. In my opinion if you live in Murray Bridge or Victor Harbour which are both so beautiful, there is no point if you have to commute for 2-3 hours per day by car. If rail is established and timely, people will have the opportunity to use commute time to read, plan for the day, work etc so when they arrive home then can actually enjoy their environment. I love the idea of living in Mount barker as an example but I wont go near it until rail is established.

Where should strategic infill sites be located?

Port Adelaide, Train graveyards in Mile end / Keswick, South east hills,

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Osbourne Naval Shipyard, develop and modernise suburbs out towards there so employees won't need to travel up and down south road every day.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Be careful about building houses in the hills, the hills are so beautiful partially because there are less houses.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Please stop urban sprawl without rail. I am okay with outer suburbs sprawl but not when driving a car or catching a bus is the only option. Sure housing is cheap, but what is the long term cost?

Respondent No: 33
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 21:08:12 pm
Last Seen: Aug 21, 2023 21:08:12 pm
IP Address: n/a

Q1. **What is your name?** Isaac

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 25-34

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

New passenger rail infrastructure

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

New passenger electric railway infrastructure, spur lines and even completely new lines and routes

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

New rail infrastructure, community batteries

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

As mentioned above

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

As above

Q11. **What neighbourhood features enhance living and working locally?** **Other (please specify)**
When lights are installed use yellow instead of bright white lights which make it hard to sleep for both people and animals

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Railway infrastructure

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Railway infrastructure, mid speed (160kmph)

Q14. **What do you see as the benefits of greenfield development?**

A chance to get things right

Q15. **What do you see as the potential drawbacks of greenfield development?**

Politicians, and investors, it should be for the people

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

It can for smaller families

Q17. **What do you see as the benefits of infill development?**

??

Q18. **What do you see as the potential drawbacks of infill development?**

Loss of industries and/or heritage

Q19. **Where should strategic infill sites be located?**

Next to the port river expressway

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Mixed residential and business use land to get local mum and pop shops and services, i.e. the corner deli

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Actual playgrounds for kids, not just fancy lawns and that

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Edible growth, grow community food, including bush tucker

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 1:31 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Follow Up Flag: Follow up
Flag Status: Flagged

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Isabella

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

I hope it looks more environmentally friendly.

What is most important to you?

Open green spaces
Climate change
Housing
Jobs
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

Not effective public transport and not enough green air in suburbs

---

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

By yourself

What part of the Greater Adelaide region would you like to live in?

North

How can Greater Adelaide be more sustainable and respond to climate change?

More accessible and convenient public transport

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Trees and parks

What do you think your local neighbourhood is missing?

Efficient public transport

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I would like to be able to get from semaphore to Mt barker by 1 train.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Fines for littering should be better monitored in suburbs

DTI:PlanSA Submissions

From: Woods, Bret (DTI)
Sent: Monday, 6 November 2023 10:53 PM
To: DTI:PlanSA Submissions
Subject: FW: Thankyou for attending our GARP Discussion Paper Youth Forum

OFFICIAL

Youth Submission below.

From: Ishani Nigam [redacted]
Sent: Monday, November 6, 2023 7:11 PM
To: Woods, Bret (DTI) [redacted]
Subject: Re: Thankyou for attending our GARP Discussion Paper Youth Forum

You don't often get email from [redacted] Learn why this is important

Hi Bret

Thank you for the e-mail, looks like I got the date and time wrong for the end of the survey. However, I have addressed my points on the day of the youth forum.

For me, the pressing issues are transport and proper commute routes between neighbouring suburbs. For someone, who does not own private transport (Which would be the case for international students, and a handful of the population even 30 years from now) I believe we need to create new routes for public transport. How we can do it sustainably in future is probably to have a 'carpool concept by government transport' or minibus for nearby routes.

Safety should be the utmost priority for night travellers where there is a safety tracking app that connects to police stations.

I have personally based such incidents that have scared me to travel on public transport at night.

Another would be housing - we can look into the more reasonably priced studio or one-bedroom apartments - which was addressed I guess. Good on the team!
I have forever been staying in studios/one bedroom but I don't get more options and land up in student housing which does not feel like home. It has been over a year for me, and I love Adelaide. I want to create my home here, but I am unable to secure a place to call it home.

One amazing project by your team is PLANT 4 & 3 IN Bowden. Such secure and accessible apartments, I loved the concept. I would love to stay in a place like that, but no studio is available. This place got a VIBE😄

I would encourage the team to promote it, share more about it, and document the resident's feelings.

Apologies for sending the feedback here.

Your team is doing great work turning Adelaide into a modern city with a conscious choice of materials.

Cheers
Ishani Nigam

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 3 November 2023 10:26 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Jack Barton

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Car infested metropolis.

What is most important to you?

Jobs
Inclusive Communities
Housing
Open green spaces
Climate change

What are your concerns for the future of the Greater Adelaide region?

Becoming too car-dependent.

In the future, what type of home would you like to live in?

Townhouse

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

More dedicated bike lanes (not scary painted bike lanes on the side of busy main roads) and electrify all train networks.

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Close to a train station.

What do you think your local neighbourhood is missing?

Bike infrastructure and mixed-use zoning. I can't walk/cycle to the shops because the only thing around me are houses.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Let's be more like Amsterdam. Let's design the city on a human scale, not a car scale.

DTI:PlanSA Submissions

From: Jack Holmes [redacted]
Sent: Monday, 6 November 2023 3:13 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper - Jack Holmes
Attachments: Jack Holmes GARP Submission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

> You don't often get email from [redacted] Learn why this is important

Dear Growth Management Team, Planning and Land Use Services,

Please find attached my submission as feedback to the Greater Adelaide Regional Plan - Discussion Paper

My feedback is organised under a number of specific headings and topics and is reasonably specific rather than general.

Best of luck with the presumably extensive review of submissions!

Kind Regards

Jack Holmes

Via email: plansasubmissions@sa.gov.au

To the Growth Management Team, Planning and Land Use Services

I work as Development Manager in the Public Sector, primarily in development project assessment, concept development and feasibilities, property due diligence, strategic planning, and project master planning. I have a Bachelor of Business (Property) and a Master of Urban and Regional Planning, and am a member of the Property Council Future Directions Committee, Planning Institute Young Planners Committee, and consider myself active and engaged in this policy space.

Please find enclosed my submission to the Greater Adelaide Regional Plan Discussion Paper – which is arranged under a series of themes and headings.

Kind Regards

Jack Holmes

Where Should Greater Adelaide Grow?

Proposed Greenfield and Satellite City Investigation Areas

The identification of four distinct "major transport spines" extending outwards from Adelaide as four distinct fronts for new greenfield development is a sensible approach to grouping together broad regions which are likely to share strategic infrastructure interdependencies.

What is clear from *Figure 9 – Proposed areas of investigation: Greenfield and satellite city growth* is that the four "major transport spines" are distinctly different with regards to their effective distance from the CBD and the provision/potential provision of future Mass Transit.

I support the Discussion Paper's suggestion that the majority of greenfield development will be concentrated in the north, as it is likely to be the region which is most cost-effective to develop and provide with strategic infrastructure accommodating growth of Adelaide.

However, the concentration of such growth within a particular region is likely to bring substantial challenges in the timely deployment of critical infrastructure – particularly with regards to water in the north. Areas that can capitalize on previous, planned, or lower cost-to-deliver investment in major physical and social infrastructure should be prioritized ahead of others. Consideration should be given to the further division of planning regions in the north given the quantum of expected greenfield growth in this area.

I am supportive of the identification of Kudla/Evanston South as a potential growth investigation area, as well as the identification of a potential "inter-urban break" in this location – ideally by building upon existing environmental land holdings and the gradual assembly of a corridor from the foothills to Gawler River. The further assembly of contiguous environmental/open space land could greatly assist in the delivery of regional scale community and open space, as well as potentially facilitate the development of regional scale stormwater, flood mitigation and water treatment outcomes for the benefit of the broader region (unresolved recycled water supply).

Integrated Transport Planning

Whilst it is not the role of the Commission to determine the State Government's strategy for the development or delivery of public/mass transit projects, it is absolutely critical that the GARP contemplates and maps out potential public/mass transit projects that could significantly influence the pattern of development across the Greater Adelaide region.

The identification of the Belair to Murray Bridge and Salisbury to Two Wells rail corridors (currently standard gauge freight only) as *Potential Mass Transit* is therefore highly appropriate.

Whether due to their absence – or lack of clarity – the inability to clearly identify the existing rail corridors through to Roseworthy and Concordia (existing but not in use), as well as to Aldinga (partially defined corridor) and Sellicks Beach (undefined corridor but publicly contemplated by the State Government) is unacceptable, and each of these corridors should be identified as *Potential Mass Transit*.

By extension, existing rail corridors through the Barossa, from Mt Barker to Goolwa and Victor Harbor, beyond Murray Bridge, and beyond Two Wells should also be identified, even if simply as *Existing Rail Corridors*.

It was very disappointing to see no references made to a City Underground Rail Link - a previously contemplated mass transit project within the 2015 Integrated Transport and Land Use Plan (ITLUP) which would see north and south rail services connected through the CBD via an underground tunnel section.

Adelaide is the largest Australian city with only a single CBD railway station and without through-running services, and the limitations of our existing rail access to the CBD are a major contributor to Adelaide's poor rail patronage relative to other cities. Such a project would provide holistic rail access to the entirety of the CBD and would enhance the utility and patronage of all existing Adelaide Metro rail services.

The freeing up of currently constrained capacity within the existing Adelaide Railway Station would also create an opportunity for less-frequent services - such as new services from Mt Barker/Murray Bridge, and Two Wells/Riverlea/Virginia/Salisbury which utilise the standard gauge network on an express basis to the Adelaide Railway Station from which there is the ability to easily transfer to other services if required. Similarly the project would enable interstate rail services to utilise the Adelaide Railway Station.

The land use implications for such a project would be substantial, the attractiveness of the whole of CBD for residential living, as well as hotel and office accommodation would be vastly improved with all key CBD precincts made highly accessible to both the whole of the existing rail network, as well as easily accessible from one another.



Other mass transit proposals previously contemplated by the ITLUP included light-rail to Adelaide Airport and to North Adelaide respectively, and the identification of *Mass Rapid Transit Investigation Areas* in *Figure 10 - Proposed areas of investigation: Strategic infill and corridor growth* would suggest such proposals (or similar) remain consistent with the *intent* of *Mass Rapid Transit Investigation Areas.*

Adelaide Airport currently generates ~50,000 vehicle trips per day, which was projected to grow to 126,000 by 2039 (pre-COVID) representing a major traffic burden on the inner-western suburbs. Adelaide Airport's recent annual report demonstrated that Domestic and International flight activity has now largely returned to pre-COVID levels and is expected to return to it's long-term trend of steady growth.

Further relevant developments, such as the proposed location of the new Women's and Children Hospital, and the latest design and associated compulsory acquisition associated with the Torrens to Darlington has given rise to an option to service Adelaide Airport with light rail previously not contemplated.

An alternate route could deviate from the existing Hindmarsh service in the vicinity of the nWCH, utilising the existing grade separation of Henley Beach Road and generous road reserve along James Congdon Drive, crossing South Road in the vicinity of Richmond Oval where significant compulsory acquisition is already contemplate, and utilising the Keswick Creek alignment to reach Adelaide Airport with limited property acquisition or impact on existing connector roads.



Urban Corridor Development

The investigation of potential new Urban Corridor Zones is strongly supported.

Evidence suggests that the time elapsed before substantial take up of increased development potential in new Urban Corridor Zones will vary greatly, and is substantially driven by factors outside of the control of The Commission and the P&D Code; including the varying economics of, and demand for, high-density housing in different parts of the Inner Metro area.

Accordingly, I would recommend a strategy of establishing a number of new Urban Corridor Zone locations at once, initially in relatively concentrated areas around key infrastructure or amenity which is likely to support their utilisation – with consideration given to their future expansion once utilisation is demonstrated.

Such areas could include:

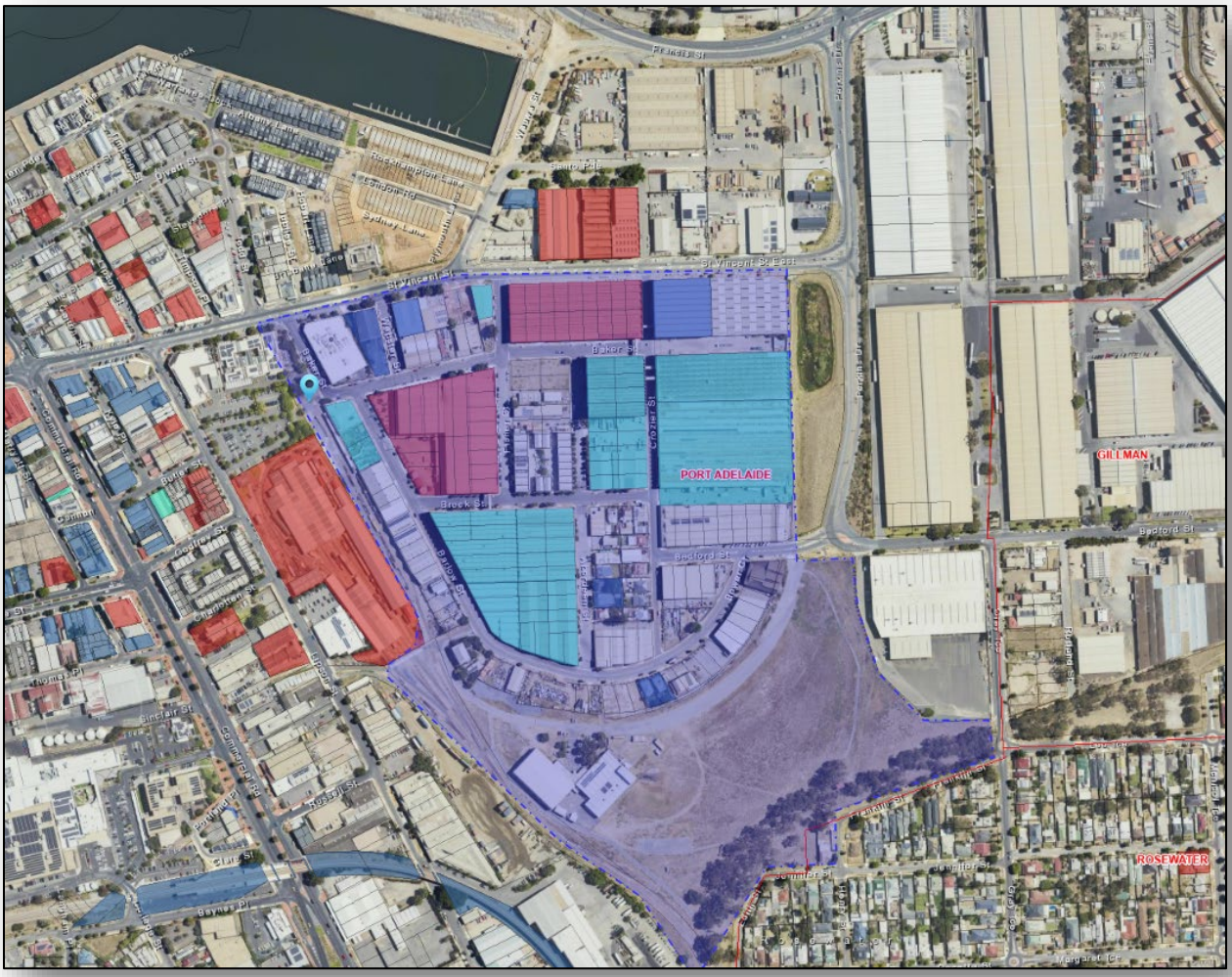
- On Torrens Road in the vicinity of Ovingham Train Station and the newly completed grade separation.
- On Port Road between the Entertainment Centre and Welland Shopping Centre (with proximity to rail)
- On Goodwood Road between Greenhill Road and the Tram Line.
- On King William Road between Greenhill Road and Young Street (with close proximity to the tram).
- On Morphett Road in the vicinity of the Oaklands Train Station.

Urban Activity Centres and Neighbourhood Regeneration

An area identified as an existing area of *Neighbourhood and Centre Regeneration* that requires more substantial attention is the Port Adelaide Woolstores precinct.

The completion of the Port Spur Line and new Port Adelaide Railway Station will substantially improve the connectedness and attractiveness of this location for future living. Government (DIT) owns significant undeveloped (likely contaminated) land in this precinct which could

A consistent Maximum Building Height of 5 Levels (currently 3-5) should be considered – as well as a new Concept Plan which promotes the development of greater heights (suggesting 8 levels) where adaptively re-using existing warehouse buildings including retention of their facades.



DTI:PlanSA Submissions

From: james coleman [redacted]
Sent: Wednesday, 1 November 2023 9:57 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted]. Learn why this is important

Dear Growth Management Team,

I am a local resident living on [redacted]
I am writing to express my deep concerns about the latest development proposals that have been presented for the westernmost end of Torrens Road (Past Cheltenham Parade) in our area. While I acknowledge the importance of growth and development, I believe that there are several compelling reasons why the current proposals are unsuitable for this specific location.

First and foremost, the westernmost end of Torrens Road is not conducive to high-density "urban corridor development." This section of the road transitions from a 4-lane main road to a 2-lane local road, which would create significant traffic flow and congestion issues if high-density development were to be implemented. The road infrastructure is simply not equipped to handle the increased demands such development would bring, potentially leading to safety concerns for residents and commuters.

Furthermore, this area is characterized by its quiet suburban atmosphere, primarily consisting of single-story residential housing. The existing housing stock is predominantly from the 1900s era, contributing to the area's historical significance and unique character. Any high-density development in this area would be incongruous with the existing surroundings, potentially leading to a loss of community identity and a decrease in the quality of life for the current residents.

Additionally the area is subject to development controls due to the high heritage and character value of the predominantly 1900s era housing. It is crucial that these controls are respected and upheld to preserve the historical and architectural integrity of the neighborhood.

Moreover, this area is also covered by development controls that protect significant trees. The presence of mature trees in the area contributes to its aesthetic appeal, ecological value, and overall ambiance. Any development that encroaches on these protected trees could have detrimental effects on the environment and the area's overall quality of life.

In light of these concerns, I urge you to reevaluate these current development proposals. It is essential that any plan for this area be carefully tailored to respect the local context, including its infrastructure limitations, historical significance, character, and environmental considerations.

I kindly request that the team takes these concerns into serious consideration and works closely with the community to ensure that any future development plans align with the values and unique attributes of this area. I believe that a well-planned and community-focused approach will lead to a more harmonious and sustainable future for our neighborhood.

Thank you for your attention to these matters.

Sincerely,

James

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 9:29 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	James
Family name:	Edwards
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I like that there's a strong focus on public transport and active transport - I really hope that this, almost more than anything else, is recognised as an extremely high priority in final versions of the plan. Adelaide's lack of public/active transport is the main reason why I'm looking at potentially buying my first home interstate. I'm keen to see more sustainable infield development as a priority instead of greenfield, unless that greenfield development already has high quality public transport before it's built.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Respondent No: 10
Login: Anonymous
Email: n/a

Responded At: Aug 16, 2023 20:24:49 pm
Last Seen: Aug 16, 2023 20:24:49 pm
IP Address: n/a

Q1. **What is your name?** James E

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 18-24

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

not answered

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** not answered

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?**

1. Climate change
2. Inclusive Communities
3. Open green spaces
4. Housing
5. Jobs

Q25. **What are your concerns for the future of the Greater Adelaide region?**

My main worry is that we keep sinking money into car infrastructure, driving worse outcomes for people, finances, safety, health, land use, etc.

Q26. **In the future, what type of home would you like to live in?**

Other (please specify)
Doesn't matter, as long as the area is nice, safe, green, and walkable.

Q27. **Who do you see yourself living with in the future?**

not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

Drastic mode shift away from cars, and taking real action to boost the number of trips that happen on public transport, bike, and foot.

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** Cycling

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

Safe cycling infrastructure and high quality public transport

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 6:57 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

James Ellery

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Housing affordability for young people

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

tree canopy

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

No high rise outside the CBD

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

More adealide parklands style green spaces in the outer suburbs

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

sell government land for housing, but no high rises

What neighbourhood features enhance living and working locally?

Street furniture

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

mass transport, walkable communities with health and education options you don't need to travel far for

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

quarter acre block housing. Those that live in these areas don't want granny flats or medium density

---

What do you see as the benefits of greenfield development?

living space, green space. Thats why the greenfields are the place people want to live. We don't want to live in a concrete prison of high rises.

What do you see as the potential drawbacks of greenfield development?

cost of infrastructure

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

large allotment sizes with front and backyards. The only exception housing on a major arterial road

---

What do you see as the benefits of infill development?

less infrastructure costs

What do you see as the potential drawbacks of infill development?

many infill areas are already over capacity

Where should strategic infill sites be located?

primary schools with rapidly declining enrolments

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

scientific precincts Yes but also enabling care economy workforce to be able to live within a reasonable distance of thier employment

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Over allocate for green space. Once the population is added later with infill can't usually add public green space

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

light colours on roofs to reflect rather than absorb the light cooling the home. Saves energy bills and the climate

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Prioritise urban sprawl over infill. Exception: CBD

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 30 August 2023 10:10 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

James Mignone

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Pressure the government to eliminate stamp duty in favour of land value tax. For existing land owners, allow their historic stamp duty payment to count towards credit on land value tax payments (adjusted for historic inflation).

Everything the planning commission does must increase density and diversity of buildings and uses to reduce the need to travel between home and work, to reduce the amount of greenfield land taken for new roads and infrastructure and blocks, to reduce the amount of resources needed to house everyone in this state, and to MASSIVELY INCREASE the supply of new housing so that purchase and rental prices fall precipitously. Otherwise we'll have more and more homeless people, reducing social cohesion and increasing acute misery.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Greatly reduce reliance on cars and eliminate parking requirements. Greatly increase public transport access and quality even in regional areas. Greatly increase pedestrianisation of built-up areas even in regional areas. Relax zoning regulations to encourage a greater variety of buildings to be constructed and allow for mixed-use zoning where businesses and residences can mix and mingle in the same building - this reduces the need for people to travel long distances between home and work and reduces the need to build separate dwellings with the infrastructure that goes with them.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Same thing as above. Greatly reduce reliance on cars and eliminate parking requirements. Greatly increase public transport access and quality even in regional areas. Greatly increase pedestrianisation of built-up areas even in regional areas. Relax zoning regulations to encourage a greater variety of buildings to be constructed and allow for mixed-use zoning where businesses and residences can mix and mingle in the same building - this reduces the need for people to travel long distances between home and work and reduces the need to build separate dwellings with the infrastructure that goes with them.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Again, the same thing. It's all interlinked and it's not difficult to understand why. Greatly reduce reliance on cars and eliminate parking requirements. Greatly increase public transport access and quality even in regional areas. Greatly increase pedestrianisation of built-up areas even in regional areas. Relax zoning regulations to encourage a greater variety of buildings to be constructed and allow for mixed-use zoning where businesses and residences can mix and mingle in the same building - this reduces the need for people to travel long distances between home and work and reduces the need to build separate dwellings with the infrastructure that goes with them.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

I'm beating a dead horse. Greatly reduce reliance on cars and eliminate parking requirements. Greatly increase public transport access and quality even in regional areas. Greatly increase pedestrianisation of built-up areas even in regional areas. Relax zoning regulations to encourage a greater variety of buildings to be constructed and allow for mixed-use zoning where businesses and residences can mix and mingle in the same building - this reduces the need for people to

travel long distances between home and work and reduces the need to build separate dwellings with the infrastructure that goes with them.

What neighbourhood features enhance living and working locally?

Other (please specify) - Close proximity between home and work because of effective use of mixed-use zoning (and more relaxed zoning in general), increased density, increased pedestrianisation, and reduced need to design communities and suburbs for cars first. It's gonna take a lot of guts to wean the Australian people off cars-as-default but the consequences of continuing to design cities around cars will lead to so much misery in the years and decades to come. I'm not even being hyperbolic.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It can't. Greenfield development should be extremely limited. A land value tax incentivises the better use of existing developed land. Undeveloped land should be left alone as much as possible to protect biodiversity and to leave existing plants and other autotrophic organisms to suck carbon dioxide out of the air and leave nutrients in soil. Single-family homes with monoculture lawns and tokenistic garden beds simply don't compare in environmental benefits to leaving existing natural habitats alone.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Drastically improve the quality and frequency of public transport between satellite cities. Drastically improve the quality of footpaths and public facilities to increase pedestrianisation. Make all roads single-lane each direction, 50 km/h limit, with traffic calming such as roundabouts and speed humps on all except main thoroughfares, and eliminate parking minimums. Strongly discourage cars-as-default between and within each city - consider congestion charges that are waived for private vehicles full of passengers or people with disabilities who must use a private vehicle. Relax zoning and encourage mixed-use zoning. Implement a land value tax to incentivise the better use of existing developed land. Strongly discourage or even penalise the development of greenfields.

What do you see as the benefits of greenfield development?

Very few. Greenfield development should be the last resort. It should also be financially unattractive to all except the most extreme of circumstances.

What do you see as the potential drawbacks of greenfield development?

Uncontrolled urban sprawl. A continued dependence on the car as the default mode of transport with all the environmental damage it brings - emissions of internal combustion, pollution from tyre wear and other materials needed to keep a car going, etc. Continually growing transit time between home and work, which is associated with reduced quality of life. Massively increasing infrastructure costs to extend electrical, telephony, water, and gas supply further and further away. Massively increasing costs to develop public infrastructure such as street lights, park benches, parks and reserves, bus shelters, toilets, and signage. Continued environmental destruction in the form of habitat loss,

topsoil erosion, elimination of plants and other autotrophic organisms that suck carbon dioxide out of the air, and reduced water and soil quality.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

If things, places, and people that people care about become physically closer through increased density, relaxed zoning, and encouraging mixed-use zoning, communities of people will live closer together and form stronger bonds, leading to improved social cohesion.

What do you see as the benefits of infill development?

It drastically reduces the amount of resources and time needed for people to live their lives and earn money through work. Travel time between everywhere and everywhere else shrinks. Communities of people live closer together and form stronger bonds. Social cohesion improves. Police services are more effective in a physically smaller area to surveil. Infrastructure costs fall, which reduces government expenditure at all levels and possibly leads to reduced taxation. Pedestrianisation improves as the need for cars is reduced. Everyone's health improves because they are incentivised to walk or cycle rather than use the car, which necessarily pollutes and leads to reduced air quality and overall environmental destruction.

What do you see as the potential drawbacks of infill development?

There will be a period of adjustment that will likely last a decade as Australian people get used to living within their environmental means and not having a quarter-acre block all to themselves for pennies, damn the consequences and the negative externalities they've ignored since the 1950s. There will be a significant need for soundproofing in all high-density developments so that people can enjoy quiet comfort. There will be mistakes made as certain businesses are too close to homes for people's comfort, necessitating specific interventions to evict businesses that are making residents miserable through noise or chemical pollution.

Where should strategic infill sites be located?

If there's empty land anywhere near a main road or bus line or train line, fill it up. Build around significant trees and get creative with the architecture. If it's just lawn, tear it up, lawn isn't worth saving. If that land is on a significant thoroughfare like Anzac Highway or South Rd, massively strip back zoning regulations, let people build 5-10 stories of mixed-use development right along a bus line with no need for parking. Here's the vision: a typical nuclear family can live on level 4 of a a 5-storey building in a 3-bed 2-bath family-sized apartment with excellent soundproofing so the kids can scream and holler and learn the violin and nobody above or below notices or cares. The ground floor is a childcare centre and dental clinic. Other levels are available by a private lift with keycard access and 24/7 security camera feeds. Other dwellings in the building are a mix and match of apartment sizes and styles with singles, couples, and seniors living in the same building and forming strong neighbourly bonds. One parent of the family works from home on level 4, the other works a 3-minute walk away at a retail outlet that's on the ground floor of another 5-storey building, and the kids can catch a bus right outside their door to go to their suburban primary school that's a 7-minute bus ride away. There's a neighbourhood park one block away that the kids can visit all the time, which is maintained beautifully by local council staff who can sink money and time into a few well-developed well-positioned parks that everyone locally uses around the clock, and surveiled by police who can sink money and time into preventing and responding to crime in a

smaller radius due to increased population density. The street is mostly quiet because most people don't need to drive that often so families aren't worried when their kids are walking by themselves down the street.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Consider the benefits of mixed-use zoning to maximise revenue-earning potential from one building while reducing environmental harm from excessive travel needs for people and businesses. Australia needs to stop pretending we're a country based on manufacturing, this is not the 1960s. We are a service economy funded by mining and we need to understand that, as unromantic as it seems. So much of Australia's GDP is made either in the middle of the outback with giant diggers, where city design doesn't matter, or in an office, which can be in any building with electricity and an internet connection. We don't need the CBD to be the CBD anymore.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

It shouldn't. Open space should be left undeveloped as much as possible. A land value tax incentivises the better use of existing developed land. Undeveloped land should be left alone as much as possible to protect biodiversity and to leave existing plants and other autotrophic organisms to suck carbon dioxide out of the air and leave nutrients in soil.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Increased density and disincentivising or even restricting development of open undeveloped land mitigates the need to plant more trees to increase urban green cover. Stop bulldozing big trees unless doing so leads to significant second- or third-order environmental improvements. Make architects and developers make better use of existing land or get creative with building design. Build fewer roads and build fewer car parks.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Have some guts. Put in a land value tax. Loosen zoning regulations. Let every Australian person enjoy the abundance that Australia offers but only so far as every future generation can enjoy it too. If you need someone to shout at NIMBYs and climate denialists, give me a call.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 1:48 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

James Rolevink

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat disagree

---

Are there any other outcomes the State Planning Commission should consider?

As Sir David Attenborough puts it so perfectly: “Anyone who believes in indefinite growth on a physically finite planet is either mad or an economist.” Increasing “growth” / immigration is at best buying time, and robbing Peter to pay Paul. As a neoliberal strategy for extractive economies, this is literally unsustainable. Part of Adelaide's award winning appeal is that we are not Melbourne or Sydney! Before increasing Adelaide’s population by 30,000, we must ask: • Just who is going to build these houses when builders are regularly going bankrupt (including Evergrande)? • When will they be built? How long does it take to build a house in today's market? • Where are people going to

find the savings for already unaffordable prices, which we already know will continue to accelerate per Economics 101: Supply versus Demand Even then, look at the massive problems with Melbourne's myopic fringe suburbs. They're either bulldozing precious arable farmland, or relentlessly destroying invaluable remnant native ecosystems. The traffic snarls are unbearable, because they forget about infrastructure (even just footpaths would be a help): • https://www.abc.net.au/news/2022-11-10/lack-of-safe-walking-infrastructure-in-melbournes-outer-suburbs/101635868 • https://www.theage.com.au/politics/victoria/infrastructure-fails-to-keep-up-with-population-boom-in-melbourne-s-north-20220518-p5amab.html Here in SA, housing developments like Andrew's Farm (and Mt Barker) are similarly building over precious wheat paddocks and other arable land. They're all gutter to gutter, black roof tiles, in treeless concrete and asphalt heat islands. When our increasingly diabolical Adelaide summer heatwaves hit, as they certainly will, people will be forced to crank up the a/c. Queue the rolling blackouts: • https://www.smh.com.au/national/nsw/blistering-temperatures-dark-roofing-banned-on-sydney-s-urban-fringe-20210820-p58kma.html So, when the tens of thousands of immigrants arrive, and go to find themselves a home, or somewhere to rent, of course it's a lost cause from the get go. Then what's going to happen when they need a doctor, dentist, nurse, ambulance, hospitalisation, medication, childcare, aged care, schooling, water, electricity, public transport… As for how long it takes to get into town via Lower / North East / Magill Road(s)! I have honestly seen (admittedly brief) moments of better traffic flow in Jakarta. Increasing growth and immigration is the tip of an unsustainable iceberg, and this particular iceberg is the only one not melting anytime soon. And unless we wake up and change course, we're steaming right at it. It's not a solution. It's a time-bomb.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Stop overpopulation Stop unsustainable extraction of the apparatus of life, e.g.: natural resources such as water Stop being at the disposal of the gas industry Protect remnant native biodiversity, habitat and heritage (Adelaide Hills) Restore degraded biodiversity and habitat Prioritising the transition from coal to a hydrogen / renewables based economy, including removing subsidies for fossil fuels, and offering incentives for things like electric cars

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Reduce demand for housing, a.k.a.: "growth", which inflates prices

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Prioritise the transition from coal to a hydrogen / renewables based economy, including removing subsidies for fossil fuels, and offering incentives for things like electric cars "Human-centric" planning / civil engineering, e.g.: footpaths, nature / parks, bicycle paths, services and facilities Local goods and services, e.g.: local stores, villages (like Canberra) Green cities Doughnut economics

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Reduce demand for housing, a.k.a.: "growth", which inflates prices Convert unused office space and other strategies to increase housing density in existing residential zones where SA's unique natural and heritage aren't affected adversely.

What neighbourhood features enhance living and working locally?

Other (please specify) - “Human-centric” planning / civil engineering, e.g.: footpaths, nature / parks, bicycle paths, services and facilities Local goods and services, e.g.: local stores, villages (like Canberra) Green cities Doughnut economics

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How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Stop overpopulation Reduce demand for housing, a.k.a. unsustainable “growth” which inflates prices

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What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Stop overpopulation Reduce demand for housing, a.k.a. unsustainable “growth” which inflates prices

---

What do you see as the benefits of greenfield development?

None

What do you see as the potential drawbacks of greenfield development?

As Sir David Attenborough puts it so perfectly: “Anyone who believes in indefinite growth on a physically finite planet is either mad or an economist.” Increasing “growth” / immigration is at best buying time, and robbing Peter to pay Paul. As a neoliberal strategy for extractive economies, this is literally unsustainable. Part of Adelaide's award winning appeal is that we are not Melbourne or Sydney! Before increasing Adelaide’s population by 30,000, we must ask: • Just who is going to build these houses when builders are regularly going bankrupt (including Evergrande)? • When will they be built? How long does it take to build a house in today's market? • Where are people going to find the savings for already unaffordable prices, which we already know will continue to accelerate per Economics 101: Supply versus Demand Even then, look at the massive problems with Melbourne's myopic fringe suburbs. They’re either bulldozing precious arable farmland, or relentlessly destroying invaluable remnant native ecosystems. The traffic snarls are unbearable, because they forget about infrastructure (even just footpaths would be a help): • https://www.abc.net.au/news/2022-11-10/lack-of-safe-walking-infrastructure-in-melbournes-outer-suburbs/101635868 • https://www.theage.com.au/politics/victoria/infrastructure-fails-to-keep-up-with-population-boom-in-melbourne-s-north-20220518-p5amab.html Here in SA, housing developments like Andrew’s Farm (and Mt Barker) are similarly building over precious wheat paddocks and other arable land. They’re all gutter to gutter, black roof tiles, in treeless concrete and asphalt heat islands. When our increasingly diabolical Adelaide summer heatwaves hit, as they certainly will, people will be forced to crank up the a/c. Queue the rolling blackouts: • https://www.smh.com.au/national/nsw/blistering-temperatures-dark-roofing-banned-on-sydney-s-urban-fringe-20210820-p58kma.html So, when the tens of thousands of immigrants arrive, and go to find themselves a home, or somewhere to rent, of course it’s a lost cause from the get go. Then what's going to happen when they need a doctor, dentist, nurse, ambulance, hospitalisation, medication, childcare, aged care, schooling, water, electricity, public transport… As for how long it takes to get into town via Lower / North East / Magill Road(s)! I have honestly seen (admittedly brief) moments of better traffic flow in Jakarta. Increasing growth and immigration is the tip of an unsustainable iceberg, and this particular iceberg is the only one not melting anytime soon. And unless we wake up and change course, we’re steaming right at it. It’s not a solution. It’s a time-bomb.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Increased density of housing is way more sustainable by reducing carbon and many other footprints Done well, it would encourage community, and reduce the need to leave

What do you see as the benefits of infill development?

Increased density of housing is way more sustainable by reducing carbon and many other footprints Done well, it would encourage community, and reduce the need to leave It greatly reduces pressure on our invaluable remaining arable farmland and biodiversity / habitat loss Helps maintain SA's unique natural / heritage appeal

What do you see as the potential drawbacks of infill development?

Done badly, it would merely replicate the disasters we see elsewhere: • https://www.abc.net.au/news/2022-11-10/lack-of-safe-walking-infrastructure-in-melbournes-outer-suburbs/101635868 • https://www.theage.com.au/politics/victoria/infrastructure-fails-to-keep-up-with-population-boom-in-melbourne-s-north-20220518-p5amab.html

Where should strategic infill sites be located?

Anywhere SA's unique natural / heritage appeal will not be adversely affected, especially not in the Hills / regions.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Preserving SA's unique natural / heritage appeal Maximising sustainability for future generations

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Preserving SA's unique natural / heritage appeal Maximising sustainability for future generations

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

We have the chance to learn from Melbourne and Sydney's mistakes. If we do this wrong, especially with the un/certainties of Climate Change, it will be bad. And we already have form (e.g.: Mt Barker, Andrew's Farm and surrounds).

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

We have the chance to learn from Melbourne and Sydney's mistakes. If we do this wrong, especially with the un/certainties of Climate Change, it will be bad. And we already have form (e.g.: Mt Barker, Andrew's Farm and surrounds).

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 31 October 2023 11:41 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Janet Cashmore

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Protecting green space from housing development & instead building or infilling in pre existing urban spaces. Regenerating green spaces to improve biodiversity & maintain healthy, livable communities.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Change the current application laws to cut down trees on private property. It is too easy for people to make up reasons to cut down a significant tree, ie. roots are interfering with sewerage of existing holiday home, when they are really planing to clear the block & knock down the holiday house the following year to replace with several town houses. More significant trees can be incorporated into design. They add economic value, improve local air quality, micro climate regulation, and support local fauna & flora.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

All all areas to have access to quality green spaces. Improve building insulation regulations so less money is spent on heating & cooling.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Increase the percent of canopy cover needed across councils to be in line with World Health Organisation. Currently the percent is miscalculated to be much less than recommended by WHO.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Create incentives for holiday home owners or airbnb owners to make their houses available for long term rental.

What neighbourhood features enhance living and working locally?

Open spaces

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

This also an employment opportunity for councils.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

The need to recalculate canopy cover based on WHO recommendations.

Respondent No: 41
Login: JVN
Email: [redacted]

Responded At: Aug 22, 2023 11:02:12 am
Last Seen: Aug 22, 2023 00:26:26 am
IP Address: [redacted]

Q1. **What is your name?** Jannette Novice

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat disagree
A strong economy built on a smarter, cleaner, regenerative future	Strongly disagree
A greater choice of housing in the right places	Somewhat agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

They should consider that Adelaide and the State of South Australia in general does not have the resources (particularly water, rainfall, etc.) to grow the population too much larger. And compared to other states we do not have the public transport infrastructure to cope with a larger population.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

We don't need to be climate resisitant, as the actual climate scientists agree that there is no climate emergency. What we do need to do is keep the quality of living in SA by having areas of grass and trees. This is part of what makes Adelaide a better place to live. Plant more trees, and keep maintaining green areas.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Service the Victor Harbor area with public transport. The current privately run bus service is a farce - it is not a service, doesn't have a schedule which suits residents, and is very expensive to use. Those of us who do not have a car also cannot afford to use the bus service. I suggest you update the rail line and service us with public owned train transport which is free to use (or at least very affordable) - like they have on the Isle of Mann.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Make public transport free to encourage more people to use it. This would mean you don't have to spend so much money on road infrastructure all the time. It is ridiculous how many people in the Adelaide suburbs choose to drive to work. A better and free transport system would fix this.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Ensure the ambiance of Adelaide or SA living is continued - as in, do not build the high density housing complexes we see in the Eastern states. Keep the green recreational areas, and make more of these for public use. This type of living is one of the major selling points for having qualified skilled medical people move here from overseas. Do not destroy what SA is and has!

Q11. **What neighbourhood features enhance living and working locally?**

Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Having green recreational areas to relax in outside of work is what makes SA very liveable.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Ensure Victor Harbor has cheap or free public transport. The current privately run bus service is a farce - it is expensive and does not run to service residents at all. Ensure that the small town feel of Victor Harbor is not changed by developments along its coastline. If more apartment living needs to be built, ensure this is at the back of the town - above the current established township.

Q14. **What do you see as the benefits of greenfield development?**

Having green recreational areas to relax in outside of work is what makes SA very liveable. Green areas allow people the opportunity to develop better mental health.

Q15. **What do you see as the potential drawbacks of greenfield development?**

If we do not have green recreational areas, we will have a population with more mental health issues. SA will no longer be attractive to the skilled health workers we need to attract from overseas.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Do not build high density high rise housing, like that in the Eastern states.

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

More mental health issues. More social issues and less neighbourly friendliness.

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Free and well serviced public transport.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

The open space is so important for the quality of living in SA. Having green recreational areas to relax in outside of work is what makes SA very liveable. Green areas allow people the opportunity to develop better mental health. It is also a major selling point for potential skilled health workers to move here from overseas.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Our public transport system does not compare to any system in the Eastern states. This needs to be brought up to date and people need to be encouraged to use it by making it a free government run service (or at least ridiculously affordable). There is no point in planning for more population for SA if the transport system has not been brought up to standard.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 2:15 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Jason

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Encourage the use of more reflective building materials in infrastructure & housing that doesn't absorb heat

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Build on arid land rather than farmland.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Greater investment in public transport.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Solar powered EV charging stations

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Invest in public housing of various sizes from singles to larger families.

What neighbourhood features enhance living and working locally?

Open spaces

What do you see as the potential drawbacks of greenfield development?

Building on potential farmland

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

No Answer

What do you see as the benefits of infill development?

By not wasting land use in urban areas

What do you see as the potential drawbacks of infill development?

Increased population density that requires infrastructure upgrades.

Where should strategic infill sites be located?

Where land is left derelict as an eyesore.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Allocate a certain amount of green space pre square kilometre.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Wider medians on suburban streets to allow for greenery.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 6 September 2023 12:37 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Jennifer

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

Stop clearing / cutting down existing established trees. Protect and preserve should be first priority.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Preserve existing trees and environment and purposively set aside areas to rewild.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

More free inclusive community facilities.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

..

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

No Answer

What do you see as the potential drawbacks of infill development?

Destroying existing and established trees to squash in more housing onto sites.

Where should strategic infill sites be located?

No Answer

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

No Answer

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Stop automatically looking at building on open spaces rather than trying to protect and preserve.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 10:30 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Jo H

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

A plan that respects indigenous land uses and knowledge, including prior use and landscapes (prior to European use) incorporated in interpretative sharing in strategic places. This will help deepen the understanding of people in Adelaide and provide an opportunity to those that may be unaware of broad interconnected issues around local and broader ecology. This plan must allow for being built on over time in a way that respects the way that this knowledge is provided by indigenous knowledge holders. Ensure adequate cross agency involvement in creating 30

year plans, and please no more one on one consultation (it was quite intimidating tho well intentioned)- have computers in the room so people can provide feedback at consultation events!

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

The above (6). Look at converting parts (over time ALL) sections of concrete drains- like Sturt Creek and concrete drains through Kilburn into more natural spaces open to recreation, education and wildlife corridors. Maintain linked green corridors and activate for use by all members of the community Allow council to have trained community monitors to watch over development areas to ensure that trees are not removed. These people would be registered with council and provided with information on who to call if trees that are not be removed appear threatened. (aka Dover Gardens Primary school site tragedy). In a similar vein- blacklist developers who break laws that reduce climate resilience. OR set aside a growing area (Gov space) for developers that destroy trees to pay nurseries/council to grow up local trees to maturity - in a long term manner 5-10 years, a much more logical consequence than a one off fine that doesn't nearly cover the cost of growing mature trees to replace those lost. Use permeable paving on footpaths, (esp in new developments to support plant life), use treenet inlets to gather rainwater for street trees/plantings. Mandate Light coloured rooves (as is the case in the NT) Retain private space tree canopy. A reason should be provided to council for removal of any tree taller than 2m. Ecosystem surveys to be conducted before removing more than one tree from a private site- to ensure that there are sufficient trees and territories for mammals, insects and birds living in those trees to relocate and maintain a healthy local ecosystem. Prevent pest controller spraying from a rear fence of a property right through to a front fence (wiping out important insects for pollination and human life!) Provide education for residents and new arrivals to Australia for managing local species. Identify low tree canopy areas across greater Adelaide for strategic replanting in public areas. Use sympathetic design in schools and public areas when designing disability access paths to incorporate raised paths to allow for root zones and prevent mass destruction of trees. Weekly FOGO and fortnightly landfill collections, with rebates for rate payers that put bins out less than 8-10 times a year.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Ensure safe disability friendly walkways and bikeways connected to public transport to allow travel for the young, the disabled, the non drivers. Provide low cost inclusive community based exercise and education/craft sessions for ALL community members. Grow street fruit trees and encourage strategic planting of fruit and vegetables in public spaces (verges, selected parks, ovals and schools- not just community gardens) Encourage mixed language/culture events at local and larger events.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Better strategic planning- build medium- hi density living (with adjacent shared green spaces) adjacent to transport nodes. Reduce unplanned greenfield development. More employment opportunities in growing, educating and supporting First Nations educators to help connect current and future generations with old deep learnings.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Allow ALL councils to support tiny houses to be parked on existing properties to allow for intergenerational housing support and low priced housing/rental to assist with housing issues. This could be particularly encouraged in areas with larger property sizes and existing tree/canopy cover. Explore medium to high density low cost housing on the periphery of green spaces like golf courses, large parks and conservation areas (esp if near public transport) Encourage tiny house/caravan park style housing in large spaces earmarked for future housing while awaiting development. Particularly useful for sites with existing power/water infrastruture (eg ex school sites, retirement homes, industrial areas).

What neighbourhood features enhance living and working locally?

Other (please specify) - Easy, shady and safe walking spaces- footpaths, walkways, bikeways. Connection to local community- neighbours and local interest groups- exercise, environment, gardening, craft, language, history, art, etc.. Dog Parks Recreation spaces- for all ages Libraries Please speak with Green Adelaide re: Living Smart course and Dr Keri Hopewood, Uni SA re: Living Lightly Locally program being piloted in Mt Barker during 2023.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It can't unless it is in areas with public transport (eg no public transport in Two Wells/Virginia) and safe bikeways and disability access, so it must be strategic limited to specific areas, or have new public transport provided prior to housing provision. Sadly, the current spines all relate to motorways and private transport- not sustainable in a 30 plus year plan ;(

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Provision of multiple daily PUBLIC transport options to Adelaide (currently not in VH for older people), whether that be more than 2 bus services/day or long term plans for train/Obahn style transport (could be included in new road developments - as per WA freeways with trains alongside). Constraint to preserve local farming and conservation areas. Medium density housing in selected areas to support specific employment opportunities (eg Thomas Foods)

What do you see as the benefits of greenfield development?

Opportunity to include public transport corridors on transport routes. Currently- greenfields development tend to provide cheaper housing, however without adequate public transport and access to community facilities within a 15 minute walk, the perceived cheaper housing is false economics and can create 'ghetto' like regions.

What do you see as the potential drawbacks of greenfield development?

Currently- greenfields development tend to provide cheaper housing, however without adequate public transport and access to community facilities within a 15 minute walk, the perceived cheaper housing is false economics and can create 'ghetto' like regions.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Can provide closer access to public facilities for more people- esp those requiring regular medical support. 15 minute walking access to essential services is an ideal that can be achieved with smart infill.

What do you see as the benefits of infill development?

Greater use of public transport as more people can access it with smart infill. 15 minute walking access to essential services is an ideal that can be achieved with smart infill.

What do you see as the potential drawbacks of infill development?

Loss of habitat/trees/ecosystems without careful adherence to stronger regulations. Future human health issues from living in poorly designed hotboxes without adequate insulation/eaves/design for climate resilience, and reduced access to natural spaces for well being.

Where should strategic infill sites be located?

Around public transport nodes (Railway lines- stations, Anzac Highway, Churchill Rd) These should be medium- high density On the periphery of Golf Courses, public parks (NOT at the expense of mature trees) and Ovals for cooling and well being near nature. On old industrial sites- if safe and wit adequate inclusion of green spaces and community gardens and walking/cycling/wheelchairing trails. (Eg Old Lecornus site- Anzac Highway and Melbourne St, old Brewery site)

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

I'm not sure that this is adequately explained for a lay person, so I don't feel able to confidently answer this.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Retaining the Adelaide parklands to maintain our National Park City status and developing green corridors for habitat, non- car transport and well being emanating from the parklands in all directions. Ensuring that planning for ALL new developments (esp greenfields) include a green corridor through a development to allow walking/riding access to areas adjacent. Ensure that planning for ALL new developments (esp greenfields) include retention of most mature trees (over 2m) to maintain canopy shade values and ecosystem support. Include community gardening and recreation spaces in all developments for ALL abilities and ages. Maintain trees and green space on government and public land MORE than currently occurs and ensure design contractors meet their brief when planning new builds/facilities (fine them if not). AND WHEN AN EXTRA 8 TREES are REMOVED from a school redevelopment (not included in the original plans) and the contractor is asked to leave the tree remains (and their carbon) on site- ensure that it happens and IS NOT TAKEN AWAY FOR SALE AS FIREWOOD - it is technically theft of public property! ANy medium/hi density developments must have an open space in their eyeline and safe access to outdoor play areas by children. (eg European med density builds in a courtyard style with shared playground/garden safely in the middle)

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Whatever the Con Council and Jayne Stinson recommend based on the tree review! And... incentivising private property to retain and maintain existing trees - with pruning support, gutter maintenance from gov for those that require it. Mandatory local species education for landscape architects/designers. Better training of landscape/outdoor architects to consider tree roots when designing access pathways etc... be creative and innovative with boardwalk style paths where necessary. Training of ALL developers and builders, esp non local firms in local regulations re: trees/vegetation removal and MUCH HIGHER FiNES for poor/illegal behaviour. Better general education for homeowners/property buyers re: tree retention requirements. Include the value of trees for shade/cooling/habitat/wellbeing/food in government asset registers. Help people love habitat spaces more than concrete/bitumen/black roof urban heat traps essentially! Maybe ask planners what they'd rather walk on with bare feet? (or where they would like to sit and eat lunch outside - under a tree or on some nice hot concrete?)

What do you think Adelaide will look like in 15 to 30 years' time?

A Hot fried despairing landscape. NO people will be visible- they will be hiding inside their airconditioned boxes if they can afford to cool them sufficiently due to poor build quality.

What is most important to you?

Climate change
Inclusive Communities
Open green spaces
Housing
Jobs

What are your concerns for the future of the Greater Adelaide region?

That we are at risk of becoming A Hot fried despairing landscape. NO people will be visible- they will be hiding inside their airconditioned boxes if they can afford to cool them sufficiently due to poor build quality. I fear the only survivors will be in established leafy green areas - cool enough to recreate and create community.

In the future, what type of home would you like to live in?

Other (please specify) - A multigenerational home (or series of tiny houses around a communal space) with 6-8 people on our existing houseblock. It will have a pool that neighbours can access and fruit trees and vege garden street facing/verge that others can share.

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

South

How can Greater Adelaide be more sustainable and respond to climate change?

Keep existing trees, planting more trees and local plants to maintain local ecosystems. Having walkways and bikeways and public transport for people of all abilities to get to green spaces for their wellbeing!

How would you like to travel around the Greater Adelaide region in 15 years time?

Other (please specify) - TRain and bicycle, and other forms of public transport.

What do you like about your current local neighbourhood?

Trees, access to green spaces, neighbours, access to public transport and local conservation parks and beaches.

What do you think your local neighbourhood is missing?

Not much -it's pretty good, but council have just planted some non native street trees which are invasive and create footpath issues. We also have no great local Indian takeaway :(Food is important!

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Yes- this page with Qu 23-33 was skipped by the survey. I had to hit the previous button to find why I'd jumped ahead. It happened repeatedly so you may miss a lot of responses for these 10 questions?

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The key things I want to see are: greater collaboration with First Nations knowledge holders for better planning and understanding of natural systems; strategically placed development with public transport support; light coloured rooves on ALL new developments (and retro spray old ones); ALL mature tree canopy retained (unless diseased or weed trees) and ecosystem surveys conducted on trees/habitats in new build spaces, tighter monitoring of development spaces- potentially using trained community monitors; safe walkways/wheelchair ways/bikeways to

allow movement in all directions through Greater Adelaide. (And please no more Riverlea style developments in sensitive ecosystem areas - we need to use our learnings). Thanks :)

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 4:23 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Mrs Joanne Kirby

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

The outcomes should be - of houses and urban planning NOT to be constructed on food producing land as has already been done at Mt. Barker, Roseworthy and Freeling.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Leave all food producing land, particularly where we have the rainfall to grow crops without irrigation, as food producing land never to be developed for housing or industry (like Roseworthy). Dry marginal country should be used instead.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Adelaide should not grow its population much more as water will be a problem in the future.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It cannot achieve an urban form without damaging the environment.

What do you see as the benefits of greenfield development?

None

What do you see as the potential drawbacks of greenfield development?

It will have a negative affect on the environment and food production.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Allowing accommodation to be built in oversized backyards.

What do you see as the benefits of infill development?

Less land is taken away from the natural environment.

Where should strategic infill sites be located?

Adelaide suburbs.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Leave whatever space is left and do not develop.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Stricter rules re the destruction of native trees.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

We cannot go on covering the spreading suburbs with concrete and bitumen. The rain is meant to soak into the earth not to run great distances in gutters, pipes and channels until it reaches the sea.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 12:30 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Jodie and Colin
Family name:	Cairns
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	We purchased our land in Evanston South 39 years ago when it was under the Munno Para Council and zoned deferred residential. In 1988 there was a development plan amendment, and it was rezoned (with no consultation process) to Rural and moved from Munno Para to Gawler Council. For the 39 years we have been residing in Evanston South there has been no rural development or market gardening as the ground water is unusable for this purpose and mains water is not viable due to cost. The largest growth in the area has come from Commercial enterprise and has opened employment opportunities in the area. The electrification of the train line and the access roads to the Northern Motorway have made Evanston South accessible for workers to walk for less than 5 minutes to work from the Kudla train station or a 5-minute drive from the Motorway. Although we were initially keen on residential, we now see that the best economic use of the land is Commercial. It would further benefit the area if Bentley Road was opened between Smith Road and Tiver Road to take pressure off Main North Road intersections. It would make sense to capitalise on the public investment in the area by rezoning the area Commercial with blocks of 1,000 – 2,000 square metres.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 12:02 PM
To: Woods, Bret (DTI)
Subject: Joe Haigh completed Greater Adelaide Regional Plan Discussion Paper Survey

Joe Haigh just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Joe Haigh

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

DOn't create more car centric suburbs.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Don't make it for cars.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Don't make it for cars.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Don't make it for cars.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

High density.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

High streets with medium density.

What do you see as the benefits of greenfield development?

Cheap.

What do you see as the potential drawbacks of greenfield development?

Car centric and loss of environment.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

More people / density to attract better more efficient services.

What do you see as the benefits of infill development?

Higher density.

What do you see as the potential drawbacks of infill development?

Poor design.

Where should strategic infill sites be located?

Along major transport corridors.

Respondent No: 9
Login: Anonymous
Email: n/a

Responded At: Aug 15, 2023 18:54:09 pm
Last Seen: Aug 15, 2023 18:54:09 pm
IP Address: n/a

Q1. **What is your name?** Joe Wassenberg

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 55-64

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Transport between regions

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Look to the longer term and plan for a multi zoned community hubs

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Get rid of the "ethinic regional areas" No longer a "china Town" or a another town area that is dominated by a specific belief or cultural background.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Better schools that will teach what is needed for the future. Teach robotics, advanced manufacturing, enviroment etc. These and more should be taught as early as possible and also bring back night schools for us older people who work and also want to up skill.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

ease building regulations. Get quilified builders to build container homes for the single people for example. Build units that do not cost $300K plus land. Allocate areas that will allow people to live off grid, allow communes for people that want to live the alternative lifestyle.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Better Transport systems

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

You have asked alot of questions of the same question. This seems that you already have an answer and have asked questions to come to your answer

DTI:PlanSA Submissions

From: john greenshields [redacted]
Sent: Sunday, 5 November 2023 7:58 AM
To: DTI:PlanSA Submissions
Cc: Craig Holden
Subject: Greater Regional Adelaide Plan discussion paper.
Attachments: Planning SA.docx

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Attached is my submission to the Greater Regional Adelaide Plan discussion paper.

John Greenshields
Millswood

Submission – Greater Adelaide Regional Plan Discussion Paper

This submission is conceptual only, as your deadline is close.
I write as a retired heritage architect of 40 years' experience in SA.
In summary, my submission is this:

1. Redevelop the Le Fevre Peninsula [LFP] over a 30 year period at Paris scale, maximum six floors. This could accommodate 200,000 residents.*
2. As the market has failed to provide affordable, energy efficient housing, this project should be managed by a New Authority [NA]. Not Renewal SA, for reasons outlined below**
3. Bonus density provisions over current ones should only apply to not-for-profit housing entities, [or the NA on their behalf], to reduce land speculation.
4. The Nightingale housing model from Melbourne is a possible example to adopt.
5. Existing property owners should be well compensated under present planning criteria, plus a bonus, and/or offered apartments in new developments.
6. The private sector should be involved in a tendered construction role only for affordable housing, with design and documentation by NA consultants.
7. Saved developer profits should benefit affordable housing cost and quality.
8. The costs-to-government of peri-urban development are between 4 and 10 times the kind of infill suggested.
9. The physical layout of Le Fevre Peninsula allows for whole of block development.
10. Most of the building stock is c 1930-40's housing, well represented elsewhere, but a heritage survey should form part of the renewal process.
11. After land is acquired, NA could alternate whole blocks for affordable/community housing, with adjacent whole/part blocks sold off for market housing to profit the NA, and part subsidise the affordable housing component.
12. The example of Garden East for residential and Vardon Ave for commercial/mixed use development is a good SA model.
13. The private sector should only be offered small plots for mixed-use commercial shops, offices and market apartments at suitable locations within each affordable housing block.
14. This may cause push-back from the for-profit sector. The answer is very simple. The housing crisis is NOT due to planning failures. It is mainly due to taxation policies, which turned basic shelter into an investment asset class. It is also due to deliberate withholding of stock by for-profit providers to prevent market oversupply and thereby to maintain their profits. This points to a market failure, which is a condition that legitimately warrants government intervention. The effect would be to re-introduce healthy competition into the provision of housing, something the ACCC should applaud.
15. Agencies like the SAHT were previously prominent and nationally admired for their lower-cost housing provision in SA. The SAHT was greatly expanded under conservative governments.
16. As the LFP is all walkable from the rail line, this line should be dualled and electrified to cater for large passenger volumes, with rapid rail connection to the city, stopping at Port Adelaide and Woodville.
17. Such a residential population is well located near Defence jobs and well connected to the northern industrial/horticultural/transport/logistics industries.
18. With close access to the sea and river, the LFP is an ideal location for fishing, water activities, and beach use by nearby residents. Present marinas and clubs are well situated to cater for these.

This submission is the result of a Sunday drive from Goodwood to Port Adelaide, Outer Harbour, Largs North, Semaphore and Grange. As an architect, I was surprised at the improvement in the presentation and cleanliness of the Port Adelaide heritage area, but there was almost no street activity.
The investments made in Port Adelaide need further support by development of a large residential population on Le Fevre Peninsula.
I would not have previously considered living in such a locality, but would do so as part of a planned seaside development.

I appreciate the opportunity to comment on the future of Adelaide.

John Greenshields
Millswood.
3rd November 2023.

*Assuming LFP area is 10 sq Km. At Paris density of 20,000/sq Km population = 200,000. At London density of 5,500/sq Km population = 55,000. At density of 10,000/sq Km population = 100,000.
** Multiple adverse reports made to me by architects, whose experience of Renewal SA is poor.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 12:51 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Environment.docx; Energy.docx; Retail.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	John
Family name:	Millar
Organisation:	COTA Climate Change group plus links to VH councilors
Email address:	[redacted]
Phone number:	[redacted]
Comments:	The GARP document notes several motherhood aspirations, using words like 'communities' and 'sustainable'. Achieving these will require a major paradigm shift, which will be resisted by all stakeholders with a vested interest in maintaining the status quo. SAPN, developers and builders head this list, along with all 3 levels of government, for whom any change has $$ signs attached and benefits will not be realised until long after the 3 or 4 year electoral cycle. Serried ranks of identical, inefficient houses do not make a community, sustainable or otherwise. I doubt ANY government has the integrity and foresight to make the difficult decisions required to challenge the fossil fuel industry and our troglodyte media and really plan for the future. I would love to be proved wrong.
Attachment 1:	Environment.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 15.0 KB
Attachment 2:	Energy.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 14.3 KB
Attachment 3:	Retail.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 13.2 KB
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Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Energy

Despite the recent ranting of a former PM who lost a safe seat, decarbonising of the electricity grid is proceeding and will continue. We need to get off gas and electrify everything. But the SAPN and AEMO/AEMC regulations and activities are not fit for purpose. Qld is installing bidirectional mains along its entire Pacific coast, linked to renewable energy zones and pumped hydro dams. When SAPN had to replace power lines after the recent Murray floods, it was 'like for like; no attempt to cater for the distributed generation scenario which is becoming the new normal.

Seaford Rise was established when connection to domestic gas was mandatory – not happy times in this current price spike era. Like much of the Hills, the Victor – Goolwa strip uses bottled gas – no mains reticulation. But the conversion to all electric is still a significant cost barrier, especially if the electrical panel and wiring require an upgrade to meet higher loads and current NCC standards.

The Victor – Goolwa strip is also at the end of an extension lead from Willunga via the Square Waterholes powerboard then other substations. The VH substation has a new transformer but a major problem at Willunga means the south coast loses electricity. Many homes and some businesses have rooftop solar systems but normal life effectively comes to a halt. The high density Crozier Rd and Bartel Bvde housing developments, along with the 'granny flat in every backyard' proposals will further stress the electricity supply and grid stability. As will any bushfire near the mains transmission line.

Community batteries may be of assistance, but in the Fed Govt funding scheme of 12 months ago, SA scored 2 with both applications (Edwardstown and Magill) made by the SA Department of Minerals and Energy. In other states, poles and wires entities such as Ausgrid, Jemena and Ergon were granted the overwhelming bulk of the allocation approvals. These interstate batteries will probably provide supply buffers rather than price benefits to consumers. Meantime the SAPN plans include a price levy on all SA customers so they can spend $10M over 5 years on batteries across the whole Fleurieu region. No info or further details available.

All matters to be taken into account for any new housing plans

Environment

It is accepted by everyone with an IQ even marginally above room temperature that climate change is a reality and that human addiction to fossil fuels is the principal cause. 'One in fifty years' extreme weather events now occur almost on a monthly basis. Yet while token acceptance of the stabilising effect of trees and ground cover vegetation in mitigating storm damage, developers, with the approval of SA Planning and local government, continue to adopt a scorched earth policy to maximise the number of dwellings on a site. And these dwellings are built to meet the NCC/State regulations in effect at the time. They leak energy like a sieve, so cost more to heat and cool. Dark roofs and concrete/bitumen ground cover just raise the ambient temperature.

I accept improved regulations will come into effect soon. But that is a bit like closing stable doors while the horses are careering down the road, many km away. And these regulations will only apply to new dwellings. Not existing or under construction.

Bartel Bvde – anyone who attended the referendum pre poll site would have witnessed the clearfell policy adopted by the developer. What was a large green space surrounded by a number of trees was levelled, and truckloads of topsoil used to guarantee the even surface. Among the first to go were two 20m gums on the site boundary – not deemed 'significant' under current rules.

Crozier/Canterbury Rds – similar policy adopted. Current site activity includes dozers and graders in what was previously a green haven for trees, birds and small animals. Will be the location for around 350 of Pete Seeger's 'little boxes, all made of ticky tacky and they all look just the same'.

Seaford Rise – Another clearfell development – acres of homes, each covering more than 70% of the allotment area. The odd space designated as playground area. Very few signs of rooftop PV solar. The ICE car/SUV is king, which puts all residents at the mercy of retail fuel prices. And this area is one shown as already designated as a site for future housing. More of the same?

I am aware there is a committee currently investigating the 10m and 20m CFS clearance guidelines for vegetation near homes. But the CFS is not likely to be called out for a fire in Plympton. Urban consolidation may be a noble aspiration but it must not be at the expense of greenery. The CFS guidelines are being used to remove trees before anything has been built. They may be appropriate for the Hills regions, but not for densely packed areas of brick veneerial disease outbreaks.

And existing infrastructure is not capable of managing the extreme weather events. Extreme rainfall in the eastern states caused all Goolwa barrages to be opened. Dead salt water fish washed up along the beaches for weeks. A greater Adelaide region storm caused dozens of power outages, including Hindmarsh Is, flooded much of Middleton, Hayborough and the ocean end of Crozier Rd. If you cannot afford to insure a property, what is it worth?

Meantime, lack of vegetation means beach and dune sand moves along the coast.

Retail

Convenient shopping options are important for any community. A place to have a chat as well as pick up some milk when you run out, and the weekly shop. Seaford Rise – home based nail salon, hair salon and fashion accessories shop, plus a real estate agent. IGA a couple of blocks across Commercial Rd. Anything else, a car trip to Aldinga or Noarlunga. Encounter Bay – coffee lounges or pizza, generally along the beach front. Otherwise a 2km+ trip to Victor. Canterbury – Crozier Rds development, a steep incline and a long walk to VH Central. Goolwa – the Woolies complex on the western edge of town is it, although there is a selection of premises along Cadell St. No real public transport options for any of them. Infrequent VH - Goolwa bus, or taxis. Bank SA branch in Goolwa closed.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 11:36 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

John Swincer

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Ensure there is adequate green space (parks, gardens, street vegetation) within new urban areas, making for more aesthetically attractive environment.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Our productive soils and primary industries on the Northern Adelaide Plains (and throughout the Greater Adelaide Regional Plan Region) need to be protected in the long term as food-growing regions for supplying the expected growth in population. Primary industries are also sources of employment for people in the Greater Adelaide region.

What neighbourhood features enhance living and working locally?

Other (please specify) - Open spaces that are vegetated, as well as street-side vegetation.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

By providing vehicle parking spaces that match urban population growth

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What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Optimize density of housing - keep yard space on the small side but include public parks and gardens/green spaces in the urban design.

What do you see as the potential drawbacks of greenfield development?

Expansion of urban regions into primary production land that grows food for the residents of newly developed urban areas - this is not a sustainable way of developing urban areas.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Ensure there is adequate parking on urban properties so that streets are not filled on either side with parked cars, making driving on a two-way road difficult and sometimes dangerous.

What do you see as the benefits of infill development?

Reduced urban footprint, optimizing land availability for primary production and 'natural spaces' outside of the urban area.

What do you see as the potential drawbacks of infill development?

Changes to water movements including reduced aquifer/groundwater recharge. Urban areas become heat sinks and/or heat traps, as structures are larger, garden areas/green spaces are smaller and there is less room allowed for movement of air around and between houses.

Where should strategic infill sites be located?

In all currently developed urban suburbs surrounding the CBD, especially where there is older housing that needs to be replaced.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space should be large enough to allow for a mixture of activities including sports, leisure (picnics, walks etc) and exercise (gym/playground equipment suitable for a range of ages)

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Keeping existing vegetation and ensuring that there is street vegetation and diverse vegetation (trees, shrubs, ground plants) included in local parks and gardens. If necessary, vegetation already existing in urban areas should be replaced, not just removed.

What is most important to you?

Housing
Jobs
Open green spaces
Inclusive Communities
Climate change

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

North

How can Greater Adelaide be more sustainable and respond to climate change?

By optimizing housing density so that urban sprawl into open, vegetated spaces and primary production areas surrounding the city is minimized. By including open, vegetated spaces within new urban areas, as well as on-street vegetation

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How would you like to travel around the Greater Adelaide region in 15 years time?

Car

What do you like about your current local neighbourhood?

Parks nearby that have trees, small vegetation, grassed areas and a water feature, as well as street trees. Proximity to shops, public transport, major transport routes.

Public feedback form

Submit feedback on the Greater Adelaide Regional Plan Discussion Paper

Submit feedback on the Greater Adelaide Regional Plan Discussion Paper.

Use this form to submit feedback to "Planning and Land Use Services" regarding the Greater Adelaide Regional Plan Discussion Paper.

Submissions close on Monday, 6 November 2023.

Amendment * (required)

Greater Adelaide Regional Plan Discussion Paper

Customer type * (required)

Member of the public

Given name * (required)

JOHNNS MAIO

Family name * (required)

MAIO

Organisation

Email address * (required)

[redacted]

Phone number * (required)

Enter a 10 or 8 digit phone number. For example: 0412345678 or 0212345678

[redacted]

Comments * (required)

max 2000 characters

Related content

How to get involved

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About the Greater Adelaide Regional Plan

Comments* (required)

Max. 2000 characters.

I WOLD LIKE TO REZONE. MY PROPERTY
AT [redacted] RUDLA 5115
1200 SQ METERS

Respondent No: 7
Login: Anonymous
Email: n/a

Responded At: Aug 15, 2023 10:29:00 am
Last Seen: Aug 15, 2023 10:29:00 am
IP Address: n/a

Q1. **What is your name?** Jordan benger

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 17 or younger

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

not answered

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** not answered

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

clean city

Q24. **What is most important to you?**

1. Climate change
2. Open green spaces
3. Inclusive Communities
4. Jobs
5. Housing

Q25. **What are your concerns for the future of the Greater Adelaide region?**

traffic congestion

Q26. **In the future, what type of home would you like to live in?**	Traditional house (not attached to another house)
Q27. **Who do you see yourself living with in the future?**	By yourself
Q28. **What part of the Greater Adelaide region would you like to live in?**	East

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

dietary change to a more plant-based diet

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?**

Tram

Q31. **What do you like about your current local neighbourhood?**

public transport

Q32. **What do you think your local neighbourhood is missing?**

noise restrictions

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

native trees

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

no

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 6:07 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Jorsi

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

More people, more high rise buildings, more cranes than we already have, hopefully greener

---

What is most important to you?

Climate change
Housing
Open green spaces
Jobs
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

That we will continue suburban expansion and destroying natural landscapes rather than building up

In the future, what type of home would you like to live in?

Other (please specify) - Tiny house on a block of land

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

Better public transport aka TRAINS TO THE HILLS!! Building up instead of out, promoting walking/biking towns

---

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

It’s surrounded by farmland and bush and has lots of wildlife

---

What do you think your local neighbourhood is missing?

Public transport that is more efficient to the city

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

STOP THE SPREAD

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 1:45 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Joseph East

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

The plan sufficiently covers all pertinent topics to the level of detail required of a 30 year plan.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

The plan sufficiently covers all pertinent topics to the level of detail required of a 30 year plan. There are certainly details that need to be fleshed out but that is a much lower level which is not in scope for this document.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

The plan sufficiently covers all pertinent topics to the level of detail required of a 30 year plan. There are certainly details that need to be fleshed out but that is a much lower level which is not in scope for this document.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

The plan should consider that a growing economy in the regions will attract a degree of travel from tourists and business that will require additional land dedicated to short term lodging. It can't be expected that all guests stay within the CBD and surrounds and similarly the short-term-let business model dominating the regions in combination with the housing crisis has had negative outcomes for prospective homebuyers.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

There is little mention of support to the building supply chain to support this step increase of construction activity. If one looks as the graphics throughout the plan it seems that the choice of dwelling would be limited to "Apartment", "Brick concrete monolith type A" or "Brick concrete monolith type B" which is diminishes any attempt of character one is looking to establish. The plan could consider that multiple types of building can constitute a dwelling with varying levels of impact on the supply chain. Examples include transportable homes, homes made of alternate materials, "tiny houses" or granny flats. These types of rapidly producible dwelling have a number of positive supply chain impacts which can result in lower turn-around times and less residual risk in terms of defect resolution, although this is predicated on the state of the allotment where they will be installed.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It is difficult to answer succinctly because of the haphazard approach to planning over the number of decades across numerous councils. The fundamental metric to living locally is the extent to one must leave their locality to acquire essential items or perform particular activities. These services are often backed by businesses which in our society must turn a profit to remain viable. Without sufficient patronage, a business case cannot be formed and so some localities will be without such services. Greenfield is a misnomer as every greenfield is surrounded by brownfield, every brownfield has an established set of services and businesses that provide them. Only a sudden step change in population can justify equivalent service placement in a greenfield area, which by definition implies high-density planning that impacts urban form which incidentally isolates it from its surrounds because of people living locally. Greenfield development with a trickle of population intake is the least desirable path. Greenfield development has to take into consideration brownfield impacts and if that means having the hard conversation of reworking

allotments to undo mistakes of previous times to make the region cohesive then that is what should be done. Then you have to manage the services provided to these people and their local councils.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

I am unable to comment on this topic.

What do you see as the benefits of greenfield development?

Potentially ease of placement of infrastructure, often large allotments owned by few stakeholders allowing for ease of negotiation through acquisition. Allows for master planning which can better align the area toward the top level vision. Has green in the name.

What do you see as the potential drawbacks of greenfield development?

Surrounded by brownfield, no geotech history, potential for unexpected discoveries that hamper projects, development is beholden to the master planner if contracts are not termed correctly. It is simply better to approach developments as brownfield as nothing ever goes to plan.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

It is difficult to answer succinctly because of the haphazard approach to planning over the number of decades across numerous councils. Similar to the response of question 12, infill urban has the objective of increasing population and providing additional services considering that market forces make such a business case viable. Ultimately this increases density, either through alternate utilisation of disused infrastructure or the reduction of open spaces.

What do you see as the benefits of infill development?

It changes the character of the area and can bring a much needed revitalisation to infrastructure.

What do you see as the potential drawbacks of infill development?

It changes the character of the area and forces leaders to answer some long standing questions lest the status quo remain.

Where should strategic infill sites be located?

Along major transport and telecommunication corridors.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Manufacturing plant, transport for export of goods, farm land, access to public transport.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Nothing additional that was is stated.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Nothing additional that was is stated.

What do you think Adelaide will look like in 15 to 30 years' time?

I am positive that the majority of what is in the plan will be adopted and that in 15 years in a fair degree of first stage development outcomes would have been achieved, considering progress on current and previous developments.

What is most important to you?

Climate change
Housing
Jobs
Open green spaces
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

We can't have it all, high density living with bustling city centres and sleepy large allotment housing are diametrically opposed to each other yet there is desire for both. I believe it is inevitable that reconfiguration of landholdings will be required to achieve what is outlined in the plan. This will come with a degree of opposition and will require negotiation. Density can only be sustained with an equivalent number of services, I'm not confident this will pan out in all areas which may leave some regions languishing due to over-development in adjacent zones. People in general are averse to change and the structure / zoning of local government may need amendment to see through the plan.

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Other (please specify) - My own place with my own family, potentially lodging parents or extended family members.

What part of the Greater Adelaide region would you like to live in?

North

How can Greater Adelaide be more sustainable and respond to climate change?

Go on the offensive, prove to the nation that sustainable economic growth through manufacturing can be achieved using renewable-backed infrastructure.

How would you like to travel around the Greater Adelaide region in 15 years time?

Cycling

What do you like about your current local neighbourhood?

It's open and you can still see the stars at night.

What do you think your local neighbourhood is missing?

Fibre to the premise, pedestrian track from Main North Road to Angle Vale Road, Gordon Road level crossing.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Thanks for the opportunity to respond

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

This was not a 5 minute survey. The second to last page on the survey was skipped and could only be reached by going to the previous page from this one.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 3:43 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Josephine Roper

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Infill - no more sprawl. Instead of paving more of the state, slow the cars down, safe cycleways and public transport.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

We need more medium density housing, close to the centre and the beach. Triplexes, terraces, 3x2s, low apartment buildings. Brompton is on the right track but terraces that address the street via a garage are a horribly anti-social outcome of density crossed with car-dependency, should be avoided. Before approving housing I think you should be asking 'is it possible to live here without a car?' and if not... that's not the right place for new housing, in my opinion. (Really following that idea will need a lot of attention to the public transport system too).

What neighbourhood features enhance living and working locally?

Other (please specify) - bike lanes

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

As suggested - is it livable without owning a car? (Including some provision for car share). Designing for walkability and public transport access can guide almost everything about the urban form.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

See above. These cities are small enough that people could cycle end to end and only use cars for distant trips, and the time to encourage that is before they grow too large. Obviously, efficient public transport service to Adelaide is a must.

What do you see as the benefits of greenfield development?

I really don't.

What do you see as the potential drawbacks of greenfield development?

Habitat destruction, loss of opportunities for natural recreation and areas of natural beauty, trampling on indigenous heritage, embedding energy-intensive mobility practices...

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

I think a key thing missing in Adelaide is clustering of local shops & public transport together to form local activity centres. This makes living locally and sustainably much easier than the almost random pattern of shops and services dispersed through the grid of streets, which is a very characteristic feature of the middle rings of Adelaide. As above I

think infill development via garage-front terraces will have poor outcomes for community life. Garages for terraces should be on back lanes or shared underground, if they must exist at all.

What do you see as the benefits of infill development?

Making efficient use of what we already have - infrastructure, transport, parks, shops etc. Living near work, shorter commutes, less time wasted.

What do you see as the potential drawbacks of infill development?

If you raise density you must make it easy for people to get around in varied ways or it's just going to be a traffic nightmare.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 25 August 2023 6:12 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Judith Kuchta

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Appropriate infrastructure being built in conjunction with new housing eg. public transport, retail, services.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Smaller homes on smaller torrens titled lots, strata is a deterent for many. Keeping/planning green spaces and tree cover. Building smarter - light coloured rooves with proper angles to maximise solar panel placement, use of recycled water plumbed to garden taps and toliets. This needs to become the standard rather the exception.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Do not build social housing in large hubs, scatter them through multiple suburbs especially for the vulnerable and elderly, they dont need to be lving in steets full of morons who just trash everything.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Better connectivity between buses/trains. As a soon to be ex renter my house would get a 1 star energy efficiency. A Program to retrofit older homes to improve energy efficiency and incentives to do so.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

As a single person I struggled to find a smaller torrens titled home that wasnt a townhouse. I dont need two bathrooms, two living areas or a big yard . Very happy with my terrace home currently being built (109msq on 180msq block) with a lovely park across the street that I dont have to maintain. All of these homes (plus a couple of smaller ones) sold in a snap. The market is there.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Ensure the supporting services are developed alongside resdential. Adding local services eg. retail etc adds local jobs. Consider satellite govt offices like a services SA branch.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

There needs to thought given to building efficient public transport to get cars off the road or something like Canberra used to have - they did '3 for free' 3 in the car on the commute = free parking in the city.

What do you see as the benefits of greenfield development?

Hopefully helping to ease the current rental and homelessness issues.

What do you see as the potential drawbacks of greenfield development?

We cant keep ripping up more countryside - you cant get it back. We also need to scale back to smaller, simpler homes.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Not sure on this one. I see it in my current suburb but the new homes are just purely profit and stupidly large homes at that.

What do you see as the benefits of infill development?

If the types of properties were better planned it gives more people the option of enjoying inner city living.

What do you see as the potential drawbacks of infill development?

Services are not expanded to support the additional residents eg. Land that used to have 1 family home now has two homes ir 4 to 6 townhouses.

Where should strategic infill sites be located?

There are definitely older homes that are ready to go in many suburbs. We need to be looking to replace old stock with energy efficient homes.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Not sure.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Existing open spaces need to be retained and new ones masterplanned into new developments. Tree cover is essential for reducing urban heat and it is also just beneficial for mental health and wellbeing.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Retaing old trees and a plan to continue planting more. More consideration to the use of native plants.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

No.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 1:35 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Julie Ikaheimonen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

The impact of windfarms on rural communities.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

We shoukd consider utilising what we have available in our state. Nuclear power is both clean and reliable unlike our current obsession with windpower that is reliant on weather and subsidies!

What neighbourhood features enhance living and working locally?

Open spaces

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 5:33 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

June Edwards

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

An equitable community

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

With new developments require that a percentage of the land is gardens. The developments along Anzac highway for example are a disgrace. Boxes facing west with no green space. Farcical. The Parklands and Parks such as that being destroyed by the Crows development should be legislated as sacrosanct. Parks are the lungs of the city. If you want to really address climate change then face up to it and have the gumption to preserve what is there now, make it untouchable and create more. Tree coverage is going backwards so the 20 % growth is a joke. Buy bigger blocks of land. Build higher u n it blocks where the units are on one level and have gardens, tree coverage and green space. If you think what is happening in Adelaide is creating a liable space you must stay in the leafy eastern suburbs. What's happening north and south of the city is a concrete mess which is taking over precious farm land. The Goyder line is moving jnwards. Our arable land is minuscule. Wake up to the fact that our farm land is a small and precious commodity. Start preserving what is inside the goyder line.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Address public transport and take Todd's seriously. There needs to be fast public transport from all areas around the city. Consider developing country towns by installing n g fast transport systems rather than continuing this awful suburban sprawl. Stop destroying inner city public housing and giving the land to developers. Start building public housing. Mix it in amongst the suburbs rather than creating social housing ghettos. Mixed housing worked for decades. The present day snobbery has to end.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Look at putting effort into solar solutions. Put research dollars into solar and battery solutions. Stop trashing regional areas so cities can drink green coffees. Present technology is primitive and decent planning appalling. Concentrate on how to power SA without environmental damage. At present it's like the Vietnam war. Napalm the village in order to save it. You have no idea how enraged people are becoming because of the destruction to the environment and farm land. Become a technological leader and focus on solar, batteries and technologies other than wind turbines.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Planning which focuses on liveable developments that think about people and green space. Bowden could have been a wonderful example of a todd but is a concrete anti social place. Market is good.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Satellite towns not urban sprawl. Preservation of farmland and greenspace

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

De ent P unlicensed transport. Mixture of housing. Decent infrastructure and facilities l ities

---

What do you see as the benefits of greenfield development?

Can be planned well. A lot are awful and badly built. Could be a treat to live in if done well

---

What do you see as the potential drawbacks of greenfield development?

Takes over precious farmland and parkland

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Good idea if done well

What do you see as the benefits of infill development?

Stops urban sprawl. Makes suburbs more vibrant.

What do you see as the potential drawbacks of infill development?

Badly built housing. Green space destroyed d. Beautiful gardens destroyed. Heritage buildings destroyed

---

Where should strategic infill sites be located?

Big areas which become available like le cornucopia site

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Identified land for commercial purposes

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Preserve what's there. Create more with each development

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Stop cutting down trees. Turn farce into realism

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Think about people, flora and fauna. If you don't the city will become unliveable. Make these 3 the top importance to protect, and cherish

---

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 11:19 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Karen
Family name:	Brunt
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I am writing as a resident of Hillier, adjacent to Kudla, an area of interest in the "north east spine" of the land use discussion paper. I support the investigation of the Kudla area for future master plan subdivision. As noted in the discussion paper, there is already an upgraded train, the northern expressway and close proximity to schools that makes Kudla an ideal area for both high density (near train) and medium density living. I note that there are subdivision proposals further north of Gawler, I hope that the environmental impacts of the transport requirements for these subdivisions are taken into account. In comparison it may be possible that Kudla has potential to lessen traffic pollution. Kudla forms part of the Southern Rural areas of Gawler. I have participated in surveys and consultations about the land use and future of the Southern Rural area carried out by the Town of Gawler over many years, however there has been no significant change or improvement to the region. I suggest that Kudla be rezoned high and medium density, surrounded by Evanston Gardens medium and low density, and Hillier low density with the removal of primary production policies and block sizes in low density of 2500 sqm minimum. this bock size already has some landowner support when discussed in previous land use investigations. While I acknowledge that there is a housing shortage, there needs to be choice for residents, and not just a choice of either small blocks or townhouses. It would be amazing if the river corridor boundary of Hillier could be utilized for walking and horse riding trails!
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 12:44 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Karyn Jowett

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

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Are there any other outcomes the State Planning Commission should consider?

Ecosystem restoration to the minimum 30% habitat in each landscape must be the State governments priority to protect our future food security. The Sellicks Woodlands and Wetlands Action Network (SWWAN) has a fantastic submission " SWWAN'S SOLUTION FOR A RESILIENT FUTURE". I have read and strongly support this proposal.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Our urban Canopy Cover Targets are totally inadequate. The State Government must increase urban planting in line with the science to protect South Australians health, infrastructure and economy. The Sellicks Woodlands and wetlands Action Network has a great submission prioritising ecosystem restoration in the Willunga Basin to reverse biodiversity loss and protect future food security.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Short term rentals are having a bigger impact on the rental market than people realise. At least 69% of houses that could be someones home in Greater Adelaide are reserved and left empty just for holidays. We have a rental crisis not a housing crisis. The State Government must address this problem by constraining short term rentals and encouraging landlords to shift back to long term rentals. SWWAN have a very good submission on this impact and I strongly support their proposed solutions.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

To build a strong resilient economy we must invest in our most essential infrastructure, the environment. This will protect our health and food security. Investing over decades in ecosystem restoration as proposed by SWWAN in their Submission to address the biodiversity crisis will create thousands of jobs, protect our food security, reduce health costs and be a major boost for tourism.The creation of thousands of restoration jobs will be a huge boost to the economy, particularly in regional areas. Nature tourism is one of the biggest earners, imagine if the whole Willunga Basin was nominated Lonely Planets 2nd best destination in the World instead of just Kangaroo Island. Its possible in 30 years if we start now.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Firstly reduce the number of Airbnb's to increase the vacancy rate. Secondly replace stamp duty with an annual land tax. This will remove a significant barrier for people looking to change the house they live in because of changing circumstance. This will be particularly beneficial in suburbs with large blocks and an older population looking to downsize. This will give the government an opportunity to increase density through sustainable infill. A land tax will also curtail land banking by developers SWWAN has a very good submission on the impact of Airbnb's and I support their proposed solutions of increasing rates for short term rentals and offering a rate discounts for landlords willing to give longer leases of 2 or 3 years.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield housing on the city fringes must be stopped as there is a greater need for habitat restoration to protect our agriculture regions and future food security.

What do you see as the benefits of greenfield development?

There are no benefits to Greenfield development. Urban planning research shows Increasing urban density in already established urban areas is the most socially beneficial way to develop housing.

What do you see as the potential drawbacks of greenfield development?

Greenfield housing ends any chance of restoring the land for the environment. There is not enough open land available currently to restore the environment to the minimum 30% in the landscape required to prevent further extinction. Greenfield housing is three times more expensive than infill . Future residents are significantly disadvantaged through a lack of services and longer travel distances. The only beneficiaries from greenfield housing developments are the developers themselves. The need for environmental replanting must be seen as much more important than the greed for greenfield housing. I have read and strongly support the Sellicks Woodlands and Wetlands Action Networks submission for a sustainable future that opposes greenfield development and prioritises environmental restoration for our future.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

The government has to do is update their urban housing design guidelines to best practise standard to achieve this. The principles of sustainable and future ready local urban design are well established. Prioritising infill development allows for environmental restoration, the greatest need in our society to occur.

What do you see as the benefits of infill development?

Future residents are much better off because of greater access to amenities and services. Infill development reduces our need for private transport and encourages walking, riding and using public transport reducing our carbon emissions. The cost to the State is significantly lower than greenfield sites as described in Design Perth 2016 and a University of Adelaide study comparing Bromton and Playford developments.

Where should strategic infill sites be located?

Along public transport routes and close to existing amenities, services and jobs where it will benefit society the most so ask the experts.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

This question requires specialist knowledge that I do not have.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Canopy cover of at least 40%, green cover below of a similar amount. The most important need is to protect society from the effects of urban heat. There are significant overall health benefits from open space, both physical and mental, and the GARP must prioritise implementing best practice urban planning. The Sellicks Woodlands and Wetlands Action Network has a very detailed submission on the inadequate urban canopy cover targets set by almost every council in Greater Adelaide. I have read the submission and support it strongly. This issue needs to be addressed urgently.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Sellicks Woodlands and Wetlands Action Networks has a great, very detailed submission about this. I encourage you to read it as it clearly explains the situation and offers solutions. I have read all of SWWAN"S submissions and agree with them wholeheartedly.

What do you think Adelaide will look like in 15 to 30 years' time?

Toasted the world over for its green, cool, environmentally diverse living and recreation areas.

What is most important to you?

Open green spaces
Climate change
Inclusive Communities
Jobs
Housing

What are your concerns for the future of the Greater Adelaide region?

Biodiversity loss is the biggest threat. It is more of a problem than climate change. I am scared that we will not act on biodiversity loss soon enough for our remediations to have an effect and the environment will collapse destroying our food supplies and society with it. The Sellicks Woodlands and Wetlands Action Networks submission to restore the environment is a fantastic plan that meets the needs of the future. I ask that you take particular note of this and their other submissions.

In the future, what type of home would you like to live in?

Other (please specify) - Self sustainable local community with natural bush around.

Who do you see yourself living with in the future?

Other (please specify) - My partner

How can Greater Adelaide be more sustainable and respond to climate change?

Huge increase in urban canopy cover targets required. Less greenfield housing.

How would you like to travel around the Greater Adelaide region in 15 years time?

Other (please specify) - Moving footpaths

What do you like about your current local neighbourhood?

The lack of housing and shops. The abundance of agriculture, bush and beach.

What do you think your local neighbourhood is missing?

More restored bush and wetlands. More natural environment.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I would like to highly recommend the Sellicks Woodlands and Wetlands 3 excellent submissions. They have described a future for Adelaide that will benefit every South Australian now and in the future. I strongly urge the Government of South Australia to adopt their plan to "Rewild the Fleurieu". The inadequate canopy cover and the effects of Airbnbs covered in SWWAN's other two submission are shocking and must be dealt with now.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Yes. I have read 3 very good submissions to the Greater Adelaide Regional Plan Review made by The Sellicks Woodlands and Wetlands Action Network. They have described a future for Adelaide that will benefit every South Australian and address the most serious issues we face with evidence based solutions. I sincerely ask that the State Government read and pay attention to the seriously sobering points made by the SWWAN submissions and incorporate their well thought out solutions in the future planning for a better Adelaide.

DTI:PlanSA Submissions

From: Mark A Gill [redacted]
Sent: Monday, 30 October 2023 8:23 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper

Importance: High

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear staff

I appreciate the opportunity to express my views.

It is clear there is an urgent need for increased housing availability in locations with good access to major transport corridors and infrastructure.

As a resident of the inner southern suburb of Marino I think that this suburb is ideally situated to meet this need.

Reviewing development restrictions in suburbs such as Marino would enable greater housing availability.

Currently Marino has very large allotments but current restrictions to subdivision stop further development with requirements of 700-1100 square metre

allotments (basically existing sizes) and side boundary setbacks to two storey dwellings of 6 metres. In fact current restrictions are such that many

existing houses would not even be allowed to be built if they were to attempt to get approval with current guidelines in particular with respect to side

boundary setbacks. Current guidelines appear to be unrealistic to allow rejuvenation of the suburb.

The adjoining suburb of Hallett Cove has had amendments allowing smaller allotments, and immediately adjacent Marino the newly rezoned Seacliff

Village has allotment sizes I believe, in the vicinity of 85-130 square metres or so, dimensions that would in their entirety not even meet the setback

requirements for a dwelling in the Marino area let alone supply a footprint for a building.

Likewise the adjacent suburbs of Brighton and Seacliff have much smaller allotment restrictions and setback requirements etc. and Seacliff in particular

has a sloping topography in parts but setback restrictions are far less than in the Marino area.

Seacliff Village will supply needed commercial infrastructure to the area, improving the convenience of lifestyle in Marino. It also has a very dense

residential development at a polar extreme to the adjacent suburbs with minute allotments compared to their neighbours.

Furthermore as Seacliff Village is immediately adjacent Brighton Road and on a significantly sloping site , it is highly visible and its new

residential area will have a significant impact which has been deemed to be acceptable by way of its approval. Any impact by new changes

in Marino if allowed would be on a far lesser scale, than the approved Seacliff Village.

By reviewing this, the opportunity for older residents to downsize and allow a greater range of dwellings in areas with excellent transport and

infrastructure would be facilitated. According to ABS in 2021 the largest age cohorts in Marino were 55-59 and 60-64 year olds, ideal ages to consider

beginning to downsize in their current location and meet their changing needs.

I am not suggesting increased densities of the ilk of the Seacliff Village development but more along the lines of adjoining coastal suburbs so as to

ensure consistency across adjoining suburbs and council areas.

Please consider this opportunity to meet current and future needs.

Yours sincerely

Kathryn Bruce

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 10:12 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

KAtja Hogendoorn

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

The outcomes for houses have been quantified, but the achievement goals for green areas and trees are vague. The intended outcomes) in this respect need to be quantified , not just qualified. So instead of "increase green space, and

shade from trees, say by how much. The road to hell is paved with good intentions, but to prevent a climate hell, we need to make our plans specific and quantified, otherwise , they fall along the wayside, especially when weighed up against other interests, such as housing. Include the intended number of houses with green roofs as well. Reduce economic growth, our problems are the consequence of our economic model.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Quantify the expected outcomes Stimulate research and development to obtain the best local advice for biodiversity outcomes from new developments, including park designs, green roofs, and green corridors, and the mixes of plants in each. Reduce light pollution. Instill pride in our green environment, as well as continue to make people realise that their wellbeing depends on it.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

equalise funding for schools. Invest more in teachers. Live and work locally.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Build even more sustainably. Build passive sustainable architecture (buildings that regulate their own climate without energy inputs) that embody a minimum of energy. Promote reusing building materials. Set up local solar power banks for people to deliver to in suburbs.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Promote smaller houses. They have a smaller footprint when it comes to building, heating, cooling, cleaning.

What neighbourhood features enhance living and working locally?

Other (please specify) - A safe bicycle network throughout, rather than paths that stop where there is not really room for cyclists. Blow up areas for cyclists at traffic lights, so they can clear before cars turn everywhere. White bicyles in the city. Great, free, public transport. Local facilities (sport complexes, skate parks, shops, student accommodation).

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Aim for increasing low-rise in and just around the city ring, avoiding both infill and greenfield development as much as possible.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

People should live close to where they work. Decision making for location of work and housing should go hand in hand.

What do you see as the benefits of greenfield development?

None

What do you see as the potential drawbacks of greenfield development?

Loss of biodiversity, endless sprawl, uninspiring conglomerates of houses that are (too) large with no room for gardens, and endless commuting.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Only by building low rise, not infill. Promote the benefits of living in smaller houses/appartments, close to all amenities (walking cycling distance through green space to work, restaurants, schools, good, free public transport network. that is easy to get on with bicycles as well.

What do you see as the benefits of infill development?

I only see benefits of low rise. I think the green space we have needs to remain, so people living in low-rise appartments can benefit from them as they are close by.

What do you see as the potential drawbacks of infill development?

It costs green space

Where should strategic infill sites be located?

Low rise where there are already buildings

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

I think incorporating public fresh water swimming ponds (e.g. in the Torrens and in the parklands?) would be a hit, and contribute to biodiversity by maintaining clean fresh water.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Make it a no-loss or increase real target with quantifiable outcomes. Have specialists involved to advise how to achieve biodiversity outcomes for insects (the main food source of very many birds and mammals).

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 2 November 2023 2:17 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Katrien
Family name:	Pjevac
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Hi, I just wanted to comment on area that you are looking at in Gawler (ie Hillier/Kudla/Evanston). We live on [redacted] This area right now is zoned as rural which means the properties aren't allowed to be smaller than 4ha. From most plans that I have seen, there is no plan to change this - council wants to keep this a green belt. However, this makes no sense to me. At the beginning of Hillier Road, there is an elderly center, the owner of that was recently able to buy the 2 properties next to him (8ha) and he is allowed to subdivide and put 300 homes on those properties. This means that there is only 1 property between us and them which means that keeping us rural makes no sense. Also, we live right across from the soccer oval/kalbeetha reserve which they are renewing and the school next to it is being expanded. So now you have all these amentities for kids but no space for families to live (only elderly people). Where we are, there are only 4-5 properties before there is an 'easement road' which in my opinion would make it more sense to have these properties before this road subdivided and creating a community where young people with kids could come and live and walk to school/after school activities. If you still want to keep the 'rural feel', then it makes more sense to do this after the easement road. We are also really close to the tamberlin train station so even for kids that go to school in the city or adults working in the city, it is only a short walk/bike ride to get to the train station. I think we are in a prime location where we can create an amazing community for a lot of families and just keeping us as a 'green belt' would seem like a waste of great space in my opinion. Kat
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 9:52 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Kayla

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat disagree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly disagree
A greater choice of housing in the right places	Somewhat agree

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What neighbourhood features enhance living and working locally?

Open spaces

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 25 August 2023 1:57 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Kelly Wescombe

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

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Are there any other outcomes the State Planning Commission should consider?

No

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

I think this needs to be considered in the context of all the regional plans combined - a more over-arching and strategic view than what can be considered in a regional plan

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

We need a significantly stronger emphasis on social housing and stretching our government resources and partnerships with developers to go well beyond what we do now with provision of social housing. This means having much higher requirements for the number of social housing outcomes and reducing the ways developers can avoid providing social or affordable houses.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Limit greenfields developments - they are not regenerative, in that they require significantly more resources than infill developments, in particular with regard to infrastructure provision. They are also far less likely to be near to industry / economic centres, so the cost of contribution to the economy is much lower from these satellite neighbourhoods.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Much stronger emphasis on infill over greenfields developments. There needs to be work done on community acceptance of smaller, higher density living, both from those who would claim they don't want it (even in inner suburban areas) and the target market for these types of housing. This is a cultural change and communications exercise, more so than a planning exercise.

What neighbourhood features enhance living and working locally?

Other (please specify) - Walkability

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfields developments should be limited only to areas within close proximity to an existing industrial / commercial centre, where adequate active or public transport can be provided. Where a greenfields development is of sufficient size, there should be a requirement that (if there is no immediately accessible industrial / commercial centre) that a certain % employment outcome must be achievable within the development.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Development should take into account the needs of the existing community without pandering to NIMBYism.

What do you see as the benefits of greenfield development?

Very limited - we already have a broadly distributed low density population

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What do you see as the potential drawbacks of greenfield development?

There are significant costs to service greenfields development with infrastructure. People do not factor in the costs of transport associated with living very far from employment centres.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Infill is the epitome of living locally - in existing suburbs there is already many of the services and much of the infrastructure required to support healthy communities. With more rates, councils are able to upgrade facilities within the area, rather than stretch them across ever expanding geography (in the case of greenfields developments)

What do you see as the benefits of infill development?

There is the opportunity to create more connected communities who have more time for living in community with less time associated with travel. There is better use of resources from an infrastructure perspective and the opportunity for commecialisation of innovation that needs a more dense population to justify costs.

What do you see as the potential drawbacks of infill development?

Community resistance - there needs to be a coordinated approach to making infill development more than tolerated, and instead desirable, both by the existing community and as a marketable product to smaller households

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Where should strategic infill sites be located?

Wherever there is land available or low density areas. A particular focus on the inner suburbs and those located adjacent employment and commercial centres.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Expanding upon the types of employment land that attract clusters of organisations, for example, the Tonsley development. There needs to be a focus on the types of employment of the future for the state and generating investment that matches a vision for specific industry types.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

With more infill development, higher quality open space will be desirable, as private open space allocation decreases. Open space upgrades should be funded through fees associated with new developments.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Green cover needs to consider more than just any tree - there needs to be an emphasis on retaining established native trees

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

There is insufficient emphasis on provision of public transport to new developments (particularly greenfields developments). More emphasis needs to be on the walkability of new developments - including walkability to employment, commercial centres and public transport hubs.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 27 August 2023 7:24 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Kerrie shield

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Protect agricultural areas on the fringe. I am totally screwed. Port Pirie Council approved a house 5-10m from my boundary. My pregnant cows and calves are totally spooked by barking dogs and motor bikes. There is no protection for

my interests or animals. Occupants are building a very large burn pile behind my hay shed. Council said it met cfs guidelines.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Demand that councils plant pollinating flowers etc.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Provide green spaces and improve public transport.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Encourage electric car taxis that offer cheap fares.

What neighbourhood features enhance living and working locally?

Open spaces

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Leave them alone. Protect the environment.

Respondent No: 37
Login: Anonymous
Email: n/a

Responded At: Aug 22, 2023 07:22:37 am
Last Seen: Aug 22, 2023 07:22:37 am
IP Address: n/a

Q1. **What is your name?** Kevin Griffiths

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

The rights of people who already live in an area because it has what they need and enjoy their environment.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Stop subdividing rural land. We have already destroyed the Adelaide hills, the Southern hills where else does the plan want to destroy food producing land to house a tightly packed in community?

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Enable the population to remain inside the areas we have already destroyed and stop the flow into agricultural areas. I guess we can continue to ruin Australia economically by importing our food from countries who do not care about the environment. We are really stupid.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

We do not have a strong economy. Who thinks that? we have made sure we do not manufacture anything worthwhile, making sure we reduce the amount of employment, we build houses on our best farming land e.g., Golden Grove, Mount Barker, Adelaide Hills and then we worry about so called climate change when we seriously do not care about it because we have people who are only looking after themselves and do not care.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Stop building outside the already built-up areas and destroying it more with so called "infer-structure' when we are doing an inefficient job at that already. More spread out housing, more infrastructure, more destruction of food producing land more environmental destruction. Not too smart but will help the greedy get more destroying the quality of life of those who cannot keep up. It will assist short sighted government parties continue to destroy our State. They do that well.

Q11. **What neighbourhood features enhance living and working locally?**

Other (please specify)

Employment, which we are reducing as fast as we can, except for the housing industry and developers which will continue to grow while we continue to destroy our environment and then replace it with artificial greenery which we are all supposed to feel good about.

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Why are we promoting greenfield development, making it into an urban development and continue to say we are doing a good job. There is no point destroying more land further away from the city and then try and say 'living locally" when everyone has to travel longer distances if they are lucky to find employment. No one is smart enough to work out effect transport systems and manage them plus we are trying to send people away further for employment contributing to the environmental destruction.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

We should be leaving these communities alone. They are not surviving now due to low employment. Murray Bridge was destroyed when they decided to build all the community housing in one area. Who was the smart person that thought that would be good? The area has never recovered. They are not satellite cities they are rural towns and need to stay that way before we destroy any qualities they have. The rates in these cities compared to what rate payers get is out of control now.

Q14. **What do you see as the benefits of greenfield development?**

There are no benefits for the state. The benefit is for the people who can sit back and say I "look what we did, we destroyed a rural environment an made it a suburban nightmare but we made a lot of money and we stayed in government for another three years". Now we can waste that money on useless, feel good projects.

Q15. **What do you see as the potential drawbacks of greenfield development?**

There are no positives for greenfield development. It needs to stop. It will destroy the state and the environment, is short sighted and conjured up by people who have something to gain for themselves. They do not care about anything other than their own egos.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Stop building offices, approve developers to build inner city housing, which they do not want to do because they do not get the benefits compared to building another office tower.

Q17. **What do you see as the benefits of infill development?**

Stops the urban sprawl which will stop the destruction of the environment and its surrounds. Can build an effective infer structure that may work, if we can find enough smart, logical, thinking people. Keeps employment in areas close to where people live and able to use effective public transport.

Q18. **What do you see as the potential drawbacks of infill development?**

I do not see any drawbacks. We have already destroyed the River Torrens flood plains, lets keep going and make sure we finish the job.

Q19. **Where should strategic infill sites be located?**

I do care about babies and children despite the current government saying that anyone who opposes building a hospital on a heritage site does not. So we could destroy the few heritage sites we have and use them. The government is keen to approve the use of our unique parklands surrounding the city so we could use all that land for housing. It is close to the city has a transport system and would house everyone we intend to bring into this state despite the lack of employment.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Industry would help. We have done our best to destroy manufacturing in this state and indeed the country so we can be totally reliant on countries that do not care what they do to the environment and must look at Australia as being one of the most stupid countries in the world. Not that I care about what other countries think about Australia.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

What a contradiction in terms. Building houses on agricultural land and then wanting open space! Which part of this am I missing. Whoever is running this show is missing the point. The rural cities still have a little of open spaces left. This plan wants to take that open space away and create open spaces.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Who cares about an "Urban Green Cover Target". The regional plan does not take that into consideration. That is a joke. I can remember when there was discussion about leaving 500 metres either side of creeks and rivers running through the suburbs to promote 'green areas' and give what wildlife there is left a passageway to allow for their safe movement along the river banks. What a joke that was. Developers with lots of money and greedy governments that cannot manage money soon destroyed that idea. Money soon takes over from the environment which will continue in this regional plan. No one really cares about what happens to the state. They only care about getting reelected or keeping their jobs.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

What I think will have no influence on people who only care about themselves. We will continue destroying our rural environments despite seeing what stuff ups have already been made e.g., Monarto, Mount Barker, the Southern Hills the Adelaide Hills. We will just keep destroying the state and trying to fix the environment with artificial 'green' areas. Greed will always override the environment and the wellbeing of people.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 1:31 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

kieren wenske

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Food security, noting some of the most fertile land in South Australia is in the areas identified for greenfield development. There is little point in growing the population of Adelaide and South Australia without the ability to feed

the population. As part of any housing planning, along with the usual consideration of transport etc plan need to be made to ensure food security. Along with food security, noting agriculture is one of, if not the largest industries in SA, the constant rezoning of some of SA most fertile land will impact have a financial impact on SA (eg revenue, employment)

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Look broader - that is, Port Augusta Port Pirie, Whyalla. Not is three already existing infrastructure, these cities are located on the coast - thus, desalination for fresh water is possible (noting this is required already for Adelaide), they are not located in some of SA most fertile land and there is an existing train line to move people between these cities and Adelaide.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

As above, land is cheap in these cities and it would create work in these cities with tradionally high unemployment compared to Adelaide.

What neighbourhood features enhance living and working locally?

Other (please specify) - sport, cafes, shopping, school

What do you see as the benefits of greenfield development?

Struggling to identify any in the areas that have been proposed.

What do you see as the potential drawbacks of greenfield development?

As already advised, the proposed sites are on very fertile land

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Food security and the finical impact to the state of loss of suitable agriculture land.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The plan needs to be greater than 30 years when contemplating food security and climate change. Take look at history and what happened to some of the greatest civilizations (eg in Soth America) when they no longer had the capacity to produce food to feed the population. Growing the population is only going to place more strain on food and water and we need to be doing everything we can now, not in another 30 years to protect the precious resources we have in respect to suitable agriculture land and fresh water. We need long term vision and planning not short-term solutions that will create a larger and more fundamental issue/s, that will be exacerbated by climate change as SA becomes hotter and drier! We need real leadership and vision, not knee jerk reaction, to plan for SA's long term future!

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 1 November 2023 8:48 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

KP

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Keeping and promoting heritage and history and character of areas. Planning for healthy lifestyles so cycle lanes, green spaces etc. Prevent the city of Adelaide from becoming a skyscraper city.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

More Green areas such as parks and reserves especially in all new development areas. Separate cycling networks Good affordable public transport. Stop development of more than 2 story buildings in the suburbs Stop allowing ridiculously tall sky scraper towers in the city. Adelaide is not Hong Kong.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Don’t put multilevel apartment accommodation in single housing areas Better control sale of land and property to foreign investors Stop favoring large corporations with financial benefits and making the little people get less wages and conditions, job and housing opportunities

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Government to support more solar energy installations in Greater Adelaide

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Provide incentives for home buyers to keep and restore dwellings that are not heritage but contribute to historic and area character, so they are not knocked down. More protection of historic homes such as the Bonython's former residence in Burnside. Preventing cubist blockish flat roofed homes being built in areas such as Mitcham which has a strong historic importance and character.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

What is greenfield development. You should give a brief definition before asking a question with jargon.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Safe easy transport to these cities

What do you see as the benefits of greenfield development?

Idk

What do you see as the potential drawbacks of greenfield development?

Idk

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Be wary of turning suburbs such as Marion into Victorian England with all terraced alls of housing and no green areas.

What do you see as the benefits of infill development?

Unsure

What do you see as the potential drawbacks of infill development?

The sky is being blocked out. There are less green spaces Trees are being chopped down for this.

Where should strategic infill sites be located?

Unknown

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Good public transport Dedicated cycle paths

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Compulsory green reserves in new developments. Limit terraced style building which blocks out the sky

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What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Green cover is imperative

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

More Protection for Adelaide's history More tree planting and green spaces Make Adelaide an even more attractive region

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Respondent No: 30
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 20:10:54 pm
Last Seen: Aug 21, 2023 20:10:54 pm
IP Address: n/a

Q1. **What is your name?** Kym Briggs

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Revitalise the inner suburbs housing plan to save on outer suburb infrastructure.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

More green areas connected by bike/ pedestrian paths. Bike/ pedestrian pathways along all train and tram routes. Returning the Sturt Creek into a natural environment and not a concrete drain.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Housing Trust housing spread out and not turned into getto blocks of flats.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Government to subsidise a recycling industry to handle all types of recycled waste. Even if it runs at a loss. Helping the environment doesn’t have to make a profit.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Different size blocks for housing. All blocks sold today are all tiny. Some families like to buy a big block around 800 square metres whilst some prefer no backyard. Give people a choice when new developments are subdivided.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

A diversity of housing options from traditional blocks to unit or townhomes.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

A mixture of housing with green areas, bike/pedestrian paths.

Q14. **What do you see as the benefits of greenfield development?**

A more happy place to live.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Profits for developers. Lack of private investment.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Diversity in living accommodation. Sacrifice of housing for parks.

Q17. **What do you see as the benefits of infill development?**

Cost of infrastructure.

Q18. **What do you see as the potential drawbacks of infill development?**

Disruptions. Large scale redevelopment takes time to design consult and implement.

Q19. **Where should strategic infill sites be located?**

Inner suburbs.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Transportation. Internet speed. Non polluting industries.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Planning.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Diversity before profits.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 3:12 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Kym Jackson

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

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Are there any other outcomes the State Planning Commission should consider?

Y

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Phase out car travel in favour of public transport. Restrict greenfield development and increase density. Urban sprawl is the opposite outcome to what we should be trying to achieve, assuming we are actually serious about mitigating climate change.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Limit urban sprawl. Urban sprawl condemns poor(er) people to live in areas where there are no jobs and no services. It's not fair.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Encourage building on the Hills Face Zone.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Remove planning controls and simply set in advance the type of buildings that can be built on any given square meterage.

What neighbourhood features enhance living and working locally?

Other (please specify) - People (not car) centric developments with active and public transport options.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Increased density. Increased public transport. Get rid of cars.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Rail transit between them and Adelaide with reliable and regular services. Trams within those developments so that they don't become car dependent slums.

What do you see as the benefits of greenfield development?

Very few if any.

What do you see as the potential drawbacks of greenfield development?

Increased taxes because it costs more to service these areas; poor outcomes for the people who have to live there, far from work and services and restaurants etc; uses up valuable farm land in our most productive farming areas; anyone who has visited one of these developments is immediately appalled by how ugly they are.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

The question answers itself; more people living in inner suburbs or the CBD obviously increase vibrancy and they are all closer to where they work and spend their leisure time.

What do you see as the benefits of infill development?

Density reduces car-reliance, creates walkable cities, if done right it looks better, it's cheaper for the government so taxes are lower. It's better for the environment as well.

What do you see as the potential drawbacks of infill development?

Very few. The main drawbacks are the failure to mitigate car-dependency, creating more cars in a smaller area. Increased density simply has to be accompanied by better public transport and encouragement for people to give up their cars.

Where should strategic infill sites be located?

Everywhere but especially in the CBD, and in the inner suburbs. Further than 5km from the city infill development and apartment buildings should be concentrated around rail corridors until more rail is developed and car dependency decreases.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Nothing. Let business work that out. Maybe reduce restrictions on operating businesses in mixed use areas so--for example--there could be mixed use buildings and areas which incorporate homes and business right next to each other, perhaps in the same building.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Maintain a series of public parks.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Nothing, just maintain the current plans.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The target is unambitious. We need more homes and we need them now, or it will be too late. Young people will already have left. They won't wait 15 years to be able to buy a house. Also we need to allow development in the Hills Face Zone. This will encourage more rich people to Adelaide as rich people want a view or a beach front house. There is limited supply of both so opening up the Hills Face Zone makes sense.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 7:41 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Laura Diment

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

Better public transport and support for electric/ green vehicles to reduce need for cars.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Plant urban tiny forests. Protect parklands and green spaces. Require new developments to include street trees and parks. Require new suburbs to have shops, parks, churches etc. in walking distance and to have foot paths and cycle lanes so people don't need cars. Do earthworks and planting to help the soil in public areas store water, instead of using cement or bitumen.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Allow granny flats to be rented to non-family members. Allow tiny houses to be placed on land for permanent living, and caravans to be lived in all year round. Support first home buyers who are buying already built houses, through grants, not just new developments. Enable rezoning of land to sustainable-living residential parks with shared vegetable gardens and fruit trees.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Provide small grants to enable people to better insulate their houses. Encourage houses to be modified to improve sustainability, rather than knocked down and new resources used to rebuild. Enable new builds to use reclaimed materials. Require new homes to have double-glazed windows, avoid gas appliances, and have non-paved gardens that allow water to soak into the soil. Teach people how to build sustainable gardens to replace lawns.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Allow granny flats to be rented to non-family members. Allow tiny houses to be placed on land for permanent living. Enable rezoning of land to sustainable-living residential parks with shared vegetable gardens and fruit trees. Encourage small builds so retiries can downsize to nice housing and sell their family-size houses.

What neighbourhood features enhance living and working locally?

Other (please specify) - Amenities in walking distance with footpaths - shops, parks etc.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Create walkable suburbs - everything people need, like shops, cafes, playgrounds, community gardens etc. in walking distance of home, with footpaths and cycle lanes, to reduce car use and encourage community. Plant roadside trees to keep the area pretty and cool in summer.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Create walkable satellite cities - everything people need, like shops, cafes etc. in walking distance so they rarely need to travel into Adelaide city. Create train routes or fast public transport into Adelaide city to reduce car use.

Create shared-use food forests/ parks/ community gardens so the areas are self-sustaining and maintain their country town feel, own identity, and community rather than being overtaken by urban sprawl.

What do you see as the benefits of greenfield development?

More young families able to access permanent housing.

What do you see as the potential drawbacks of greenfield development?

Losing farmland, locally sourced food production, biodiversity, and climate resilience. It needs to be designed to include urban sustainable green spaces such as tiny forests, community gardens, wetlands etc., and to have green linear paths and pockets with natural habitat to support biodiversity.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Create community gardens or allotments, add footpaths and cycle lanes, and infill local shops and cafes so that as population density increases, people can walk instead of driving.

What do you see as the benefits of infill development?

More people having permanent housing. More opportunity for decent public transport.

What do you see as the potential drawbacks of infill development?

Loss of green land and soil to store water and carbon, and reduce climate change effects. More cars creating traffic flow issues.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Place small pockets of employment land within suburbs so people can walk to work, and access shops rather than having large employment zones such as commercial districts.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Sustainable spaces - use native plants, trees and companion planting rather than lawns. Set aside green passages so wildlife can travel without crossing roads. Build housing density in current areas while protecting green spaces - people can live on smaller blocks if they live near more public green space.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Sustainability, water retention and carbon sinking of their green spaces.

Respondent No: 12
Login: Anonymous
Email: n/a

Responded At: Aug 17, 2023 14:33:49 pm
Last Seen: Aug 17, 2023 14:33:49 pm
IP Address: n/a

Q1. **What is your name?** Leane Spain

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

A mix of development should be aspired to. If we no longer need to travel to Adelaide to work then perhaps we should look at numerous 'hubs' dotted around the metropolitan area.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Insist on the use of heat mapping tools and where they are showing areas that are at risk, insist on the planting of trees and green spaces even when it ends up on adjacent land (verges/council reserves). Good quality neighbourhoods have lots of trees, everyone needs to contribute to this.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Ensure there is a good mix of housing options in every suburb and that means public housing in areas close to the city centre where the services can be easily accessed by residents. Yes, it might have a negative impact on some house values but that can result in an equitable outcome for everyone. If the public housing is designed well, it won't have a negative impact on neighbouring house values.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Better transport solutions that encourage the use of alternative means of transport rather than cars.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Identify preferred areas for public and community housing investment.

Q11. **What neighbourhood features enhance living and working locally?**

Other (please specify)

Vibrancy was missing from the list, open spaces, street furniture, lighting and safety are all good but if they're not done right it will just result in a bland environment. Neighbourhood features should include a mix of land uses, a mix of housing, good transport options including access to public transport and walking/cycling paths. Any new green field development must ensure that the developer provides for all of these things.

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Greenfield developments should be established close to existing communities or large enough to accommodate their own community. The developers will have to work with local and state development to ensure the new communities will be connected to other local communities via transport and access to services.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

I don't know Murray Bridge well enough to comment but I do know that Victor Harbor has most of its developed community space along the Foreshore or close to the city centre. Although that was good when it was a small town, now that it is establishing suburbs, the open space in these other areas needs to be developed and not just a provision of open space. That means playgrounds, youth parks, sporting fields. Developers will need to plan some of this open space and associated infrastructure as part of their new developments. They will also need to provide a mix of land use, house choice and linked open space to the foreshore. Victor Harbor is small enough that it should be able to develop walking and cycling trails that link new housing developments with the foreshore and town centre.

Q14. **What do you see as the benefits of greenfield development?**

Walkable cities are the best place for people to live and encourage people to spend time in their communities. A greenfield development allows this to occur at the planning stage rather than trying to find space to incorporate it in established suburbs.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Bland uninspiring housing that has no connection to established areas, no public transport options and is well positioned to become a ghetto. Or development in areas that should be used for food production or industry.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Development is designed to improve the locality it is being built in. For example, along Anzac Highway, apartment buildings could be built above shops and because they are apartments on a single level they will attract residents of all ages and abilities. Where roads are reasonably wide, parking should be accommodated in the verge with trees and bicycle lanes.

Q17. **What do you see as the benefits of infill development?**

People will end up living in areas that are close to their work, family and interests which should mean less travel and better balance in their lives.

Q18. **What do you see as the potential drawbacks of infill development?**

Stormwater, too many cars parked on roads because there isn't enough off-street parking or other transport options, lack of trees being planted because there are too many driveways and this also impacts on the number of cars that can be parked.

Q19. **Where should strategic infill sites be located?**

Along main arterial roads with good access to facilities.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Transport routes that provide good access on main arterial roads and the location of existing industry land.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Where there is not a lot of open space (generally very old suburbs) Councils should be encourage to buy suitable properties as and when they become available. The purchase should be at market value but the State Government could waive the stamp duty charges.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Heat mapping shows that some suburbs don't have enough green cover, when trees are removed to allow land divisions and new buildings, new trees must be planted and probably at a rate of 2 to 1, so if one tree is cut down, 2 trees are planted. Although it might be appropriate for a land owner/developer to pay an amount to Council instead of planting new trees, this amount should be large and act as a deterrent so they will find alternatives to plant the trees rather than pay the fine.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 1:55 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Lewis Skittrall

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat disagree

---

Are there any other outcomes the State Planning Commission should consider?

Review of infill brownfield land in CBD fringe areas, mix use space Resi/Office living

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

legislate our green areas to prevent over development Adelaide Hills/McClaren Vale & Barossa Valley

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Acknowledge that we need to build variety in different regions not group it all together

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Invest in infrastructure to support growth - plan for the future not react

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

not let the developers dictate the housing stock options

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

it cant without infrastructure support

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Infill housing not fringe development

What do you see as the benefits of greenfield development?

Little to none

What do you see as the potential drawbacks of greenfield development?

Urban sprawl, reduction in land value elsewhere, overloading of existing infrastructure

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

building into existing integrated areas supported by an existing community

---

What do you see as the benefits of infill development?

making use of redundant land, regenerating land to a purpose, connecting development into already in place infrastructure

---

What do you see as the potential drawbacks of infill development?

over population of areas without upgraded infrastructure to support it

---

Where should strategic infill sites be located?

Adelaide CBD fringe

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Ensure it protects agricultural and wine regions otherwise Adelaide loses it importance.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 12:08 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Linda Green

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Choice of trees for greening suburbs , especially in the foothills, choosing trees that are less likely to burn for example in the Cudlee Creek fire there were instances that showed European trees slowed/stopped the fire. Road access when considering large scale development ie impact of combination of developments on roads from the various development to main highways ie currently large scale development along Curtis Road, Munno Parra/ Angle Vale however Curtis Road has not been updated to allow for significant increase in traffic resulting in already traffic at a stand still , with people waiting considerable time to get out of new developments into traffic and then coming

to a standstill. Also as the traffic has increased Curtis Road gives way to a major road. Planners, Developers, Local Government and State Government need to work together to save money by designing these changes to roads as areas are marked for development. Adelaide is sprawling out, to the north shouldnt by going past Roseworthy, so we dont take up productive farming land . If further houses are needed consider opening more housing in satellite cities such as Murray Bridge taking into consideration not impacting on productive farming land.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Choice of trees for greening suburbs , especially in the foothills, choosing trees that are less likely to burn for example in the Cudlee Creek fire there were instances that showed European trees slowed/stopped the fire. Ensure we have adequate stormwater drainage .

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

As people age in place and young adults stay at home longer build homes that can be lived in by different groups ie build granny flat with main home, or ground floor of two storey building designed to be lived in with second floor lived in separately. And consider on the groundfloor to make doors wider for accessibility by wheelchairs, to enable people to age in place , with no steps

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Build houses that on ground floor are designed with aging population in mind

---

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Green space which can be viewed from road/homes/businesses, which links to schools, shops,ovals/sport

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Well designed and upkept green spaces with significant playspaces and things for youth to do near shopping centres, including access to internet and survillence with consultation with community , especially youth

---

What do you see as the benefits of greenfield development?

Can be designed for long term benefits.

What do you see as the potential drawbacks of greenfield development?

Community that will live there not known, so not able to be consulted. Design needs to consider how development flows into what exists and other development occurring in future.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Greenery, space to play, footpaths. Designed so dont appear as one long row of building

---

What do you see as the benefits of infill development?

Slow spread of Adelaide. Uplift/modernise housing stock

What do you see as the potential drawbacks of infill development?

Smaller house sizes, resulting in wall to wall housing

Where should strategic infill sites be located?

Walking distance to transport

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Repurposing existing employment land.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Tree types especially near the Foothills to minimise fire spread

---

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 3 November 2023 11:04 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Lucas Retallack

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Hopefully better public and active transport with less reliance on motor vehicles, more walkable neighbourhoods, more green space and safer roads.

What is most important to you?

Housing
Jobs
Climate change
Open green spaces
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

Urban sprawl - I don't necessarily think that it's a bad thing, but it needs to be approached properly to minimise car dependence. This could be done by building public transport connections before new housing developments are completed and by providing jobs and services close by so that people don't have to travel long distances.

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

Towns (i.e. Victor Harbor, Murray Bridge, etc)

How can Greater Adelaide be more sustainable and respond to climate change?

Better public transport (regional buses and trains, redesigned city bus network, etc), and better walking and cycling infrastructure.

How would you like to travel around the Greater Adelaide region in 15 years time?

Cycling

What do you like about your current local neighbourhood?

Shops close by, nice streets and houses.

What do you think your local neighbourhood is missing?

Parks are a little far away and there is limited cycling infrastructure.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

More focus should be put on regional areas and towns. Adelaide will not be able to support all of South Australia's population growth and so we need to decentralise. If better public transport, such as trains, was provided to regional areas, then people would still be able to access all of the city services while living in a country town such as Victor Harbor, Murray Bridge, or even as far as Port Pirie and Port Augusta.

DTI:PlanSA Submissions

From: Lyn Howland [redacted]
Sent: Sunday, 5 November 2023 1:06 PM
To: DTI:PlanSA Submissions
Subject: Submission - Greater Adelaide Regional Plan Discussion Paper
Attachments: Growth Management Team.docx

You don't often get email from [redacted] Learn why this is important

To Whom It May Concern

My husband and chose to retire in a quiet street, which runs between the western end of Torrens Road (west of Addison Road) and the railway line. Please find attached a letter which I would like considered as part of the planning process for urban corridor development.

Sincerely

(Mrs) Lyn Howland

Growth Management Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
Adelaide SA 5001

Dear Team

RE: Development of High-rise apartments on Torrens Road

Firstly, I realise there is a housing emergency and high-rise is the obvious solution to provide homes for many people/families without creating enormous urban spread.

However, there needs to be a lot of consideration about where to put such developments. Established older areas, with beautiful homes and tree-lined streets is not the place. Arterial roads which are single lane and clogged with traffic already (it often takes 3 or 4 changes of lights to cross the Addison Road/Cheltenham Parade intersection when travelling towards the city from the western end of Torrens Road), is not the place.

If high-rise apartments were being considered for Torrens Road and surrounds, the planning should have happened *before* the industrial estate was built adjacent the St Clair development. That was prime land, close to train, bus and shops – halfway between city and coast – for housing. Industry should be pushed out. Now on Torrens Road opposite St Clair there is another industrial development underway.

Why is it that industrial development happens and then housing needs are left as a secondary consideration?

High-rise is necessary but how and where it happens is important. Infrastructure, environment (that is, not destroying trees that already exist – replanting does not replace the damage caused, as mentioned on Charles Sturt website) and other considerations must be appropriately taken into account.

Please do not proceed with plans for high-rise housing on Torrens Road west of Addison Road, which will impact thousands of people's lives, without due consideration of the above.

Yours in hope

Lyn Howland



DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 1:27 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

M

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Homelessness and mental health support Less cars more bikes. Subsidise bicycles if necessary so everyone can own if they want. Convert certain roads into the city as cycle only so no concern of cars. All new homes need a tree and greenery. No more building right up to the boundary. All blocks should have green space where possible

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

No Answer

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

No Answer

What neighbourhood features enhance living and working locally?

Other (please specify) - Walkability/ridability, greenery, safety

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

If you prioritise money over people, whatever you do will ultimately fail.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 3:52 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Mr Mal Victory

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly disagree
A more equitable and socially cohesive place	Somewhat disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Adelaide has been left behind the rest of Australia. In the last 30 years, Australia's population has grown by 9 million. During that same period, Adelaide has only grown by 250,000. That represents only about 0.028% of Australia's growth.

During that same 30 years, Perth and Brisbane both grew by about 1 million each. In the next 30 years Adelaide needs to grow by at least 2 million more to be taken seriously and considered to be a major city.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Just grow and develop quickly to a population of at least 3.5 million

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Just grow and develop quickly to a population of at least 3.5 million

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Just grow and develop quickly to a population of at least 3.5 million

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Just grow and develop quickly to a population of at least 3.5 million

---

What neighbourhood features enhance living and working locally?

Other (please specify) - Encouragement of many large corporate headquarters to relocate to Adelaide

---

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Develop large country cities of greater than 100,000 people

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Murray Bridge should grow quickly to 200,000 and Victor Harbor should grow quickly to 100,000

What do you see as the benefits of greenfield development?

Get it right the first time

What do you see as the potential drawbacks of greenfield development?

New infrastructure needs to be built

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

There is a lot of wasted space in Adelaide. Develop that space and dramatically increase the population

---

What do you see as the benefits of infill development?

No wasted space that somebody has to cover the cost of rates, taxes and maintenance

---

What do you see as the potential drawbacks of infill development?

No drawbacks

Where should strategic infill sites be located?

Anywhere in the metropolitan area that there is vacant land

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Make SA attractive to major corporates to relocate here

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space is a liability and somebody must pay for it

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Minimize the amount of green because it needs to be maintained which costs money

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Don't let Adelaide languish any more. It is the joke of the nation. Build large country cities as well.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 10:19 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Greater-Adelaide-Regional-Plan-submission2.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Maria
Family name:	Librandi
Organisation:	Librandi Roses
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Please refer to the attachment for my feedback/view on the Greater Adelaide Regional Plan
Attachment 1:	Greater-Adelaide-Regional-Plan-submission2.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 23.5 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Dear Sir/Madam

Property Address: Angle Vale Road EVANSTON GARDENS 5116

Property Desc: LOT 2 PLN D18091 CT 5364/925

Regarding the currently zoned rural areas of Hillier, Kudla, Evanston Gardens, which directly adjoin the growth investigation area of Kudla and Evanston Gardens to the west.

The Town of Gawler is proposing to keep minimum allotment sizes at 10-20 acres and maintain a rural zoning.

While some people do undertake rural pursuits in the area and should be allowed to continue to do so, there is currently little high value horticulture in the area.

My family have been involved with horticulture for over 40 years and we have decided to stop growing rose bushes due to the reduced profitability of the business when growing on a small scale.

The price we receive for our rose plants has remained static yet costs for labour, and budders has increased by over 38% in the last 6 years.

Our main source of water is mains water which has increased significantly over the last few years also reducing our profitability. Having access to bore water is not effective on smaller land holdings due to the cost of installing bores and difficulty of getting water licences into this area.

With limited land the risk of an increased soil disease has been a threat to our business and has also potentially reduced our future profits if we stay in this industry. Other rose growers have moved out of the area north of the Gawler River with larger holdings to grow the volume of rose plants to have the scale of economy to remain profitable.

I believe it would be a good idea to allow some smaller block sizes of 1200-2000 m2 as an option for landowners that wish to share in the amenity of the area, without the large time and capital costs of maintaining an acreage property.

These pleasant zones are in the midst of highly valued infrastructure, main roads (Northern Express Way), electrified rail, schools, shopping, sports precincts, sewer and stormwater, library, community centre, fuel stations, public bus routes and so on.

It could be utilised to create a pleasant semi-rural buffer whilst also adding value to the local community. This niche was previously filled by Angle Vale Township and was highly regarded, but which no longer exists in full due to the expansion of development in Angle Vale.

Therefore I wish for the following land of 4.5 acres to be considered for future development within the Greater Adelaide Regional Plan:

Property Address: Angle Vale Road EVANSTON GARDENS 5116

Property Desc: LOT 2 PLN D18091 CT 5364/925

Please contact me on [redacted] if you have any questions.

Regards

Maria Librandi

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 11:04 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Marianne Lewis

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Transport is really a big issue. I used to live in Adelaide and still work there and the traffic is ridiculous. We moved because of the sprawling nature of pretty much inhumane and family dissecting suburban sprawl and inadequate transport options from satellite sleeping quarter subburbs to where some action is. Town planners have a lot to answer for, for design flaws in the past. Cities should be planned for actual humans to 'live' in. If we were dogs, we would not be able to be kept in areas where social connections die off and getting to buy necessities and get kids to school takes organisation and cars to get there. We also have really sub-standard fast transport options across

regional areas into the south. The Fleurieu Peninsula and especially Victor Harbor are grow regions. there is a chance to actually plan for the longer future with fast transport options and humane living options. We do need a long term view rather than straight to the next election only. We need a few, but excellent freeways to go across the wider distances, not just roads that are badly upkept, littered with potholes, dangerous to drive on for those not familiar with them and an occasional overtaking lane, where those slower generally speed up to the speed limit anyway. Think decades, not years !!

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

How come that only 17% of new cars sold are sedans and the rest are 4WD trucks to drag slowly through the city. There are no real incentives to go small or green. The cost factor and life expectancy of the associated green goods are just not worth it. It is unrealistic to expect people to believe that items are green, when the manufacturing of these is pretty much black! We work so far away from where we live with no strategic planning for localised industry or trades getting incentives. Why are carrots and potatoes grown in Adelaide transported to Sydney for packing and re-distribution to Adelaide ?? We need local state based facilities. Bring incentives to re-use, local trading etc.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Better and faster transport. regional and localised manufacturing and trade centres. Work for ppl outside the CBD !! Family friendly and ppl friendly housing / shopping etc within walking distance etc.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

What economy ?? buying everything in is not a sustainable economy.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Build housing based on community and living within a shorter distance and provide transport options that are fast and safe !

What neighbourhood features enhance living and working locally?

Other (please specify) - Communities planning based on pattern language considerations. We were not build to live in concrete squares and isolating sleeping boxes called subburbia.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Living locally in healthy human habitats and excellent fast transport systems to connect between cities.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

If we don't make strong investments targeting a future across many decades and not just to the next election, that would certainly help. Also get some ppl into the planning process who actually understand human behaviour and wellbeing.

Respondent No: 40
Login: Marilyn Henderson
Email: [redacted]

Responded At: Aug 22, 2023 09:42:53 am
Last Seen: Aug 21, 2023 22:38:54 pm
IP Address: [redacted]

Q1. **What is your name?** Marilyn Henderson

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Ensure the green spaces are relevant and connected.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

A better mix of housing choices in all areas.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Creating village-like developments where people feel they belong, with open space and community centres, community gardens etc.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

See 12

Q14. **What do you see as the benefits of greenfield development?**

A healthier, more resilient community.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Great spread and therefore transport problems. We need more quick rail networks.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Done well, this can both solve the housing shortage and offer a greater range of housing choices. It would also reduce the transport problems.

Q17. **What do you see as the benefits of infill development?**

Reduced transport demand from further afield. Greater range of housing choices.

Q18. **What do you see as the potential drawbacks of infill development?**

Parking issues. However with greater infill and better public transport the need for cars in inner Adelaide (including inner suburbs) should diminish.

Q19. **Where should strategic infill sites be located?**

Adelaide City, Inner Suburbs.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Dispersement of employment should be considered. e.g. creating technology hubs outside of the city centre, State Government departments outside of the City, heavy industries and warehouses located outside of the Greater Adelaide region.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

More community green spaces instead of individual gardens. Native vegetation instead of lawns.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Consideration of rooftop gardens, community gardens, green walls.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 12:14 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Mark Cramond

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Neither agree nor disagree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

Human overpopulation is the elephant in the room. The UN's Sustainable Development Goals will be impossible to achieve with an ever increasing human population placing ever greater demands on an already depleted and degraded

planet. There seems to be no consideration of SHOULD Adelaide's population grow? I have lived in Adelaide most of my life and its population growth thus far has made living conditions worse, not better.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

No more urban sprawl, advocate for sustainable human population, be mindful of the dire predictions of future climate change disasters placing more pressure on population and nature. Strictly enforce n laws for the protection of nature and strengthen laws for preservation of trees.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Free childcare, health and education for 1st child, 50% fee for second children, 100% fee for subsequent children

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

More funding for active travel (cycling and walking) Less funding for new roads (build it and they will come, resulting in ever increasing traffic demands) More funding for public transport NOT grow Adelaide's population. Most surveys of Australians indicate they DO NOT think we should have more people

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Invest in more social housing

What neighbourhood features enhance living and working locally?

Open spaces

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

No Answer

What do you see as the benefits of infill development?

less urban sprawl

What do you see as the potential drawbacks of infill development?

Infill should be in the CBD only Infill in the suburbs results in less open space and tree cover, resulting in heat banks set to worsen with global heating

---

Where should strategic infill sites be located?

CBD only

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

do not allow developments/subdivisions that build to the boundary, leaving no open space for trees and (urban) wildlife

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

do not allow developments that result in the loss of established trees

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Humanity is exhibiting the characteristic dynamics of a one-off population boom–bust cycle. The global economy will inevitably contract and humanity will suffer a major population 'correction' in this century. https://www.mdpi.com/2673-4060/4/3/32 And no consideration of IF Adelaide should grow its population? Madness!

Pospisilova, Lenka (DTI)

From: Mark Cramond <[redacted]>
Sent: Tuesday, 17 October 2023 12:25 PM
To: DTI:PlanSA Submissions
Subject: Submission-Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted] Learn why this is important

To whom it concerns,
Rather than jump to the central question of "How should Adelaide Grow", we should be asking "***Should*** we grow?" I would argue a vehement no.
Will the Committee consider the folly of increasing Adelaide's population by 670,000 by 2051 (according to GARP projections), and the impact that population increase will have on our carbon emissions, waste, infrastructure, water and land requirements. That 670,000 population increase is predicted to occur within just 28 years, while it has taken 58 years for Adelaide to grow by that number. It is clear that our social infrastructure is beyond capacity at present, despite us having had 58 years to accommodate that population growth. Recall the Millenium drought - imagine the woes with an extra 670,000 people with the predicted future reduced rainfall across Southern Australia.
Sir David Attenborough articulates the issue well; "All of our environmental problems become easier to solve with fewer people, and harder – and ultimately impossible – to solve with ever more people."
Please reject the push for a population increase. Surveys reveal most Australians do ***not*** want a larger population.
I commend to the Committee the following Position Statement from Sustainable Population Australia.
https://population.org.au/wp-content/uploads/2021/04/SPA_population_position_and_policy_statement-April-2021.pdf
I look forward to a reply.
Sincerely,
Mark Cramond
[redacted]

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:07 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Mary Morris completed Greater Adelaide Regional Plan Discussion Paper Survey

Mary Morris just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Mary Morris

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

No wind farms and high voltage transmission lines in the Greater Adelaide Region. Reason: to inprove the liveability and visual amenity of the region and prevent impediments to the development of new dwellings being developed in the Light Regional Council.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Dont allow wind farms, solar farms and High voltage transmission lines in areas of high biodiversity significance, specifically exclude the Areas of St Kitts and Bagot well in the Light Council from these types of developments. Reason: To preserve the largest contiguous area of Federally Critically Endangered Iron Grass Grasslands in SA and the southern most and highly significant population of the Federally Endnagered Pygmy Blue Tongue Lizard from threatening process including earthwork, erosion, siltation, noise, shadow flicker, fragmentation, habitat destruction and weed invasion.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Increase public transport options to outlying areas

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Improve Public transport options in the Barossa Council and LIght Council areas to allow residents better accees to the inner metropolitan areas without needing to own a car. eg provide train and bus services

---

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Increase the number of small local shopping precincts so people can walk or bike to the shops rather than have to drive a car a further distance to bigger centres.

What do you see as the potential drawbacks of greenfield development?

loss of open space

What do you see as the potential drawbacks of infill development?

Less open spaces Smaller gardens, less large trees which increases the heat sink effect. People wanting a bit more space around them feel crowded in Increased traffic and parking problems in local streets eg Daly STreet Kurralta Park is so too narrow, not enough car parking for all the increased number of dwellings jammed in there. Driving down the street is difficult as the road is not wide enough for 2 cars to pass due to too many cars parked on the roadside. More public transport is needed so people dont need cars. Young families wanting to buy an established house with a reasonable sized garden cant compete financially with developers who are buying up properties to knock down the house to build 2,3 or 4 units or townshouses.

Where should strategic infill sites be located?

Planning policy should space out the infill areas and limit the amount of infill in any given suburb to allow for large size blocks for families who want some space , and to reduce the heat sink, parking and traffic problems. Infill must include allowances for more open space areas eg community gardens , dog free parks and dedicated dog parks so that people can get outside for their mental health. It cant be just wall to wall to multistorey apartments and townhouses as this creates a ghetto effect and decreases the amenity of the area too much.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Heat sink effects are an increasing problem so it is crucial to increase the greenery in the streets, gardens and parks.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

As an increase in housing and population growth with enhanced liveability and adequate open space are included in the aims of the 30 year plan, wInd farms should be explicitly banned from the Greater Adelaide Region eg Light Regional Council. There are plenty of areas in the pastoral zones near the new Interconnector which can more appropriately accommodate industrial wind turbines without impacting on prime agricuktural and viticultural lands, significant biodiversity assets and areas needed for housing.

Pospisilova, Lenka (DTI)

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 23 August 2023 8:38 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Council
Given name:	Mary
Family name:	Orr
Organisation:	Mount Barker District council
Email address:	[redacted]
Phone number:	[redacted]
Comments:	With Mount Barker growing & more young families living in the area there is a need for another PUBLIC High School. There are several new Private schools being built, but not everyone can afford to send their child to a Private school & the only other alternative is to either send their child to Adelaide or out of the district if the only Public High School in Mount Barker is not taking any more enrolments as they are full! Something to think about - you have a Super School in the North & South of Adelaide BUT not one here!
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 3:34 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Matthew dawes

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

Yes

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Yes, stop development along major transport routes so that they can significantly widened. Adelaide used to be very commuter friendly but in the last 15 years with obsession for population growth and not spending the infrastructure

funds to support it we have become obscenely congested in a very short period of time with no foresight to improving it.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Slow down population growth. Within 10kms of the city how many major arterial roads have been widened in the last 50 years since Adelaide's population has tripled?!! Answer: very very few. Stop population growth until many say main north, north east, glen osmond, glynburn, Marion Rd just to name a few could all be twice as wide tomorrow and just cope with increased traffic

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

None

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Pressure the federal government to introduce a transportation emissions target and fast track vehicle to grid technology to decarbonise the environment

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Stop relying on the private housing market to provide social housing and then adding impost on landlords and developers to accomodate socially difficult people. This was only explored because state government didn't have the balls or ability to fund and manage it themselves with housing sa properties

---

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Don't develop greenfield sites without significantly improving the transport corridors that are used to access them BEFORE they are built! It's been happening for years and it is dumb!!!! Otherwise prevent those building in new outer suburb green fields sites from commuting and working in the city

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Again the transport corridors that access them. Also don't support the growth of the cities if the employment is not geographically there to support it.

What do you see as the benefits of greenfield development?

Very little other than money for big developers.

What do you see as the potential drawbacks of greenfield development?

Loss of food producing land, loss of native vegetation they're always simply sun-divided paddock. Congestion on transport corridors to the city from them… ie munno para west and Buckland park totally clogged main north road beyond comprehension!!

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

More high density near the city is good in non heritage/ character areas. There should be a higher requirement for off street parking for residents. So many infills result in cars all Over the local streets. One per bedroom minimum

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What do you see as the benefits of infill development?

Less people commuting along way to the city for work

What do you see as the potential drawbacks of infill development?

They are typically built right up against the road and very tight access from around. I'd like to see more infill over multiple sites with better access rather than 1 into 2 subdivisions.

Where should strategic infill sites be located?

Adjacent the best public transport like train and tram lines. If for example a road like Magill road is widened significantly and many properties are acquired to widen it, when it's done sell back the land adjacent to it with higher density allowable then you have more people that can access the corridor that's already been provided for the increase in use and not chasing our tail infrastructure wise all the time

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Nil

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Firstly improve the quality of available council owned public space. Many of them have little to know maintenance, start out nice then become and eyesore. Lightsview is a good example of how it can be maintained well and therefore actually used.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

How is the increased storm water discharge from higher proportions of hard surfaces going to be harvested/ utilised. So many suburban creeks rise so quickly with a little rain because the rain water harvesting building regulations have not been enforced to prevent high flows into drains

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What is most important to you?

No Answer

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I would love to see follow up ideas on this to know whether mine and other's comments are actually being listened to. As you can tell, the complete lack of upgrading to raid infrastructure is my main bug bear!

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 10:58 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Matthew Farrell

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

The State government must make ecosystem restoration to the minimum 30% habitat in each landscape a priority outcome to protect our future food security. The Sellicks Woodlands and Wetlands Action Network (SWWAN) has a fantastic submission to Rewild the Fleurieu and create the Willunga Basin Conservation Park. I strongly support this proposal.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

The State government must make ecosystem restoration to the minimum 30% habitat in each landscape the priority outcome to protect our future food security. The Sellicks Woodlands and Wetlands Action Network (SWWAN) has a fantastic submission to Rewild the Fleurieu and create the Willunga Basin Conservation Park. I strongly support this proposal.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Short term rentals are having a massive impact on the rental market. At least 69% of houses that could be a home in Greater Adelaide are reserved for holidays. We have a rental crisis not a housing crisis. The State Government must address this problem by constraining short term rentals and encouraging landlords to shift back to long term rentals. SWWAN have a very good submission on this impact and I strongly support their proposed solutions.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Investing over decades in ecosystem restoration as proposed by SWWAN in their Submission to address the biodiversity crisis will create thousands of jobs, protect our food security, reduce health costs and be a major boost for tourism. To build a strong resilient economy we must invest in our most essential infrastructure, the environment. This will protect our health and food security. The creation of thousands of restoration jobs will be a huge boost to the economy, particularly in regional areas. Nature tourism is one of the biggest earners, imagine the whole Mt Lofty Ranges was nominated Lonely Planets 2nd best destination in the World instead of just Kangaroo Island. Its possible in 30 years if we start now.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

1.Reduce the number of Airbnb's to increase the vacancy rate. SWWAN has a very good submission on the impact of Airbnb's and I support their proposed solutions of increasing rates for short term rentals and offering a rate discounts for landlords willing to give longer leases of 2 or 3 years. 2. Replace stamp duty with an annual land tax. This will remove a significant barrier for people looking to change the house they live in because of changing circumstance. This will be particularly beneficial in suburbs with large blocks and an older population looking to downsize. This will give the government an opportunity to increase density through sustainable infill. A land tax will also curtail land banking by developers.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

We must abandon the idea of greenfield housing on the city fringes as there is a greater need for habitat restoration to protect our agriculture regions and future food security.

What do you see as the benefits of greenfield development?

None.

What do you see as the potential drawbacks of greenfield development?

Greenfield housing is three times more expensive than infill . Future residents are significantly disadvantaged through a lack of services and longer travel distances. Greenfield housing ends any chance of restoring the land for the environment. There is not enough open land available currently to restore the environment to the minimum 30% in the landscape required to prevent further extinction. There is less if we build houses on it. The only beneficiaries from greenfield housing developments are the developers themselves. The need for environmental housing must trump the greed for greenfield housing. I strongly support the Sellicks Woodlands and Wetlands Action Networks submission for a sustainable future that opposes greenfield development and prioritises environmental restoration for our future.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

The principles of sustainable and future ready local urban design are well established. All the government has to do is update their inadequate urban housing design guidelines to best practise standard to achieve this.

Where should strategic infill sites be located?

Where it will benefit society the most.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Where it will benefit society the most so ask experts. This question requires specialist knowledge. Policy by popularity must be avoided

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

The most important need is to protect society from the effects of urban heat. This means canopy cover of at least 40%, green cover below of a similar amount. There are significant overall health benefits from open space, both physical and mental, and the GARP must prioritise implementing best practice urban planning. The Sellicks Woodlands and Wetlands Action Network has a very detailed submission on the inadequate urban canopy cover targets set by almost every council in Greater Adelaide. This issue must be addressed immediately.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

That the target set by the majority of councils in 2018 is based on a wrong interpretation of the Greater Adelaide Plan Target 5 guideline to "increase canopy cover by 20%". Rather than calculating their 2045 targets by adding twenty percentage points to the current value eg 10%+20% = 30% by 2045, councils added only 20% of the current amount 10%+2% =12%. This error whether through incompetence or intent has resulted in most councils only planting a fraction of the shade that health experts recommend. This has resulted in tens of millions in dollars saved from council budgets and hundreds of extra trees being cut down due to the lower council requirements for housing developments. The cost in the future will be counted in deaths.

What do you think Adelaide will look like in 15 to 30 years' time?

We will be a National Park city in reality rather than just name.

What is most important to you?

Open green spaces
Climate change
Inclusive Communities
Jobs
Housing

What are your concerns for the future of the Greater Adelaide region?

Biodiversity loss is the biggest threat. It is more of a problem than climate change. I am scared that we will not act on biodiversity loss soon enough for our remediations to have an effect and the environment will collapse destroying our food supplies and society with it. The Sellicks Woodlands and Wetlands Action Networks submission to restore the environment is a fantastic plan that meets the needs of the future. I ask that you take particular note of this and their other submissions.

In the future, what type of home would you like to live in?

Other (please specify) - Give me a home among the gum trees, with lots of native bees, a wattle or two and a kangaroo...

Who do you see yourself living with in the future?

Other (please specify) - a community.

How can Greater Adelaide be more sustainable and respond to climate change?

Massive increase in urban canopy cover targets required. The current targets are dangerously wrong.

How would you like to travel around the Greater Adelaide region in 15 years time?

Walking

What do you like about your current local neighbourhood?

the environment and lack of people and urbanisation .

What do you think your local neighbourhood is missing?

lots more habitat.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I want to highlight the Sellicks Woodlands and Wetlands 3 excellent submissions. They have described a future for Adelaide that will benefit every South Australian now and in the future. I strongly urge the Government of South Australia to adopt their plan to "Rewild the Fleurieu". The inadequate canopy cover and the effect of Airbnbs covered in SWWAN's other two submission are shocking and must be dealt with now.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Yes. The Sellicks Woodlands and Wetlands Action Network have made 3 very good submissions to the Greater Adelaide Regional Plan Review. They have described a future for Adelaide that will benefit every South Australian and address the most serious issues we face with evidence based solutions. I ask that the State Government incorporate their well thought out solutions in the future planning for Adelaide.

DTI:PlanSA Submissions

From: Bill O'Brien [redacted]
Sent: Friday, 3 November 2023 12:02 PM
To: DTI:PlanSA Submissions
Subject: Roseworth Future Plan Submission
Attachments: Roseworthy-Planning1.PDF; Roseworthy-Planning2.PDF

You don't often get email from [redacted]. Learn why this is important

Good Day! Members of the Growth Management Team. T

Thank you for providing this opportunity to prepare and present a submission in relation to the Greater Adelaide Regional Plan Discussion Paper, this is most appreciated.

Please find below two attachments that contain my signed Submission which I trust is in order... Kind Regards. Light Regional Council Mayor Bill O'Brien

Growth Management Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
Adelaide SA 5001

e-mail: plansasubmissions@sa.gov.au

Dear Growth Management Team,

Re: Greater Adelaide Regional Plan Discussion Paper Submission

Thank you for the opportunity to provide a submission on the Greater Adelaide Regional Plan (GARP) Discussion Paper. This submission should be read in conjunction with the response submitted by Light Regional Council

As the Mayor of Light Regional Council and a long-time resident of the Barossa-Kapunda district, I'm fully aware of the attractiveness of the outer northern area of the Greater Adelaide Region.

Light Regional Council has been an active participant and contributor in accommodating growth within the Greater Adelaide region. In the past 25 years, my council area has experienced sustained residential growth through the development of the suburb of Hewett, the expansion of Freeling, Greenock, Wasleys, and Kapunda, and more recently, the commencement and continuing construction of the Roseworthy Township Expansion (RTE).

I welcome the preference the Discussion Paper appears to place on greenfield housing and note the inference that most greenfield growth over the next 30 years will occur in northern Adelaide.

The identification of Roseworthy as a 'growth investigation area' in the Discussion Paper clearly revisits attention to this area given in the previous *30-Year Plan*. In December 2011, Light Regional Council resolved to support the *Roseworthy Garden Town Concept Plan* as presented by the Roseworthy Garden Town Alliance – Other Parties comprising; The University of Adelaide, Hickinbotham Developments (Roseworthy), and Regional Land, and its related supporting documents – as the basis for the preparation of a related Structure Plan. Instead, a modest Roseworthy Township Expansion (RTE) progressed following the decision to legislate the Environment Food Production Area (EFPA), also referred to as the urban growth boundary.

Although the Discussion Paper identifies Roseworthy as a growth investigation area, it appears likely that any additional growth would be in the 16–30-year period of the proposed planning timeline and such growth would likely be more incremental and perhaps modest than that envisaged under the Roseworthy Garden Town.

Adelaide has one of the lowest rental vacancy rates in the country and combined with the current cost of living and national housing affordability crisis, are critical challenges for this region.

The Discussion Paper proposes four areas outside or on the fringe of metropolitan Adelaide to investigate for future housing and employment growth; these areas are aligned to Adelaide's four main transport spines to leverage infrastructure investment. The north-east spine, which includes Roseworthy, is of most interest to me.

The many attributes that led to Roseworthy's original identification as a strategic growth area remain relevant today. Revisiting the greater Roseworthy master plan would not only address a critical need for affordable and available housing in the wider Adelaide region but also presents numerous economic, social, and environmental benefits that would contribute to the overall prosperity of the state. With current demand for the newly released allotments in the RTE this year exceeding supply, the market clearly appreciates Roseworthy's attractiveness.

Importantly, Roseworthy sits outside the Barossa's Character Preservation Area. While it certainly remains within the boundaries of the EFPA, the original Roseworthy Garden Town Project struck the right balance between protecting existing agriculture production with a master-planned community of quality new homes built on generously sized allotments with abundant open spaces. The University of Adelaide remains hugely committed to its heritage and presence at Roseworthy and provides a significant asset to the growth of the region.

As the separate Light Regional Council submission notes: "Through the development of the more modest RTE, LRC has gained a greater appreciation and understanding of the considerable resourcing needed to implement growth policy changes, negotiate Infrastructure Deeds with multiple landowners and developers and then oversee the development including application assessment and implementation of such deeds." Any enlargement of the Roseworthy area would require critical infrastructure investment planned for and potentially provided in advance of such growth.

Nevertheless, as the original Roseworthy Garden Town envisaged, the right ingredients exist to create an upscale, university town serviced with great schools, new retail offerings, local sporting facilities and beautiful parks and gardens. In addition, there's Roseworthy's proximity to just about everything - historic Gawler with its rail link connection is just down the road, the iconic Barossa Valley and its wineries and restaurants, and thanks to the Northern Expressway, the city - the CBD, the defence maritime precinct at the Port and Adelaide Airport, are all within an easy reach.

The nearby Sturt, Thiele and Horrocks highways all allow for efficient transport to market destinations and other transport modes (sea, air, freight). Also for consideration, Roseworthy is close to regional water supply schemes (Gawler Water Reuse Scheme, involving Council and Bunyip Water, Barossa Infrastructure Limited and the Northern Adelaide Irrigation Scheme). Council also has surplus recycled water from township Community Wastewater Management Schemes (CWMS) which may be used for economic purposes.

In conclusion, I would propose the State Planning Commission reconsider current timeframes for developing Roseworthy, to provide South Australia with fast-track relief to our current national housing crisis.

Yours sincerely,

[redacted]

Bill O'Brien
Mayor
Light Regional Council

Respondent No: 5
Login: Anonymous
Email: n/a

Responded At: Aug 14, 2023 22:45:47 pm
Last Seen: Aug 14, 2023 22:45:47 pm
IP Address: n/a

Q1. **What is your name?** Michael Cornish

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 35-44

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

A more connected community

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Set overarching canopy, biodiversity, and green space targets and commit to facilitating local government coordination on these targets.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Invest in more open space and green space for poorer communities. Improve bikeway connectivity, especially with commercial centres, recreation centres, employment centres, and with public transport hubs.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Again, invest heavily in Adelaide's network of bikeways and footways. Require water tanks as part of every build; follow Victoria's lead and prohibit gas connections at new residential developments.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Commit to urban infill close to the CBD (for example, within 3 - 4 km), but with new open spaces and street trees to compensate for loss of canopy within private residences. Ensure that minimum tree quantity requirements are set and enforced for re-developed and subdivided blocks.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

More green spaces, more trees, protect remnant native vegetation, more open spaces, more bikeways and footways with better connectivity to public transport.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Again, more green spaces, more trees, protect remnant native vegetation, more open spaces, more bikeways and footways with better connectivity to public transport.

Q14. **What do you see as the benefits of greenfield development?**

It's an opportunity to improve on past planning mistakes with a clean slate. But it really depends on whether the lessons have been learnt or not!

Q15. **What do you see as the potential drawbacks of greenfield development?**

Destruction of native vegetation, habitat, and biodiversity. Limited green spaces.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

Destruction of trees, nature and greenery, leading to a continuance of the general 'greying' of our city.

Q19. **Where should strategic infill sites be located?**

Within 3 to 4 km of the CBD; possibly within 1 km of major commercial & public transport centres (e.g. Tea Tree Plaza, Marion Shopping Centre, Elizabeth Shopping Centre, Noarlunga Shopping Centre, etc.)

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Balance these demands against the need to protect what limited biodiversity we have left.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

It may actually have to invest in new open and green spaces by strategically purchasing land in areas with little open or green space.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Backing the target up with a sustained investment of funds (including co-investment with local Governments). Play a facilitative role with local governments to coordinate genuine delivery of the Target.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Please take the protection, management and restoration of biodiversity seriously!

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 3:44 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Michael Keen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

SA has often lead changes, the GARP must focus on an environmental sustainable path for Adelaide's growth and one that builds communities not crushes them.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

REduce reliance on private cars for daily transport needs. Build public transport first. Encourage modern energy efficient building design and materials to get away from brick veneer on concrete slab construction

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Create development areas that have space for community activities and encourage walking and bicycling around suburbs

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Have spaces for community water tanks, solar panels and batteries

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Ban dark hip roofed brick veneer house on concrete slabs

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Public transport and other infrastructure built before code amendments approved. Build footpaths and design suburbs that discourage private cars for localtrips

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Duplicate the Beyond development in Hayborough in other locations

---

What do you see as the benefits of greenfield development?

Very little without infill and increasing density in existing areas

---

What do you see as the potential drawbacks of greenfield development?

Urban sprawl and reliance on private cars

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Many larger existing house blocks would be better re-used as higher density living, allowing more people to live near their work

---

What do you see as the benefits of infill development?

Does not create urban sprawl

What do you see as the potential drawbacks of infill development?

Nil

Where should strategic infill sites be located?

Near existing public transport

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

It should encourage reuse of existing employment land

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

It needs to plan green space, not just hope it happens

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

It should be aiming to increase the all green targets

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

This is the opportunity to make Adelaide to most environmentally and people friendly city in Australia

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DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 5 November 2023 12:42 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Michael
Family name:	Lemon
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I have lived on [redacted] Evanston South since 1993. For the past 30 years I have been residing in Evanston South there has been no rural development or market gardening as the ground water is unusable for this purpose and mains water is not viable due to cost. The largest growth in the area has come from Commercial enterprise and has opened employment opportunities in the area. The electrification of the train line and the access roads to the Northern Motorway have made Evanston South accessible for workers to walk for less than 5 minutes to work from the Kudla train station or a 5-minute drive from the Motorway. Although I was initially keen on residential, I now see that the best economic use of the land is Commercial. It would further benefit the area if Bentley Road was opened between Smith Road and Tiver Road to take pressure off Main North Road intersections. It would make sense to capitalise on the public investment in the area by rezoning the area Commercial with blocks of 1,000 – 2,000 square metres.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Respondent No: 15
Login: Anonymous
Email: n/a

Responded At: Aug 18, 2023 22:18:34 pm
Last Seen: Aug 18, 2023 22:18:34 pm
IP Address: n/a

Q1. **What is your name?** Michelle Dunstan

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 55-64

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

infrastructure needs to be in place before development Larger streets with two lanes Community gardens and walking tracks

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

A greater percentage of garden to hard structures Reduce stop lights Not building on main thoroughfares

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Infrastructure to be accessible in all metro and near county areas

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Discourage fake grass Provide verges between the road and footpath in housing areas

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

I don't know what you mean by this question is it an academic construct? To make it desirable all the facilities that are available in the metro areas need to be available so that residents can stay in their preferred area without having to travel into Adelaide to shop

Q14. **What do you see as the benefits of greenfield development?**

Well depending on the town planner, greenfield development can be fabulous however we see development or land division such as drury st in willaston that is horrific, ridiculously narrow blocks There needs to be better decisions made regarding development

Q15. **What do you see as the potential drawbacks of greenfield development?**

Loss of space, urban sprawl

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

No hammerheads

Q17. **What do you see as the benefits of infill development?**

Less sprawl

Q18. **What do you see as the potential drawbacks of infill development?**

Damage to existing trees, loss of green space, compromising the principles of a greener future

Q19. **Where should strategic infill sites be located?**

Inner and outer metro

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Where people are going to live, accessibility of the site, noise pollution, potential contamination of the business

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Reduce the population instead of expecting and planning for an increase in the population, government should stop the baby bonus and childcare supplement

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 8:00 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Mike Amen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat disagree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat disagree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

No large renewable/ wind farm projects in the Greater Adelaide Area especially Light council area north of the Barossa Valley (and the Eastern Mt Lofty Ranges) due to WF projects being incompatible with/restricting population growth in Regional Areas.

What neighbourhood features enhance living and working locally?

Lighting

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Better transport links to Adelaide

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 24 August 2023 5:40 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Mitchell Hodgkinson

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

What is most important to you?

No Answer

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

This seems less about ideas and more about confirming decisions already made. Little opinion on things like roads and infrastructure. We live in the hills, Mt Barker has grown seemingly without a plan for traffic within its limits and to the city, or other infrastructure. I care less about environmental sustainability and community inclusivity than functionality, form. convenience and usability. Better to get the building blocks right first.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 30 October 2023 6:05 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: SUBMISSION-Greater-Adelaide-Plan-_Evanston-South_Belmonte_30-October.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Other
Given name:	Bruno
Family name:	Caruso
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Attached submission and proposal is for the Evanston South Area submitted on behalf of Mr and Mrs L Belmonte residents of Evanston South This is in addition to a submission to be submitted on behalf of Hillier, Kudla and Evanston South residents by Tony Piccolo (MP) Member for Light
Attachment 1:	SUBMISSION-Greater-Adelaide-Plan-_Evanston-South_Belmonte_30-October.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 64.7 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

SUBMISSION – GREATER ADELAIDE REGIONAL PLAN

(Evanston South)

Prepared by Bruno Caruso on behalf of Lorenzo and Virginia Belmonte of [redacted] *Evanston South 5114*

30 October 2023

Proposal for Re – Zoning area from Smith Road to Tiver Road (Nth) and area east of Main North Road to Bentley Road and beyond

The following proposal is based on ensuring the area from Smith Road (South) to Tiver Road (North) and east across to Bentley Road and beyond to the Hills is developed with a community focus to ensure adequate allotments, housing and adequate services are available to support the current and future Evanston South Community.

Currently, the closest retail , other essential services such as GP, Chemist, supermarkets, large retail and other commercial enterprises are at Munno Para to the South or Gawler to the North (approx. 10 to 15 minute drive and no close bus stops)

Evanston South is close enough to utilise existing Train line for commuting to work in City , and surrounding areas north and south of Kudla Train Station

The following is proposal is designed to support the Planning Commission 15 to 30 year objectives.

It also provides flexibility for current landowners as well as attractive for both small and large residential and commercial developers to invest in a substantial land holding to build and develop a suburb and community.

ZONING - RESIDENTIAL URBAN (predominantly with some COMMERCIAL URBAN)

- Re-zoning to allow a large greenfield infill development and associated water, sewerage and other associated infrastructure (similar to Blakes Crossing, Miravale etc)
- Consider larger area for ' residential urban - between Gale Road (South) up to and including Hayles Road (North) and beyond and between Main North Road to Bentley Road noting area from Bentley Road to the Hills is not large enough to achieve housing and community objectives.
- Residential Urban zoning to allow either –

  300 to 1200 m2 or 1200 to 2000 m2 allotment sizes or combination of both

- Provision for middle to large Supermarket retail complex with enclosed Mall to include other retail outlets , or alternatively smaller retail strip centre.
- Provision for Medical Centre and Chemist
- Provision for Primary school and Ovals
- Provision for Community Club , large playground and parks or Ovals for Children

- Large green open spaces
- Increased road infrastructure into Evanston South from Main North Road
- Encourage use of Public Transport - extend Bus Services from Main North Road into Evanston South and build **Park and Ride from Bus Station** in Evanston South to Kudla Train Station

Consider area for Commercial Urban close to Main North Road to allow for the following –

1. Large Service Station / retail / Car Wash complex
2. McDonalds or Hungry Jacks or other e.g. Drive in Café or Bakery
3. Homemaker Centre (similar to Gepps Cross) – furniture outlets/ Officeworks/ Tools/Camping etc
4. Swimming Centre /Community centre
5. Large Hardware Outlet

Rezoning the whole area to Residential Urban/ Residential with a small Commercial zoning will support achieving community and overall planning commission objectives.

We look forward to supporting a positive outcome for the community.



Bruno Caruso (for Mr and Mrs Belmonte)

Email: [redacted]

Phone [redacted].

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 7:36 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Murray Fox

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Yes

What neighbourhood features enhance living and working locally?

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 November 2023 9:12 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Submission-State-Planning-Commission-30-Year-Plan-for-Greater-Adelaide-4-November-2023.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Naomi
Family name:	Doolette
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Dear State Planning Commission, Thank you for the opportunity to contribute to the Greater Adelaide Regional Plan Discussion Paper, please see my comment attached. Regards, Naomi Doolette
Attachment 1:	Submission-State-Planning-Commission-30-Year-Plan-for-Greater-Adelaide-4-November-2023.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 29.5 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Dear State Planning Commission,

I would like to extend my gratitude for the opportunity to contribute to the Greater Adelaide Regional Plan Discussion Paper, as it plays a vital role in shaping the future of our region beyond 2051.

The Greater Adelaide Regional Plan is undeniably a linchpin for forging a resilient and climate-ready future in South Australia. I'd like to emphasise the transformative potential it holds, demonstrated by the inclusion of the greening target in the current 30 Year Plan. This target has catalysed collective action, strategic urban forest planning, and substantial urban greening enhancements over the past five years.

In summary, I support for the four prominent themes highlighted in the Discussion Paper. These themes, focusing on creating a more climate-resilient and sustainable future, are of utmost importance. However, they will require substantial changes to business-as-usual practices in order to be effective.

The Discussion Paper highlights the following themes for a brighter and more resilient future:
a. Cultivating a greener, wilder, and climate-resilient environment.
b. Fostering greater equity and social cohesion.
c. Nurturing a robust economy based on innovation, sustainability, and regeneration.
d. Expanding housing options strategically.

While I commend the inclusion the four themes of the Discussion Paper, as they promote a climate-resilient and sustainable Regional Plan, the status quo in planning policies and systems will not suffice. If the State Government persist with business as usual, we risk exacerbating problems such as further canopy loss, continued car dependency and unaffordable housing, hazards and not meeting net zero targets.

The previous 30-year Plan laid the groundwork for the current State Planning Policies, encompassing objectives in the Planning and Design Code. However, a conspicuous gap exists between these policy commitments and effective implementation, hampering visible on-ground results. Therefore, this new Regional Plan should delineate more specific mechanisms for realising transformative change swiftly.

The need for rapid change is imperative, particularly in the context of our rapidly changing climate and inadequate planning policies. I have six (6) specific points that must be incorporated into the Greater Adelaide Regional Plan, encompassing commitments to Net Zero, increased greening, hazard mitigation, sustainable living, reduced car dependency and preparing for electric vehicles.

Incorporating these measures into the Greater Adelaide Regional Plan will not only enhance the resilience and sustainability of the region but also drive us towards a more prosperous and climate-ready future and a better city to live, work and play in.

1. **Net Zero**

The South Australian Government has set goals to reduce South Australia's greenhouse gas emissions by more than 50% below 2005 levels by 2030, and to achieve net zero emissions by 2050. To meet these targets, this is a critical window of opportunity to create the policies that will enable communities to achieve this outcome in less than 25 years. As this Greater Adelaide Regional Plan is about growth to 2051, much stronger alignment is therefore needed for it to support and enable the complete transition to net zero (eg. Net Zero buildings, electrify everything, space for solar and wind generation and battery storage, higher density living, new transmission lines, reduced private transport and increase in public, transport that is integrated into the energy system (BEVs etc)), infrastructure that priorities and encourages active transport.

In moving to Net Zero communities and low-carbon development, the energy efficiency provisions under the National Construction Code (NCC) are currently insufficient to adequately address transitional climate risk. The move to 7 NatHERS stars, slated to commence in South Australia on 1 October 2024, partly addresses this, but it is by no means the only solution required. The recent publication by Planning Institute Australia's (PIA) Achieving Net Zero Report highlights where planning needs to enable this

action and reduce carbon in every sector, including Energy, Manufacturing, the Built Environment, Transport, and Agriculture, Forestry, and Land use.

Therefore, in consideration of the State Government's commitment to a Net Zero future by 2050, the Greater Adelaide Regional Plan needs to highlight this as a key outcome to enable this transition.

2. **Greening**

I note the Commission's commitment to achieving "a greener, wilder and climate resilient environment", but the actions outlined in the Discussion Paper are insufficient to achieve this. It is also concerning that there is insufficient recognition of the value of greening in mitigating climate change (through sequestration of carbon) and adaptation (through mitigation of urban heat and a myriad of other benefits). The most recent LiDAR survey of greater Adelaide revealed canopy cover is well below global benchmarks. As South Australia's climate becomes steadily hotter and drier, the urban heat island is projected to catapult Adelaide into its first 50C day within the next decade. Urban canopy is critical for mitigating the urban heat islands, but despite strong and collaborative efforts from local governments who have been planting tens of thousands of trees each year, Adelaide's overall canopy is declining.

Canopy Target

Given the emerging results from the LiDAR survey, I recommend that the 30% canopy target be reconsidered and replaced with more nuanced targets to that consider local conditions. Local conditions could encompass, but are not limited to, factors such as, natural vegetation assemblages, rainfall patterns, the availability of supplementary water sources and take into consideration future climate change projections. This approach to canopy target would most likely result in lower canopy targets near the coast and higher targets in the foothills. Nuanced targets should be based on benchmarked natural vegetation adjusted for regional variations, and may differ from the 30% overall canopy coverage target across greater Adelaide.

Quality of Canopy

Furthermore, I advocates for emphasise of the importance of assessing the quality of the canopy as it is as important as the quantity of the canopy across greater Adelaide. Species diversity within the urban forest is a critical factor in creating a resilient and sustainable canopy into the future.

Greater Adelaide is facing the challenges of climate change, which will affect the sustainability of its urban forest, which is currently primarily composed of a limited number of temperate zone species. Some species may not be well-suited to Adelaide's transition towards a semi-arid climate. As such, there is research that suggests to ensure the long-term sustainability and liveability of Adelaide, there is a pressing need to rapidly expand the canopy with tree species that are resilient and suitable for the changing climate.

Leveraging local government databases on tree canopy , provides a unique opportunity to identify rarely-planted tree species that are well-suited for increased planting efforts. Furthermore, local and state governments can use this database to provide a comprehensive demographic analysis of the urban forest across the greater Adelaide region, a first of its kind. This data-driven approach will enable local and state governments to correlate tree information with climate data, infrastructure requirements, and social factors. By doing so, new insights into how the urban forest is evolving across greater Adelaide can be gained. Importantly, this approach will help local and state governments identify areas within greater Adelaide that are most vulnerable and require immediate attention. It will also allow target investments effectively and establish a benchmark against which can measure the success of ongoing greening efforts.

Incorporating the insights derived from this data analysis will undoubtedly contribute to the development of a more diverse and resilient urban forest, aligning Adelaide with its goals of becoming greener, wilder, and climate-resilient. Hence, I recommend that metrics that assess the diversity of tree species and other emerging relevant criteria should be integrated into the canopy target for greater Adelaide.

Strengthening Tree Protection

LiDAR survey show that the primary cause of this decline is tree removal on private land driven by urban infill, extension to existing houses and installation of pools. Private property is also the land that has the greatest opportunity for increasing canopy coverage. Currently, Adelaide has the weakest tree protection laws of any Australian capital city, which protects only the largest trees – however, there are exemptions to these protections and a lack of an adequate tree valuation mechanism to facilitate investments in urban forests to replace trees that are removed. This means that the easiest default for any developer, including state government agencies, is to remove any trees on a site rather than attempting to retain them.

The Parliamentary Inquiry into the Urban Forest and Planning System Implementation Review have both been presented with strong evidence of the need for stronger tree protection laws and relaxation of encumbrances to greening on public land (e.g. through review of utility and road clearance regulations). These processes need to be systemically reviewed to create a default of tree protection (rather than the current default of tree removal) that has driven Adelaide's canopy down to such alarming levels. The interim report on the Parliamentary Inquiry is a positive step forward.

The SA Government Planning and Land Use Services commissioned report *Urban Tree Protection in Australia: a review of regulatory matters* compares Adelaide's tree protections to those in interstate capitals and provides several suggestions as to how tree protections could be strengthened, including emulating interstate mechanisms and new approaches formulated for South Australia.

Accessible Greenspace

As a general approach, the GARP could focus on adopting, in whole or part of, the 3-30-300 rule. This approach recommends governments focus on achieving:

- 3 trees visible from every home (and business);
- 30% overall canopy at a suburb/neighbourhood level; and
- A maximum of 300m distance between every home and a green space where people can meaningfully connect with nature.

This benchmark is associated with higher public health, lower crime, improved property values and a myriad of other community benefits. Ensuring that new greenfield and brownfield developments achieve compliance with this rule is an important step to improving Adelaide's climate resilience and ongoing liveability.

It should be noted that while the "3-30-300 rule" holds promise, there are corners about practical implementation with respect to measuring the 3 tree component. Measurement of the 3 tree component as suggested by practitioners through questionnaires and window-view analyses, which would be onerous and resource-intensive. Instead, I recommend the focus could be on the 300 meter component as it has a more solid basis and easier to measure. Ensuring a maximum distance of 300 meters between every home and a green space where people can meaningfully connect with nature is valuable goal.

Remaking and Rewilding Creekline Corridors

Remaking and rewilding the natural creeklines across the Adelaide plains requires a long-term and strategic approach and hence our recommendation to include creeklines within the 30 Year Plan. I purpose that creekline corridors should focus on daylighting of drains and the remaking and rewilding of natural creeklines. This approach offers the potential to provide open space that incorporates both biodiversity and active transport corridors. Sections of creeklines that have been remade and rewilded by council's have garnered community support and bought about meaningful connection with nature.

3. **Hazard avoidance**

Climate change is not some future event. We are already experiencing the effects of the changing climate, and these effects will increase over the life of the Greater Adelaide Regional Plan and beyond.

This plan is to 2051. Houses built in new growth areas, earmarked in the GARP, will be housing families in 2090. In deciding the location of new neighbourhoods (strategic infill and greenfields), we need to consider the climate conditions a century into the future – this is how long the effects of your decisions

will be felt. We can choose to build in resilience for new neighbourhoods, or choose to build in vulnerability, risks and higher costs to mitigate risks. We must take this opportunity now to build climate safe housing that is sustainable, liveable, healthy and affordable in growth areas for our future.

2090 is the latest year for which we have high-confidence climate data. In 2090, people born in 2023 will be turning 67 years old. They may have built a house in one of the proposed growth areas in their late 20s. They may have raised a family there, and commuted to work from there, and played sport there. They may still be living in that house – it would be under 40 years old – and be thinking about ageing in place there. A current deficit of the GARP Discussion Paper is that it does not determine if houses in these growth areas will still be climate safe, that is liveable, insurable, comfortable, healthy, affordable to live in, or regularly exposed to flood, bushfire and heat risks.

The best information we have about the future climate was published by DEW in 2022. It says that by 2090, Adelaide could experience 121% more extreme rainfall days, 79% more days of extreme heat (35C+) and 64% more severe fire danger days. These are significant changes and will challenge the norms of safe housing for communities. With the GARP's key role being to determine where Adelaide should grow, it is critical to use the available data on where these effects will most be felt – for example, by using spatial models of riverine inundation, urban heat and greening, and bushfire risk – to minimise the vulnerability of current and future generations, and the liabilities of current and future governments.

4. **Sustainable living (Building better housing)**

The cost of housing and associated cost-of-living pressures will continue to be an issue in the near to medium term future. With so much attention given to *housing affordability* (i.e. reducing the purchase price of new homes through increasing housing supply) other macro pressures are excluded. While reducing the upfront purchase price of housing is important, ignoring the ongoing *operational* cost (i.e. how much does the house cost to *live* in) is a short-sighted exercise that negates the pressure that many homeowners experience regarding utility costs to maintain comfortable (and safe) temperatures inside their homes. Many homes are now so reliant on air-conditioning to maintain comfort, that the resident is placed in the binary choice of having either a large and expensive electricity bill or going without and being uncomfortable and unsafe – a situation that can impact on the physical and mental health of the occupant. As greater Adelaide shifts from being a Mediterranean to a semi-arid climate, providing climate safe housing that addresses heat exposure and health will be of increasing importance.

The low hanging fruit in this equation is energy efficiency. While energy efficiency is part of building rules consent, for energy efficiency to have maximum return on investment, it needs to be supported at all stages within the planning system. This can include a consideration of lot composition and orientation, materials and design, shading and green space and retaining trees on site as a matter of course and not an exception.

With the National Construction Code energy efficiency change from 6 to 7 stars in SA now pushed back to October 2024, it could be considered a 12-month lost opportunity to introduce higher standards for homes built in South Australia. While acknowledging this factor, it is also vitally important to acknowledge that the South Australia building industry is currently under intense pressure. We have seen several high-profile building companies collapse in recent months with what the Housing Industry Association is calling a "profitless boom". For South Australia to change this around, meeting population growth and housing supply targets, while addressing housing affordability *and* while continuing to be able to adequately service the current and projected growth, something will have to change. While not currently on the agenda, a precautionary principle should be applied to any suggestion that removing sustainability criteria or energy efficiency standards will result in an adequate market mechanism to alleviate industry pressure. All this is likely to do is further project forward key issues, entrenching the cost-of-living pressures and climate vulnerability through increasing hazard exposure.

Climate hazard exposure is not adequately addressed in the Planning and Design Code. Ideally, in order for the Code to address systemic, cascading and compounding climate risk, the Code should account for (as example) heat hazard exposure, flood risk, sea level rise, storm surges, higher peak

rainfall events, increased bushfire risk and extreme storm risk (primarily wind action on structures). A current opportunity exists within the Planning and Design Code to front load climate risk assessments that consider the impact on the useful life of the buildings under different climate change scenarios and demonstrate performance-based outcomes that align with existing climate projections and best-practice outcomes and provide climate safe housing. This consideration also needs to acknowledge that the built environment has a key role in supporting and meeting South Australia's NetZero and emission reductions targets. Essentially, this consideration acknowledges that homes that we build today are going to be operating under a different climate in the future and need to be adequately designed, constructed and assessed to account for this.

5. **Reducing Car dependency**

Promoting Active Transport and Reducing Car Dependency

Greater Adelaide faces a unique challenge due to it large footprint and low population density. These factors make it challenging to service through public and active transport routes, leading to a heavy reliance on cars for transportation. Car dependency is deeply ingrained in the urban form ~~G~~reater Adelaide. The function of moving cars around, quickly, safely and directly, along with the associated storage required at end of trip, continues to directly influence all land use planning and transport outcomes. In addition, due to a cost premium for space, many newer developments have reduced off-street parking due to smaller garage spaces, which is impacting public space creating unwanted street congestion as residents park outside their homes and issues for kerbside bin storage and placement.

To effectively work towards reducing car dependency, it is crucial to direct land use planning towards creating employment zones near residential areas and improving public transport and active transport routes. However, it is unlikely that Adelaide will become less car-dependant in the next three decades without substantial infrastructure investment and cultural change programs.

Innovative Infill Development

We need greater innovation for infill development. Infill is a necessary mechanism for curtailing the expansion of Adelaide at its fringe and uplifting population density around existing urban activity centres. It can be a way to deliver high-quality housing options and increasing density to house the expected population growth of Adelaide. When done well, infill can provide more choice in the market and a diversity of housing typologies and entry level price-points to accommodate low-income, essential workers, first home buyers and families who want to embrace 'Living Locally' within existing urban environments. However, the elephant in the room as we transition to medium - higher density dwelling options is the spaces and places that we give over to car use.

A key question that can be asked to understand the opportunity afforded by greater infill - is what will innovative land use patterns, that do not require high-levels of individual car ownership actually look like? While these developments would support higher density housing, and be co-located with activity centres, employment lands, and close to public and active transport corridors, it should be that reducing private automobile use is the main driver in the design and development. These developments should be characterised by high levels of green infrastructure, be well-connected, and take advantage of existing underutilised land that is co-located with public and active transport spines.

Road Safety: Improved Infrastructure and Lower Speed Limits

One essential aspect of promoting active transport and reducing car dependency is the development of a vastly improved network of separated cycle lanes and paths. Additionally, lowering the urban default speed limit from 50km/hr to at least 40km/hr, with targeted areas where riders and pedestrian routes are reduced to 30km/hr, is a critical step in promoting safe and efficient active transport options. These measures are essential to achieve the goals of reducing car dependency which also directly reducing transport emissions and alleviating congestion.

Active transport, has demonstrated outstanding health, cost-of-living, and environmental benefits, and with advances in e-bikes, cargo bikes, and other personal mobility devices, the barriers related to distance and carrying capacity have significantly diminished. However, perceived and real safety concerns, particularly for women and families, remain significant barriers.

Women, in particular, tend to be risk-averse and will not travel on the road if they feel unsafe, limiting active transport and micro-mobility options for many. Separated cycle lanes and paths offer a safer and more attractive option for commuters to choose cycling or micro-mobility over cars. This approach is supported by the United Nations Development Programme (UNDP) report, "Safe Cities and Safe Public Spaces for Women and Girls 2010".

Data clearly indicates that pedestrians are at greater risk of death and injury when struck at impact speeds above 30km/h. The most vulnerable pedestrians are children and older people. Similarly, the severity of injuries to cyclists in collisions with cars is closely related to impact speed. The implementation of lower speed limits, specifically 30km/h, in urban areas has consistently proven to reduce the severity of injuries for cyclists, micro-mobility users and pedestrians. A study by Wegman, D. & Aarts, L. in 2006 in the journal "Accident Analysis and Prevention" supports the idea that reducing speed limits significantly reduces fatalities and serious injuries caused by motor vehicles.

Therefore, I believe that reducing car dependency is subject to the commitment of a lower default urban speed limit and improved infrastructure to increase safety and ensure active transport options are not gender-restricted.

Therefore, I strongly recommend a suite of measures, such as innovative infill development, provide adequate invective in active transport infrastructure and lower default speed limits across greater Adelaide to improve safety, health, liveability and reduce car decency.

6. Preparing for electric vehicles

Australia's uptake of electric vehicle (EVs) is expected to rise rapidly over the next decade. According to the EV Council, State of EV's Report - July 2022, in 2022 EV sales (as a proportion of new vehicle sales) was 6.5% in South Australia, and in 2023 is already more than double all of 2022. In 2030 the sale of new gasoline and diesel vehicles (internal combustion engine or ICE vehicles) will be banned in Europe and parts of America and 2035 in the UK.

It is anticipated that 80% to 90% of EV owners will charge their EV at home or at work. In 2022, reform to the National Construction Code (NCC) saw the introduction of EV-Readiness requirements. South Australia's requirements will take effect from October 2024, as follows:

- 100% of car parking spaces in apartment buildings constructed will be EV-Ready
- 10% of office car parking spaces will be EV-Ready
- 20% of other commercial buildings will be EV-Ready.

There is currently a gap in the Planning and Design Code as it relates to EV policy and it is critical that policies are included within the Planning and Design Code that support the EV transition to future proof our cities and communities to enable the transition to EVs. It is also critical that planning takes into account the need for EV infrastructure and integration with current energy systems.

Again, I want to talk you for your time in reading my submission and the opportunity to contribute to the 30 Year Plan for Greater Adelaide. I look forward to reading the 30 Year Plan in hope that the above measure are taken into consideration by the State Government to make our city a better place to work, live and plan for this generation and the many who will come.

Regard,
Naomi Doolette
[redacted]

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 10:03 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Nathan

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Denser and more efficient landuse, that allows for open space. No expansion into greenfield areas. Less car dependency.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Give people of all economic levels the ability to live within short distance of employment, services, and activities.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Greater density in the CBD, inner suburbs, and around major public transport stations. Use RenewalSA developments to specify the mix so that there's a variety of one/two/three bedroom options. Tighten building standards so that people have greater faith in the quality of developments

---

What neighbourhood features enhance living and working locally?

Other (please specify) - Walkable access to shops and services.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

They need to not be car reliant dormitorys. They need to have employment, schools, healthcare, shops, etc. that can be easily accessed by walking or cycling, and there needs to be sufficient density to make them economically viable within the local context. They need to have strong public transport links to other centres.

What do you see as the benefits of greenfield development?

None

What do you see as the potential drawbacks of greenfield development?

Despite providing a lower initial buy in cost, Greenfield development passes significant additional transportation costs to people moving there. The isolation can have impact on employment opportunities and on local crime. It also presents significant ongoing infrastructure costs to local and state government to the point that such that the tax generated by those suburbs doesn't come close to the costs of maintaining them.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Infill needs to be targeted and managed as a larger renewal of an area. The benefits of density are not generated by randomly approving single apartment buildings amongst established low density areas. Density needs to be achieved over suburb sized areas to the point that local businesses and facilities can be economically self-sufficient without relying on additional patronage from outside the area.

What do you see as the benefits of infill development?

More efficient use of land and infrastructure. Ability to let more people live in proximity to jobs, shops, activities and open space. Less car dependency.

What do you see as the potential drawbacks of infill development?

Poor quality developments have potential to affect many more people, and poorly placed infill can create conflict with existing form without the benefits.

Where should strategic infill sites be located?

CBD, inner suburbs (Bowden, Thebarton, Mile End, Keswick, Kent Town), and around major train stations (or stations that have potential to be).

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Development of the Park Lands as a true urban park, to become the "city's back yard". Variety of open space that is not just open grass football ovals, with different levels of intimacy and landscaping. Space that doesn't assume people will arrive by driving there. And denser developments mean that more land can be dedicated to open space.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

That roads and car parks take up significant room that would otherwise have green cover. Many roads should have a road diet, and the space gained dedicated to greening.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

The 1960s called and wanted its low density Greenfield's urban development plans back. Do not pursue such a regressive direction when it's against all trends amongst a climate and housing crisis.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 30 October 2023 9:43 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Nazish Zahra Abbas

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

17 or younger

What is most important to you?

Open green spaces
Climate change
Housing
Jobs
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

As we are using a lot of our spaces for new architecture and not getting rid of old ones which are not needed, i am afraid we will start using the regions

---

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

South

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Its not too busy

What do you think your local neighbourhood is missing?

safty

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

supporting minority groups and possibly their families over seas

---

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 9:38 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Neil Saers

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

It seems that there is perfectly good farm land being swallowed up by housing developments. Perhaps have more condensed housing around major transport and shopping suburbs.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Simply plant and maintain more trees on unused government land.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

More police and police stations, even if they are small ones, to deter crime in built up areas.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Don't sell out to foreign owned companies. Selling off the utilities is for short term gain only. In the long run we all pay much more. Companies are all about profit, not what's good for our future.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

It already does, it allowed substandard developers destroy perfectly good farmland to wash their hands of any problems after the blocks of land are sold instead of having condensed living closer to the city

---

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Condensed housing so there is room for parks

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Better transport to these areas will make them grow

What do you see as the potential drawbacks of greenfield development?

Destroying farmland

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Develop close to cities

What do you see as the benefits of infill development?

Leaving farmland alone

What do you see as the potential drawbacks of infill development?

None

Where should strategic infill sites be located?

Close to cities

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Do not have 10 small parks but 1 park 10 times the size with everything on it

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Make developers create usable green spaces, not just green spaces created because they can't put a house on it

---

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Stop letting developers destroy good farmland for their own profits because they are the only ones who win, not the general population

---

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 14 August 2023 1:49 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

niall stephen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

quality of life for the inhabitants. high density suburbs are awful. the infill experiment is universally hated. congested, noisy, less trees, car parked on the roads impacting access. quality over quantity.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

less infill

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

open up areas for new subdivions with efficent public transport. train and trams not buses.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

turn the offices now not required with WFH to quality apartments.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

as above

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

efficient public transport. old style main street type areas with centralised shopping, facilities, and parks not just mega shopping centers. a place you would actually want to spend time.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

No Answer

What do you see as the benefits of greenfield development?

less infill

What do you see as the potential drawbacks of greenfield development?

requires extra facilties and transport corridors. quality always costs more. dont build a cheap as cheaps future as has been happening. houses built of cardboard jamed on top of each other. if high density must occur encourage less detached and encourage multi story to retain > open space

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

it can't. the experiment has failed. literally everybody is a nimby on this

---

What do you see as the benefits of infill development?

cheap for gov and developers

What do you see as the potential drawbacks of infill development?

lower standard of living and increased stress in society.

Where should strategic infill sites be located?

city and along train lines out

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

there should be encouragement for business in the regions where there is space and housing is affordable..

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

climate change impacts, reveg vs increased bushfire risk. extra tree cover for shade

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

bushfire risk from extra vegetation in urban interface areas.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

stop the infill.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 2:04 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Nicholas East

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

More native green spaces in developing neighborhoods. I see some new housing developments are completely barren of trees, especially native trees. There is no room on the tiny plots to fit gum trees, in particular, on the street or in the yards. Future generations in these areas may be deprived of the experience of waking up to bird song.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Make extensive efforts to lower the cost of housing. The cost of housing in Adelaide has risen so substantially that the same house and land can cost hundreds of thousands of dollars more if not a million dollars more depending on the postcode. This makes it almost impossible for people to choose where they live.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Make stronger efforts to plan suburbs and streets so that plots encourage houses to be built with their long side, along with windows, facing north/south to reduce the effect of the sun on house temperature in the summer. Proper orientation in regards to the sun can save a substantial amount of electricity that would otherwise be used for cooling. Also encourage the use of evaporative cooling which is uniquely effective in our local environment, as opposed to split system cooling which is extremely energy intensive.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Ensure a variety of plot sizes available at reasonable prices. High density housing should be available to those who want a low maintenance household and are happy to use public services more often but one shouldn't have to be a multi-millionaire if they want to own an 1 or 2 acres of hobby farming land with some chickens and lemon trees.

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Local industry and job opportunities. So many people shouldn't have to go to Port Adelaide or the CBD for work.

What do you see as the benefits of greenfield development?

Total freedom to have control over street planning as well as plot sizing, commercial and industrial zoning.

What do you see as the potential drawbacks of greenfield development?

Requires a huge amount of capital and a huge amount of trust in the potential of future growth.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Rebuild stagnant local business districts that have become rundown after being superseded by larger, newer developments.

What do you see as the benefits of infill development?

Rejuvenate areas have grown stagnate or have fallen out of repair.

What do you see as the potential drawbacks of infill development?

Development gets held up by locals who choose not to cooperate with development plans.

Where should strategic infill sites be located?

No idea.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Commercial and industrial districts to be built up first before housing so that people will want to move close to their job. Also more commercial office space outside of the CBD so people don't feel the constant need to live in the city or else commute because their profession requires the kind of office space that only exists in and around the CBD.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Green lanes with biking and walking trails that could also keep cars and bikes off the roads.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Space for big trees, especially native trees in our urban areas and back yards.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Every single other consideration is secondary to housing affordability. All developments plans will be completely worthless if you're left with thousands of empty, unoccupied housing lots that cannot be bought because even the smallest, cheapest housing options have grown completely out of reach for the Australian with a median income, especially one who lacks the benefit of inter-generational property wealth.

DTI:PlanSA Submissions

From: Nicola Kate McGunnigle [redacted]
Sent: Thursday, 2 November 2023 2:55 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted] Learn why this is important

Please consider my submission points below with regard to the Greater Adelaide Regional Plan. Comments are provided on the four outcomes:

1. A greener, wilder and climate resilient environment
2. A more equitable and socially cohesive place
3. A strong economy built on a smarter, cleaner, regenerative future
4. A greater choice of housing in the right places

In summary, sustainable – but liveable and competitive – development requires smart growth. The major challenges facing growth and sustainability will necessitate future liveability with climate change and rising inflation, therefore needs integrated planning across economic, environment and social sectors.

1. A greener, wilder and climate resilient environment

We need to change the way we think about the built environment, including houses: the majority of private builds have minimal garden space, indicating our changing priorities and values around maintaining gardens. And yet, suburban sprawl is forcing our city out, not up, pushing affordable housing further away from the CBD, and requiring at least 2 cars per household.
Q: How will urban space be greener with more built space?
Q: Will there be a move to mandate or promote greener and wilder spaces in private and commercial land, through incentives or subsidies?
The benefits of permaculture designs, for example, can assist climate resilience through improved shading that reduced urban heat as well as reduce and moderate stormwater runoff from vegetation that can lessen impacts of flash flooding. While infrastructure is needed to support the cars on roads, and alternatives to get cars off roads, suburban sprawl is threatening arable land and the very lifestyle that attracts and keeps people in the Greater Adelaide Area. Climate change mitigation (on page 42 of the Discussion Paper) does not need to be limited to just reducing emissions, but mitigating impacts from climate change, such as decreasing urban temperatures through vegetation (cooling, carbon sequestration) and the albedo effects of light-coloured building materials that reflect rather than absorb radiant heat. Take a look at the urban heat maps produced by many LGAs to see the difference that roof and pavement colour and materials make, as well as vegetation. Improving clean energy public transport would significantly reduce carbon emissions, but needs foresight and investment and a huge shift in community-wide behaviour. Reliance on private vehicles cannot be reduced without adequate alternatives, and a central city council that disincentivises driving as much as incentivising change.

2. A more equitable and socially cohesive place

Where do people want to live?
The 2023 Australian Liveability Census, which surveyed over 26,000 Australians, recently reported the top 10 densest LGAs in the country experienced 8 per cent better liveability, on average, than the national average. What people rated most highly included access to neighbourhood amenities, connectivity, local businesses that meet daily needs. The worst-performing suburbs were outer areas, with rapidly growing greenfield developments and often lagging infrastructure.
Urban growth should be going UP as well as out. Commercial city occupancies are trending down. Building – or retrofitting – in our city centre and fringe doesn't impact stormwater drainage in the same way as urban infill, and reduces the need for additional public transport when people are living nearer existing transport systems. While the old Australian dream was a quarter acre block in the suburbs, the new Australia has welcomed many cultures who are used to closer living. In fact, our suburbs are often absent of the sense of community that is inherent to so many

cultures that we have welcomed here. Smart building in higher density, such as transport-oriented developments already underway in Adelaide, have centralised that community focus and are changing the way we think about liveability. Urban growth centred around public transport is a MUST, with a range of housing options that include medium to higher density centred around green and wild spaces. The 2023 Australian Liveability Census also rated medium density living higher than low and high density, where priorities such as connectivity and access to businesses that meet daily needs improving liveability. People are attracted to water – infill in and around Port Adelaide which is well serviced with public transport has huge potential for liveability in terms of what people want. We need to balance growth to accommodate increased costs of living, growing inequity between rich and poor, homelessness and that the most vulnerable in our society will be most impacted by the effects of climate change (e.g. heat, inability to adapt housing to increased heat, flooding or bushfire risk). Also of note, the lower socio-economic areas tend to have less green space and less services, such as regular public transport, increasing isolation and reliance on private car use.

3. A strong economy built on a smarter, cleaner, regenerative future

Long term thinking built on a smarter, cleaner, regenerative future has to think beyond just how and where our industries are designed and used, but actively promote liveability: to be able to work and play locally, significantly improve green, efficient and regular public transport and active transport infrastructure, and seek to design human systems that can co-evolve with natural systems for improved resilience.
It is imperative to continue to enforce the Character Preservation Districts – as well as preserve other agricultural lands – to maintain our agricultural and wine industries, and continue to promote food and wine tourism. South Australia has unique landscapes that can also be promoted for tourism, but how can we integrate the "National Park" and "Green City" image into regional areas to reduce carbon footprints and damaging impacts from tourism?

4. A greater choice of housing in the right places

What other major trends and drivers might shape the future of Greater Adelaide. How should a land use plan address these trends and drivers?
We need to seriously plan for climate change. Major impacts that will affect our existing and future development include coastal flooding, bushfires on the per-urban fringe and increased heat waves. As impacts increase, so will the vulnerability and impacts on society. There will be tensions between environmental protection and development, but also emergency response services, particularly with regard to these three issues. How much consultation has been held with regard to flood and fire response? Has insurance and future costs of relocation be considered in selecting new housing areas? How much risk should be left to individual households to consider (and is the information readily accessible?) or should LGAs be responsible for communicating risks?

Adelaide needs to learn from development mistakes made in Sydney and Melbourne, where:

- outer suburbs are up to 10 degrees Celcius in summer,
- there has been, and will likely be increased, flooding from inadequate drainage and building on flood plains, and
- traffic congestion due to insufficient transport options forcing too many cars onto the same roads.

Therefore, climate-smart planning for urban growth, such as light-coloured materials to be used in built structures (e.g. roofs, roads, paving, to increase albedo effect and reduce absorbed heat into built areas), and permaculture principles such as tree shading, green walls and roofs, and community green space in higher density areas.

How can greenfield development achieve an urban form that is consistent with the principles of living locally?
Providing community services, such as schools, within the developments, multiple public transport options with smart parking facilities (e.g. park and ride), accommodate space for local sports clubs and facilities, and local employment to encourage residents to live and work locally.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?
Build an energy efficient rail network connecting nearby towns and to Adelaide before the route is built over! People do, and will continue to commute from satellite cities to the Metropolitan area. To maintain wildlife corridors and biodiversity, it could be possible to utilise green transport corridors. We need to think ahead and plan for that before the roads become further congested and be the Green City we want to be. Urban development should not

contribute to carbon emissions. We need to reduce our reliance on fossil fuels and support our growing population through guided behavioural change.

What do you see as the benefits and potential drawbacks of greenfield development?
Benefits of greenfield developments are only realised if people live and work locally. There is potential to build up strong community-focussed areas, such as wild and green spaces, as well as community services such as accessible schools (i.e. walking and cycling distance from housing) and common spaces such as libraries and other centres. Drawbacks are multiple if people are still commuting for work and school drop offs, live in isolated dwellings, and become further reliant on fossil-fuels which will get more expensive and exacerbate our climate crisis.

Where is the next generation of strategic infill sites?
Former industrial and commercial sites on the city fringe, including Port Adelaide. Former industrial and commercial areas within the metropolitan area that provide liveability, such as access to neighbourhood amenities, connectivity, and access to local businesses that meet daily needs.
What are the most important factors for the Commission to consider in meeting future demand for employment land?
To reduce paved surfaces by incorporating regenerative development and climate-smart practices to mitigate risks of flooding and heat. Not to build or pave our parklands.

What are the most important factors for the Commission to consider in meeting future demand for open space?
Allowing open space to remain open and restrict amenities within that space to creep in. We need to maintain and enhance biodiversity in our open spaces – not just plant with grass and exotic trees.

What are the most important factors for the Commission to consider in reviewing and achieving the Urban Green Cover Target?
Maintaining and enhancing biodiversity, to support our unique and precious flora and fauna. All of society can take some form of responsibility, through maintaining minimum landscape areas for green space in urban and suburban areas. Local Government Areas need to promote green verges, street trees and green common area

Thank you for the opportunity to comment.

Regards,

Nicola McGunnigle

PhD Student – Connecting people & the environment
School of Agriculture, Food & Wine
Waite Campus, University of Adelaide
PMB 1 Glen Osmond SOUTH AUSTRALIA 5064
[redacted]

email: [redacted]

I live, work and play on Kaurna land, and doing so I respect the traditional owners of the land, past, present and emerging

McGunnigle, N., Bardsley, D., Nuberg, I. *et al.* The Succession of Farmers' Perceptions of Transitioning Landscapes – A Case Study of Agroforestry in the Middle Hills of Nepal. *Hum Ecol* (2023). https://doi.org/10.1007/s10745-023-00423-y

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 1:51 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Nicole Turvey

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

More suburban 'hubs' that allow for more localised access to shops and services with the aim to reduce the reliance on cars. The SPC should be mindful to avoid car-centric design of urban sprawl and ensure that infrastructure for bikes.

Cambridge in the UK identified that urban and suburban growth could not support an increase in motor traffic and invested heavily in bike connected villages, safe bike lanes on major arterial roads and sought to reduce the conflict between motorist and cyclist. With the advent and increasing propensity of electric bikes, commuting to the hills suburbs, picking up children (cargo bikes) and deliveries are achievable, however, we have very little infrastructure in place to make the roads safe for cars and bikes to share. Making Adelaide Australia's most bike-friendly city would be a huge draw and connect suburbs to each other and the CBD more effectively. I don't cycle but I would, 100%, if I felt I could do it safely. Therefore, any consideration should include the lens of ensuring growth is not just designed for the car, but can accommodate cyclists. (also, look at the ride to work scheme in the UK - has been pretty effective).

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

More trees and more tree management. Any new suburbs should be packed with trees and shaded areas to reduce the suburban heat. This currently does not happen. Also, it may be out of scope, but driving the construction of houses not suited to a hotter climate will cause challenges - better minimum building regulations with regards to energy efficiency, insulation and design should be considered.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

As mentioned above - cycle friendly - make suburbs about pedestrians, bikes and recreation rather than cars and roads. More local hubs for connecting and engaging, such as community centres and suburban libraries. Community gardens have proven successful in galvanizing communities to engage and protect their environments.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Again - less car centric, less American-style shopping centres and support/promote hyperlocal services and businesses. Infrastructure to support electric car charging and even community solar hubs for cooperative electricity generation.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Apartments are unpopular in Australia, particularly for families, because of the entrenched low quality build. We can't normalise high density living if it isn't a safe, long term option for people. Poorly regulated standards are an ongoing issue and will be difficult to resolve but needs to be tackled for Adelaide to accommodate future growth. Satellite suburbs need to be designed with community in mind. Increased WFH would help sustain more sprawl while seeking to avoid increasing the number of cars on the road. If we look at American towns and ensure we do the opposite, it should be okay.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Bike infrastructure, community assets/buildings, local businesses (not just another Coles/Woolworths nor a major retail hub), high street, open spaces

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Small high streets, walkable, bike friendly. Local primary schools. In terms of housing types, a mix of medium and low density to support a range of lifestyles. If cannot be connected by public transport - volunteer bus service for the elderly and, I know I keep harping on about it, but bike lanes (honestly, look at Cambridge - everyone drops their children off by bike using cargo bikes, cheaper electric bikes means people can travel much further without significant effort, Adelaide and the satellite cities have so much untapped potential with regards to cycling).

What do you see as the benefits of greenfield development?

If it is done in a coordinated way with proper infrastructure and urban design, it can future proof our housing needs to enable growth as it becomes a hub in itself around which the spokes can arrange. But we need to move away from the soulless sea of concrete to design which can breed its own community and sense of self, without relying on a connection to the CBD.

What do you see as the potential drawbacks of greenfield development?

Loss of open space and, if not done well, unconnected communities who only live to commute back into the city. They can create more traffic and congestion if designed as a car centric community.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

As above - make it easy for small businesses, manageable commercial rates, and resisting support existing duopolies. Benefits go further than just Living Locally, but increases the diversity of business and provides more sustainable options for local suppliers (can also reduce the food miles). Local parks and spaces, and, of course, cycling infrastructure. (seriously, please look at how they do it in Europe - Adelaide would be streets ahead in terms of liveability if it was easier to get around by bike)

What do you see as the benefits of infill development?

Less loss of areas of nature, less car-dependant suburbs, creating a higher local population density to support more local business.

What do you see as the potential drawbacks of infill development?

Poor quality housing can lead to conflicts with neighbours, stormwater management can be an issue. Cars parked on roads can clog street and make things aesthetically unpleasant.

Where should strategic infill sites be located?

Brownfield sites - former industrial areas (environmental studies permitting) can provide excellent infill sites and the urban design can lean into the industrial history of the area (bowden kind of does this, but it could have been done better). These sites should be near public transport (another obahn stop in between Klemzig and Paradise would provide excellent options)

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

connection to workers by public transport and embed industries in suburbs (those that have a low environmental impact). For example, I live in Highbury which is beautiful and an attractive place to live. There is a very small commercial hub, on an arterial road, which could be expanded to include industry, even manufacturing. Although it may seem a negative additional for many, the increased vibrancy in terms of cafes, small bars, small businesses that an anchor industry can attract can seed the growth for a more locally driven economy. Norwood would be another area that would benefit from allowing diverse industries to base themselves there. the segregation of facets of the economy is outdated and would not support a more climate conscious community.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space does not need to be large parks - small reserves, parks and gardens have a cumulative affect. Connecting communities with corridors of walkable green space.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Support for households to contribute - use of verges, roundabout and over areas of latent use which could be converted into green space.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Imagine being able to safely cycle between suburbs and children being dropped off at school by bike. The health impacts alone would make it worth it, but the reduction in traffic and positive impacts on the environment would also be significant. Also, the tourists would love it and the liveability of the city would be unparalleled. Just promise me you'll consider it.

Respondent No: 6
Login: Anonymous
Email: n/a

Responded At: Aug 15, 2023 10:00:16 am
Last Seen: Aug 15, 2023 10:00:16 am
IP Address: n/a

Q1. **What is your name?** Olivia O'Leary-Fletcher

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 25-34

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Urban design to reduce crime - better street lighting, keeping communal gardens beautiful, cleaning up rubbish, minimising graffiti, etc.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Better and safer bikeways for commuting into the city, council busy bee days - inviting the local community to come and help with the shared greenery spots

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Safety

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

To ensure majority of basic amenities are within locality - ie medical clinics, supermarkets, civic centres/libraries, parks/green spaces, etc.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Enticing young couples/families to move there. Murray Bridge does not have a positive reputation.

Q14. **What do you see as the benefits of greenfield development?**

More housing

Q15. **What do you see as the potential drawbacks of greenfield development?**

Cheap/quick builds

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

Be mindful not to cram to many houses into a space where it may not "belong"

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

North west

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Maintain certain ratios of public spaces per population areas

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: Pam Keirns [redacted]
Sent: Monday, 6 November 2023 4:39 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted]. Learn why this is important

Dear Sir or Madam

Our submission focuses on the urgent need for a variety of Missing Middle housing types to be permitted in appropriate areas of Greater Adelaide, and the larger South Australian towns. We write this submission as a small local developer/investor who is keen to build many of these types of housing, and indeed keen to live in such medium-density housing with connection to my neighbours and in a walkable neighbourhood.

In this 'worst of times' housing crisis for those of all ages who cannot afford or even find a rental, and for those who will probably never afford to buy, we really cannot wait until your review of the GARP is complete. Enabling creation of a greater variety and many quality, secure rental dwellings must be fast-tracked right now!

You ask "What duty of care do we owe future generations?" Well, right now we owe *current* generations a duty of care in ensuring they can at least find and afford a quality rental home close to services they use.

Furthermore, with a trend toward working from home (which is an isolating experience) and single-person households, we ought to be designing our Missing Middle housing in a way that encourages people to interact and have a sense of connection and belonging, while at the same time ensuring secure private space. Loneliness is recognised as a key social, health and economic issue in Australia across all age cohorts not only the elderly, and in South Australia affecting >30% of men and of women (report from Ending Loneliness Together).

Need for Policies
We urgently need State Planning Policies that enable and encourage developers and investors to create a much broader variety of quality, secure, economically viable, small-scale dwelling types. We network with a large number of property developers and investors throughout Australia, a considerable number of whom are also keen to build these types of home and increase the supply for those who need it.

Unfortunately, in SA it is currently almost impossible to build any form of co-living, the regulations are opaque on this topic. That is why we need new policies in place with clear and explicit direction on how these types of dwelling are to be developed. These new policies must be quickly enacted through to the Planning and Design Code policy so we have clear pathways to provision of homes. Developers want to help out, investors want to help out, however for them to stay in business and replicate it any proposition must stack up economically. If it is necessary to incentivise developers in some way to create alternative styles of dwellings we must do so in order to create the homes our state needs.

We have examples from interstate that have been tried and tested – these surely could be quickly adopted/adapted in our wonderful state, improving housing availability and affordability (all bills included in the rent) and liveability:

- Micro-apartments in Brisbane City Council
- Houses of Multiple Occupation (HMO) in Victoria
- New Generation Boarding Houses in New South Wales (the pre-2021 rules, perhaps with a limit on number of rooms)

You ask "How do we accommodate a desire for 'maintaining Adelaide's character' with a need to provide more housing for South Australians in existing or established neighbourhoods?" I particularly like the Duplex:Side-by-Side+Stacked style of missing-middle housing. It can look just like any two-storey detached

house, fitting in beautifully with the streetscape, yet it accommodates 4 tenancies. How beautifully space-efficient!

A challenge in building multi-occupancy dwellings is the requirement for car-parking. I believe it will be important for councils to allow open parking in front of such a dwelling, with no requirement for a physical garage. It's just too hard to accommodate enough vehicles behind the building line.

Building more efficiently and affordably

A factor contributing to housing unaffordability is the cost of building homes. Our building industry makes inefficient use of tradies' time and is incredibly wasteful of resources. Where a house used to take 4-6 months from slab to completion it now regularly takes 10-12 months – increasing build costs for the investor or end-buyer. Modular building is a time-efficient solution, tradies are working effectively, and it's simple to ensure quality control of the build and insulation standard. Modular is also much more energy- and materials-efficient. I believe we should be encouraging modular, built off-site in a matter of weeks, and transporting the dwelling to site. This is how we can build quality small-scale dwellings quickly!

Properly insulated housing stock will reduce energy usage and our contribution to climate change. Making homes more energy-efficient will contribute to liveability and more-affordable running costs for the resident.

Another huge factor contributing to housing unaffordability is the taxes relating to producing a dwelling e.g. stamp duty, open-space contributions – government charges amount to 30% of the cost of producing a dwelling! This is untenable.

Thank you for the opportunity to contribute to this discussion. I hope to see new policies on Missing Middle housing as described above introduced very soon – I and my peers want to get on with creating them, many of them! Please do not hold us back any longer.

--

Kind regards

Pam Keirns

[redacted]

- We acknowledge the Kaurna people as the traditional

owners of the land on which we live and work -

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 7:57 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Paul H Brewster

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Slower population growth. New satellite towns and cities. Emphasise less Noisy urban environments. Cooler environments New million trees programs, looking at All places in which trees can be planted. Improving, extending and providing more urban green spaces of all kinds. More indigenous native planting on private property. My Favourite: developing over time linear parks along all urban creeks.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Above

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Allow different dwelling types in places such as hills suburbs. Greatly improved architectural design through design competitions for new developments

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Above

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Funds for social housing, subdivision of existing property

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Higher dwellings. Larger residential buildings. An urban, rather than suburban form

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Higher density in inner areas. Larger multi storey buildings on periphery to access views of countryside. Leasehold tenure.

What do you see as the benefits of greenfield development?

Difficult to say.

What do you see as the potential drawbacks of greenfield development?

Loss of greenfield. Misutilisation of agricultural potential in a time of decrease of agricultural land due to climate change.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Better architecture education and built form outcomes through design competitions on the German model.

What do you see as the benefits of infill development?

Social benefits, economic, energy, preservation of green field and biodiversity.

What do you see as the potential drawbacks of infill development?

Congestion, noise, loss of environmental quality, loss of history, heritage, culturegood. etc Hence need for decentralisation of population.

Where should strategic infill sites be located?

Good question....and a complex one. There are many types of ..strategic.. Age groups a clearly a factor. Noise and congestion are perceived differently by different generations.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Redevelopment of existing employment land is one strategy. Vacant land, disused buildings must be minimised. New forms for employment buildings ie multi storey factories and light industry.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Compulsory acquisition. Parts of back gardens of residences to create riparian and other linear parks. Use of railways land for linear parks and biodiversity corridors.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Thinking in new paradigms. Study overseas developments, eg Singapore, Germany.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Invite informed citizens to participate in brainstorming sessions.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 November 2023 11:23 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Paul
Family name:	Johnston
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	My comments are restricted to the area around Callington. I note that Callington is under investigation re Industry & Commerce. I am all in favour of a residential expansion & an expansion of food production, using high value horticulture & the excellent recycled water system that has been established by Council & the Hillgrove Copper. However it makes more sense for industrial & commercial activity to be established on the 300ha site that has already been zoned for those activities at Monarto. The Monarto site is very close to Callington & has very few residential neighbours. If industrial activities were to occur around Callington there would be inevitable interface issues with residential areas. Callington also has very limited water, & power. Additionally Callington has no CWMS & relies on private septic systems. I also note that the Monarto Woodlands, which is an extremely important bird habitat, is not specifically accounted for. There are also numerous high biodiversity habitat areas in the local area that are also unaccounted for.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 1:08 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Paul

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly disagree
A more equitable and socially cohesive place	Strongly disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat disagree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Adelaide desperately needs a ring road highway. Starting from the south on the southern expressway, going around the hills line through the freely then linking with the northern expressway.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

More recreational parks

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Cut taxes, red tape, and promote local businesses

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Cut taxes, red tape, and promote local businesses

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Cut taxes, red tape, and promote local businesses

What neighbourhood features enhance living and working locally?

Open spaces

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Cut taxes, red tape, and promote local businesses

DTI:PlanSA Submissions

From: Pen Bennett [redacted]
Sent: Monday, 6 November 2023 4:59 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP Discussion Paper _ P Bennett.pdf

You don't often get email from [redacted] Learn why this is important

Dear Sir/Madam,
Please find attached my submission.
Regards

--

Penelope Bennett MIEAust CPEng NER BSc BE (Hons) MUP

Thank you for the opportunity to provide feedback on the Greater Adelaide Regional Plan (GARP). An update to the regional plan is welcomed, especially in light of latest trends and issues, such as the pressing need to improve sustainable accessibility outcomes to respond to climate change. As a mother and through my work as a transport engineer/planner and with Kidical Mass Adelaide, I am very aware that we are currently failing our children through our approach to transport and land use planning.

For the sake of our children and our city's liveability, we cannot continue with 'business as usual' and the curious Adelaide exceptionalism that 'we are different and a car-city'. The GARP offers some hope with the concept of "living locally" but it does not seem to be reflected with the GARP's positivity about urban sprawl, which will come with increased infrastructure costs and accessibility challenges. The GARP Discussion Paper content and lack of or little reference to children indicates a failure to specifically address the needs of children (and women and broader social impacts).

The GARP should set a clear ambition to make Adelaide a more child-friendly city, which will be more liveable for everyone. There needs to be clear recognition that children are an important part of, and should be active partcipants in public places and the community.

Setting targets for children's accessibility

I ask that the State Government, through the development of the Greater Adelaide Regional Plan (GARP), gives due attention to the needs of children, including consideration of how higher levels of active and public transport will be enabled through setting relevant policies and targets, and with transport and land use planning integration. The 30-Year Plan for Greater Adelaide discussed healthy neighbourhoods in relation to access to schools, and childcare and kindergarten and them being within 15 minutes walk (1km). The 30-Year Plan also made reference to unstructured play in public open space. Children have a right to the city and for their development and mental and physical well being, opportunities for everyday active travel are critical. As we seek to change to a healthier, more sustainable city and address the challenges of reducing emissions, it is critical that children establish healthy transport habits.

- ***The final GARP should include targets that are inclusive and focus on improving levels of active school travel and children's independent mobility.***
- ***There needs to be clear ongoing review and accountability for these targets.***
- ***There needs to be budget assigned to help meet the targets.***

Integrated transport and land use planning for active school travel

There needs to be greater focus for both new and existing suburbs on children's accessibility (considering the components of accessibility: land use, transport, individual and temporal considerations). It is critical that social infrastructure for children e.g. schools, playspaces and libraries are within walking/wheeling distance of people's homes but also that walking routes are safe, so walking/wheeling is actually feasible, including for children. Furthermore, streets should be designed with safe crossing points and with 30km/h as the default speed limit, to enable children to use active travel, and children's independent mobility (CIM: children travelling around public spaces without being accompanied by adults).

Cities with high levels of active school travel (AST) and CIM have a mix of transport measures and planning measures (in addition to a suite of coordinate measures and support across government, stakeholders, police and community)[1]:

- widespread 30km/h speed limits
- safe crossings
- school planned with catchments so children do not need to cross busy roads (which are a significant barrier to AST and CIM)
- AST and CIM expected and the norm
- Schools (especially high schools) located near public transport, to cater for children travelling from farther distances and for parents who choose to travel to school with children then use public transport to work or other destinations.
- ***The GARP should set out the policy intent to provide a density of schools (not super schools) to achieve high levels of AST. Planning for schools must be predicated on most children walking/wheeling or cycling to school.***
- ***For new developments, the GARP should set out the need to have schools and social infrastructure, together with active and public transport networks, in place when residents move in, to capitalise on the key 'change movement' when new travel habits can be established (and to break the habits of driving) when people move house.***
- ***Planning needs to encourage 'delighful density' and mixed use, in both the vertical and horizontal sense, with local social infrastructure (including schools), services and commercial and retail needs, with integration of active transport networks and high quality public transport services, to allow trip chaining (e.g. trip to school and onward trips to library, shops, railway stations, etc).***

Urban sprawl and lack of accessibility and opportunities for children and youth

The GARP is promoting urban sprawl, which is unsustainable and car (freeway) oriented. In addition to fundamental concerns about greenfield development, including for general car dependence, there is a false promotion of this development catering for families, with a house and backyard. The reality is that houses are typically a large proportion of the block and families are locked into long car commute times. Active travel infrastructure is often lacking cohesive networks and social infrastructure lags. For children, there are key issues that need further considerations:

- ***What opportunities will there be for children to be socially connected, and have access to destinations and people beyond their neighbourhood, and especially to the city? Will public transport be provided from the outset so children are not restricted and dependent on being driven by parents/carers?***

Choice versus best-practice, and who is getting 'choice'?

The GARP places an emphasis on "choice" but we know that cars and car-dominated planning do not provide freedom but lock people into excessive driving and its burdens (loss of time, physical inactivity, car and fuel costs, etc). Census data indicates that despite the perception that Adelaide residents need to drive to work (due to our spread out city), the average commute to the city is

[1] Somers, P. C., & Stone, J., 2015. *School Transport - An important consideration in the wider transport context: a comparison of Zurich, Munich and Melbourne*. Paper presented at the AITPM (Australian Institute of Traffic Planning and Management) National Conference, Brisbane.
Walking riding or driving to school- what influences parents decision making-Literature Review .pdf (dit.sa.gov.au)

relatively short compared to other large employment areas, and it is a distance that could be cycled. It is acknowledged that not everyone can or wants to cycle (the 'no way, no how' group in the population) but the 'interested but concerned' group of the population is typically referred to as those people who would cycle *if there were cycling infrastructure and safer streets so they would feel comfortable cycling.* The figures for this cohort can vary, and research indicates that it increases as cycling is normalised and increases within a population. Research from Melbourne indicates that 78% are 'interested but concerned'. Cycling participation surveys indicate that about 33% of Greater Adelaide residents have cycled in the past year but at the moment, many are just cycling for recreational purposes. There are numerous barriers to higher levels of cycling but a consistent one, that could be changed with investment and leadership, is safety of streets and fear of motorised vehicles. It is therefore vital that we change the mindset about being a 'car-city' and invest in developing urban form to promote active travel, and cycling infrastructure and supporting programs to enable everyone, including parents/carers and children to cycle.

If parents/carers have no choice but to drive children to school and other places, it means that as well as having negative outcomes for children, they can then be stuck driving their onward journey to work or other places, and/or missing the opportunity to use their time in other ways. Similarly, parents/carers who (feel they) have no choice but to drive to work or other places, often drive their children short distances to school, that children could walk/wheel or cycle independently, were streets safe to do so.

There is a stark difference between how children would like to, versus how they travel to school: 71% of children want to use active travel but only 20% do (based on Way2Go program primary school data 2015-2020 survey of 16,843 students in years 3-7). Do children have a choice? At the moment, their choice, freedom and wellbeing is being robbed by successive governments being fixated on autodominance and a failure to invest in walking/wheeling and cycling infrastructure and programs such as Way2Go.

- ***Children are concerned about climate change and want more sustainable city outcomes. For a better Adelaide for our children (and everyone), GARP needs to reflect good practice, and the reality that choices about housing and in relation to transport outcomes, need to be a mix of 'carrots and sticks'[2] and that without significantly more support for inclusive and sustainable, integrated land use and transport planning, children's wellbeing will increasingly suffer.***

There is an opportunity with GARP to reframe current narratives and provide constructive hope that change is possible. It will take more innovative and child-friendly city thinking to accommodate growth with sustainable and inclusive objectives at the forefront.

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[2] Kuss, P. & Nicholas, K.A. (2022) *A dozen effective interventions to reduce car use in European cities: Lessons learned from a meta-analysis and transition management.* Case studies on Transport Policy https://doi.org/10.1016/j.cstp.2022.02.001
Piatkowski, D. P., Marshall, W. E., & Krizek, K. J. (2019). *Carrots versus Sticks: Assessing Intervention Effectiveness and Implementation Challenges for Active Transport.* Journal of Planning Education and Research, *39*(1), 50-64. https://doi.org/10.1177/0739456X17715306\
Rasmussen et al (2022) *Carrot or Stick? - Traffic Policy Instruments to Influence Sustainable Transport Behaviour.* Danish Journal of Transportation Research 10.5278/ojs.djtr.v4i.6659
Xiao et al (2022) *Shifting towards healthier transport: carrots or sticks? Systematic review and meta-analysis of population-level interventions* The Lancet Planetary Health, 6(11) https://doi.org/10.1016/S2542-5196(22)00220-0

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 11:28 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Peter & Christine Blazincic

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Hi there, We would like to you to consider our property at [redacted] for the Greater Adelaide Regional Plan, as we believe it is consistent to the foundations of the GARP Code. We have only found out about the GARP recently and would like to talk you you about how our property has potential in all future contribution to the broader plan of the GARP. We would like this opportunity to meet up with you in person to contribute our say in more detail. kindest Regards Peter & Christine Blazincic

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Eg Larger land sizes with compulsory veggie gardens and community social parks.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Eg We are close to schools, industrial/winery areas (Lonsdale/McLaren Vale for jobs and schools).

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Eg Electric mini cars/vans to car pool people to the Hallett Cove Train Station and back their homes.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Eg 6 star ratings, solar system, community gardens, water tanks, parks....

What neighbourhood features enhance living and working locally?

Other (please specify) - All the above with the need of security too.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Eg Kodaro Rd is close to shops, school, beaches, train stations etc therefore less usage of vehicles...

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

There would be a mixture of people such as retirees and younger gen that would be able to afford houses in this area and hopefully their jobs aren't to far away.

What do you see as the benefits of greenfield development?

Great little communities with all amenities available in that specific area too.

What do you see as the potential drawbacks of greenfield development?

Too far from the CBD if people where to commute... Most younger generations people do not want to live in those areas.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Maybe re-zoning areas in Adelaide is a definite start. The Hills Face Zone is now an old plan that was put in place for "times and visions" back in the day, without realising that Adelaide is now moving very, very fast and at some point we will be over populated as we are already becoming a world known!

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

So much to talk discuss with you all, we do hope we can meet and propose more ideas to the GARP and [redacted]. Well done on seeing a better future for Adelaide! Peter & Christine Blazincic [redacted]

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:12 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Peter Conrick completed Greater Adelaide Regional Plan Discussion Paper Survey

Peter Conrick just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Peter Conrick

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Consider the land use in the immediate areas adjacent to any of the new urban development areas. There may be the need to redone some areas from rural to rural living

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Save significant food production areas of land for that purpose. The Adelaide plains for vegetable and other food production should be maintained

---

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Where housing is created on very small housing lots there needs to be more infrastructure created tho keep the residents socially engaged. In particular the children and adolescents living there.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Set up industrial areas that significantly use Australian sourced materials

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Better public transport.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Decent public transport Nearby employment Local hospitals and medical centres

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Use of the train lines for commuting

What do you see as the benefits of greenfield development?

You have a clean slate. All planning should include long term growth Roads that will be large enough to allow for future increases in traffic

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What do you see as the potential drawbacks of greenfield development?

Land use in areas adjacent to the urban development Encroaching onto valuable agricultural production areas of land Developers love to use flat land, but it is better saved for agriculture

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Some of the older areas of Adelaide my be more suitable to have higher density living with the construction of apartments

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What do you see as the benefits of infill development?

Closer to CB D employment

What do you see as the potential drawbacks of infill development?

Poor and ageing service infrastructure

Where should strategic infill sites be located?

Not on the Adelaide plains area which are currently being used for food production

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Easy transport access

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Areas suitable for social activities. Walking trails, bike tracks for example

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What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Listen to the locals

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I have posted a flag on the interactive male for the suggested change of land use in the area immediately to the east of the Concordia Urban Development.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 10:35 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Peter Nichols

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

The impact on the road system with increased traffic between the growth regions and Adelaide. Better built roads will be essential. It can be done. Have just driven all over the Pilbara region of WA and did not se a pothole.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Maintain undeveloped land between towns and villages. Prevent unbridled commercialisation of every town & village. They do not all need supernarket chains, fast food chains and petrol station chains

---

What neighbourhood features enhance living and working locally?

Other (please specify) - Greater Green canopy via tree planting on an ambitious scale

---

What do you see as the potential drawbacks of greenfield development?

Way too much development of open spaces into urban sprawl

What do you see as the potential drawbacks of infill development?

Overloading existing services, unless planned for and implemented in advance

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 6:25 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Follow Up Flag: Follow up
Flag Status: Completed

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Peter

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly disagree
A more equitable and socially cohesive place	Strongly disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat disagree
A greater choice of housing in the right places	Strongly disagree

---

Are there any other outcomes the State Planning Commission should consider?

Lowwer population, less tourism, less development of farming land, less migration, Less Malinauskas doing what he wants regardless of what the majority of voters want.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Nuclear power instead of the expensive and unsustainable use of renewables.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Equality is gained by effort not legislation. Legislating to favour certaing groups creates inequality. Socialists could work that out if they used logic instead of emotion..

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Nuclear. Return to a self-sufficient, manufacturing based economy. Tourism has destroyed this state.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Reduce the population.

What neighbourhood features enhance living and working locally?

Other (please specify) - Low populations, monoculture of decent people, strong responses to crime, less political correctness

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Less people, less development.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Less people, less development.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

City people do not belong in rural areas. Politicians will do as they and their wealthy mates want regardless of pointless surveys like this. Every socialist country is authoritarian, the current state governm

DTI:PlanSA Submissions

From: Phil Davis [redacted]
Sent: Monday, 6 November 2023 12:52 PM
To: DTI:PlanSA Submissions
Subject: Feedback on Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted] Learn why this is important

Hello GARP team,

I am sending this feedback via email as the link to “The PlanSA online submission form” in your pdf form page 172 didn’t take me to a form at all, just another one of your web pages.

Having read your document, I offer the following observations -

Feedback on Greater Adelaide Regional Plan Discussion Paper

Growth

Your chair states on page 6: *Current projections show that by 2051 an additional 670,000 people could join us. We must plan to accommodate this growth.*

Why?

I believe we should RESIST this growth. Why is that not a consideration? Growth cannot continue exponentially forever. In 2051, with those extra people, will we be saying that we must accommodate another 1 million people by 2080 in a world population of 12 million? The problems of congestion and climate crises are the direct result of high population and efforts should be made to remove the incentives to have ever more children and import more people from overseas.

My later comments are made because I believe you will not address this most important issue and will push ahead with growth anyway just like has always been the case, but I wish to make it clear that tempering of population growth is the best outcome for our region.

Built and Natural Heritage

The value of our built and natural heritage seems to be understated in this document. SPP 7 might seem to address it, but the description on page 63 seems to imply that the commission is only interested in indigenous culture. This is undeniably important but it is only part of what heritage is in this region. Indeed, the term “adaptive reuse” on page 63 appears to imply that heritage controls should be loosened to allow for insensitive changes to heritage items in the name of growth.

Extant established trees and wildlife habitat.

This is another category which is not given priority. South Australia has the weakest tree protection legislation in Australia according to legal experts. Yet these trees are important contributors to climate change abatements and

urban cooling, and crucial habitat for wildlife. Australia's awful record on species extinction is well known. This document needs to acknowledge that as a specific SPP. Habitat is being destroyed at an alarming rate in this region through insensitive development. It is not appropriate to pass this off as "inevitable" or "necessary for development", nor by claiming that it has been countered by such band aiding as replacing established trees by a brace of saplings elsewhere or by paying money from one fund into another.

Transport

This document understates the importance of good transport systems. So many developments of recent have dumped concrete on green space without giving transport proper consideration. It is notable that while transport is supposedly SPP 11, there are no mentions of SPP 11 in any of the "Priorities and directions" sections of the document. Contrast it with "SPP 6 – Housing Supply and Diversity" which appears as a priority under categories on pages 63, 70 and 78.

Transport infrastructure, most particularly public transport, is inadequate NOW. Yet the clear message from this document is that it will be allowed to get much worse by the continued prioritising of population densification over the transport that population needs.

Public Transport infrastructure is needed NOW before any further growth should be considered. For proof of this, just look at the daily procession of private vehicles going down the A13 Adelaide to Victor Harbor road because the only bus services are woefully inadequate and extortionately overpriced. Yet this document doesn't even acknowledge that transport is a Challenge for the "Southern spine" area (page 125).

Pages 48-50 very properly indicate the importance of using transport policy to ease climate change, but this high-level aim is not backed up by the strategy outlined in the rest of the document.

Given that the document acknowledges the oneness of this region, it is time NOW to extend the Adelaide Metro frequencies and prices to the whole of the region under discussion before any consideration of growing the housing stock.

Any consideration of growth in the Barossa, Fleurieu or Murray Bridge should be totally ceased until there is a fast train service in place.

This plan should adopt the transport principle of "Build it and they will come" whereas it seems more like a plan to continue to dump people in areas where they are car dependent with inadequate road links.

Food

The emphasis in the document on protecting food production areas is important. Our record in this area in the past has been poor. It is telling that most of the region under consideration is already Environmental Food Production Area (map, page 106) and yet there are still widespread plans for development within this document. This needs to be reconsidered and rolled back.

Employment

The discussion on employment lands starting page 146 is fair enough, but figure 15 on page 158 shows areas selected for employment growth with no accompanying justification for why these areas were chosen. Why only Goolwa and not Victor Harbor? Why Callington instead of Murray Bridge? Why nothing at Elizabeth where unemployment is high and a good train line exists?

Rolling back growth and development permissions

All the focus is on more development. How about we start to make part of Planning SA's charter to identify and act on areas for REVERSING the process in priority areas? Examples include selected replacement of built environment to join areas of unbuilt land and create wildlife corridors, and rescinding permissions to build where it has previously been given but is in conflict with other aims. For example, just in my area, building permission has been given for areas around The Bluff near Victor Harbor which destroy the natural heritage and disturb a sensitive indigenous region. It is an ideal area to rescind this permission and return the area to its original state. Also, this area is an important food production region, yet permission has been given for development on the agricultural property on the corner of Armstrong Road and the A13. This could also be rescinded. There must be multiple such examples across other parts of the region.

Developers chasing profits are notorious for playing the long game. They propose a totally inappropriate project which they take to successive levels of government, continuously being knocked back, looking for someone in power to influence and re-applying every change of government knowing that they only need approval once then the community they inflict it on will be unable to get rid of it. This plan needs to put in place an effective way of locking in a rejection of plans like these.

Overall

- Growth should be resisted rather than embraced. This plan needs to incorporate strategies to permanently prevent and rollback appropriate development.

- Failing that, it needs to avoid the failures of the past in the areas of transport, environment and heritage. This document acknowledges these needs as aspirations, but shows very little evidence of giving them sufficient priority at the next level down of planning. This continues the damaging patterns of the past.

- Priority should be given to acknowledging and fixing our existing transport shortcomings now ahead of any growth plans.

- Our existing tree protection and habitat regime must be enhanced now, before any further development.

- New developments should commence with surveys of the culturally and environmentally significant areas of the location and quarantine these areas from development without the "compromises" we have seen in the past which allow these significant areas to be destroyed.

- Next, transport infrastructure should be planned before any consideration is given to where new buildings may go. Then, if there is an appetite from developers to work within these restrictions, put in the transport infrastructure FIRST before allowing building.

- Existing failures in growth implementation need to be acknowledged and checks put in place to avoid them as part of this plan.

Thank you for the opportunity to give feedback old this important issue.

Phil Davis

Victor Harbor

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 30 October 2023 8:54 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Phil McNamara

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

A stronger voice for First Nations organisations and Aboriginal peoples in all decision making related to planning for the Greater Adelaide region. There is nothing new in this latest iteration; we need to do better than the status quo.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Planning for biodiversity should not just focus on areas of national and state significance. All natural areas are significant for biodiversity and no natural area should be sacrificed for other land uses. Planning for climate change needs to consider the value of embedded carbon in existing infrastructure. Adapting existing infrastructure should be a priority over a demolish and rebuild approach. Planning for our coastal environment should not just avoid growth in susceptible areas. The words need to be stronger (i.e. do not develop in susceptible areas). Similarly, for natural hazards, do not develop in susceptible areas. Stronger wording needed.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Planning for natural hazards, the wording needs to be stronger (i.e. do not use say avoid. Should say, do not develop in susceptible areas). This is a preventative approach. Strongly support adaptive reuse of existing infrastructure to support this outcome. Secondary to this priority is to prioritise infill over new development of greenfield lands. Invest most strongly in support for those members of our community with the least social and economic advantage.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Integrated planning needs to prioritise the identification and utilising existing infrastructure over new housing infrastructure (Adaptive reuse). Secondary to this is to prioritise infill over new development of existing open space or greenfields. Housing supply and diversity - there is a role for this plan to push for housing that best meets the outcomes, rather than trying to investigate housing trends. If housing trends (e.g. less people in each house) was a risk to biodiversity or social equity, why would we try to accommodate it? We shouldn't.

What neighbourhood features enhance living and working locally?

Other (please specify) - Natural open spaces are important (not just lawns). Walk and bike ridability.

What do you see as the benefits of greenfield development?

The plan says the Commission is working to identify the cost differences between infill and greenfield development. This is not just an economic consideration. The Commission needs to look at the broad suite of differences and impacts to our environment and biodiversity, and carbon footprint. Think long-term here. The ratio needs to be even higher in favour of re-use of existing infrastructure then infill and greenfields as the last priority. Where is the supposed demand coming from? The plan does not explain that.

What do you see as the potential drawbacks of greenfield development?

Loss of natural areas, open space, agricultural land. These areas also need new roads, infrastructure and services. The plan should prioritise the use of existing roads, infrastructure and service areas.

What do you see as the potential drawbacks of infill development?

This depends on how it is done. One potential drawback is the loss of embedded carbon in existing households and buildings if they are demolished and replaced. Clever design and adaptive reuse could avoid these impacts. Planning in this way also provides a level of certainty for existing businesses.

Where should strategic infill sites be located?

Prioritise adaptive reuse sites.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

No impact on natural areas (biodiversity). Need to consider the travel time and mode of travel for those areas. Employment should be as close to home as possible. So, when investigating options for employment land, think about distance and accessibility.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

No Answer

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Needs to address past habitat loss.

What is most important to you?

Climate change
Inclusive Communities
Open green spaces
Housing
Jobs

What are your concerns for the future of the Greater Adelaide region?

Biodiversity loss. Climate change. Social inequity.

In the future, what type of home would you like to live in?

Other (please specify) - Community housing.

How can Greater Adelaide be more sustainable and respond to climate change?

Employment close to housing. Trains and trams over roads, cars, buses and trucks. This has flow-on benefits for business and social cohesion.

How would you like to travel around the Greater Adelaide region in 15 years time?

Other (please specify) - Walk, ride, train and tram.

What do you like about your current local neighbourhood?

Natural environment.

What do you think your local neighbourhood is missing?

Train transport to work.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Respect nature in every decision.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

This plan currently accepts that development of greenfield areas is required to meet housing needs. Is this correct? Has this plan looked at all the possible housing options, including identifying vacant property and adaptive reuse options to avoid the development of greenfields. Smart planning of infill that doesn't lose open space.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 1:59 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Poppy

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

17 or younger

What do you think Adelaide will look like in 15 to 30 years' time?

I would hope that we are a more community and enviroment friendly city. Although I don't believe we will get there. I think we will all be living in crowded, small, and boring apartments where there is no sense off community.

What is most important to you?

Climate change
Housing
Jobs
Inclusive Communities
Open green spaces

What are your concerns for the future of the Greater Adelaide region?

That we will lose all that makes us human. Community, environment, emotion, happiness. I very concered by the road we are going down. Humans are social creatures, we need other people to survive. We are growing further and further away from each other and the rate of depression because of it is skyrocketing.

In the future, what type of home would you like to live in?

Other (please specify) - Community living. Living in a block of homes with separate space, but also Community spaces like gardens, library, kids areas, outside sitting ares.

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

A focus on trees, green spaces and public transport. There is a stigma around public transport being bad and being for 'poor peorple' but it should be for everyone seeing at is enviremently the best transport for long periods. Also a focus on bikes and walking through the city ect. Creating spaces not made for cars but for people to walk ect.

How would you like to travel around the Greater Adelaide region in 15 years time?

Walking

What do you like about your current local neighbourhood?

I like that we are close to the city and have public transport options near by.

What do you think your local neighbourhood is missing?

Community and Green spaces. I don't know by neighbours because there are no chances to. We are all very separated. I also live close to a main road and there are lots of cars so there arnt many opportunities for walking safely.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Community is key!

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Thank you so much for giving us a change to voice our opinions and actually be listened to.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 1:52 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Rebecca Amen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly disagree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

An exclusion zone around the perimeter of the Barossa Valley Preservation District should be established to protect the visual amenity of the area from wind turbine towers. Numerous wind farm applications are threatening the visual amenity by abutting or being with 1-5kms of the preservation area.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Wind farm factories in rural areas limit the ability and desire for people to live in surrounding areas.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Ensure wind farms follow the same noise and planning guidelines as all other factories. Currently, they are exempted.

What neighbourhood features enhance living and working locally?

Open spaces

Respondent No: 11
Login: Anonymous
Email: n/a

Responded At: Aug 16, 2023 20:25:27 pm
Last Seen: Aug 16, 2023 20:25:27 pm
IP Address: n/a

Q1. **What is your name?** Rebecca

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Appropriate funding for public schools and preschools. Mandatory Wellness checks for families every 6 months in the first 5 years of a child's life with appropriate supports in place to support those falling behind.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Encourage the use of more native vegetation by councils and individuals with information about these plants and their culinary or medicinal uses provided by Kaurna elders. Each more affluent suburb should buddy up with a struggling area to support the planting of trees and other roadside greening projects in both areas. Have more electric vehicle charging stations available, especially in shopping centres.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

List stores that have sensory friendly sessions (low light, no loudspeaker Woolies; low volume cinema; reduced numbers zoo visits; etc) on council websites or even distribute the list via email. Have bike path options with better protection from vehicles between major areas like Marion Shopping Centre to the Beach or Oaklands Wetlands to the Aquatic Centre. Three year old Kindergarten for ALL South Australian children provided in stand alone Kindy, not childcare with funding for kindergarten staff to adequately support this new cohort.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Provide incentives (money, scholarships, jobs) to high school and university students and faculty for innovation that will be actioned. Having the resources to think and build creatively and the promise of seeing their idea realised.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Look at the role of stamp duty and how much it hinders first home buyers. Have enough affordable housing options in various locations and have a screening process for these houses to ensure they go to the people that need them. Cut red tape and processing times.

Q11. **What neighbourhood features enhance living and working locally?**

Street furniture

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Having a mixture of green spaces, play areas for kids and pets and eating establishments or cafes. Having this mix in suburbs so they are in walking distance of the houses they are supporting. Don't assume large retail areas can take the place of small intimate establishments like cafes or corner shops.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Infrastructure like schools, shopping areas and medical facilities combined with ease of access by car to the city.

Q14. **What do you see as the benefits of greenfield development?**

Cohesive neighbourhood.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Crowding and traffic issues if the infrastructure (like roads and schools) aren't thought about too.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Having necessities within walking distance of suburban centres.

Q17. **What do you see as the benefits of infill development?**

Completing suburban areas to maximise the Live Local experience.

Q18. **What do you see as the potential drawbacks of infill development?**

Space and, time

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Balancing new building work with natural development.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Plan the open spaces and use native expertise to manage open spaces appropriately for the area.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Balance of green areas across all urban areas, regardless of their income.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 31 October 2023 10:23 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Rian

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

No Answer

What neighbourhood features enhance living and working locally?

Pospisilova, Lenka (DTI)

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 20 August 2023 4:03 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Follow Up Flag: Follow up
Flag Status: Flagged

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Richard
Family name:	Chatterton
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Investment in public transport needs to happen. The government needs to stop distracting everyone with revised bus timetables and other nonsense and make some serious inroads with public transport. The longer we delay the more expensive it becomes. Stop spending money on roads. Introduce tolls on the expressway to pay for public transport. Even if it's $1 each way. We don't even have a tram to North Adelaide and its 1km from the CBD. Public transport isn't a money maker. Its a public service. As for housing, stop building out. We need to build up.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Pospisilova, Lenka (DTI)

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 20 August 2023 4:09 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Richard
Family name:	Chatterton
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	To add to my previous comments about public transport - if you don't want trams then ok. But pick something. Anything. And commit to it. If buses are the way to go then do that but look to South American cities and their extensive BRT systems (although it is worth noting that even those cities are moving to trains/trams now anyway). Trams and trains are going to stick around regardless. Melbourne and Brisbane and even Sydney are moving ahead with big train/tram projects. Our car dependence is costing us.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: Nicolette Di Lernia [redacted]
Sent: Monday, 6 November 2023 1:58 PM
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper
Attachments: 23-10-24 GARP - Cheesman Comments.pdf

You don't often get email from [redacted] Learn why this is important

Please find attached the submission prepared by Mr Rob Cheesman, which he has asked us to submit on his behalf.

Kind Regards,

Nicolette Di Lernia FRAIA B Arch St, B Arch (Hons)
Executive Director South Australia

Australian Institute of Architects
L2/ 15 Leigh Street
Adelaide, SA, 5000

[redacted]
w: architecture.com.au





Greater-Adelaide-Regional-Plan

Comments on current plan
24th October 2023

Further to a presentation by Craig Holden and Cherie Gill and subsequent discussion by architects and planners at the AIA SA Chapter on Tuesday 17th October 2023, the following thoughts/comments are offered.

The Structure

The Greater Adelaide Regional Plan (GARP) presents as an orderly approach to the future growth of Greater Adelaide with primary focus on land-use planning and associated opportunities.

I believe the plan has great potential.

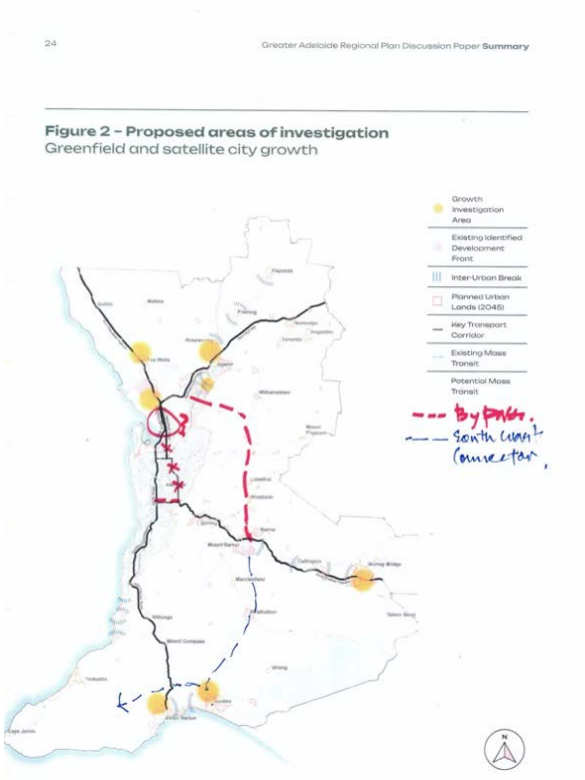
For obvious reasons the proposed structure of the Plan uses (or is constrained by) four existing regional transport 'spines'. This suggests an opportunity for four primary corridors of movement which may be adapted for both freeway and rapid transit movement systems.

In accepting the base structure, it is presumed that care will be taken to avoid expensive conflicts presented by existing development and topographies. For example, existing bypasses such as for Hahndorf and Gawler are fine, in contrast, nodes such as Mt Compass and Nuriootpa may be less easily resolved. These will need to be addressed at a very early stage.

GARP might consider a more lateral approach to the location of the spines by following less encumbered (by existing development) routes with greater separation to the satellite nodes. The Angle Vale freeway achieves desirable separation whereas the southern freeway near Old Noarlunga and Aldinga may have increasing impact on existing nodes.

If the primary 'spines' are to be associated with electrified rapid transit (eg., Greater Perth's combined freeway and transit system) their intersection with the nodes (satellite villages) and associated crossing/intersecting local public transport must be designed in much greater detail up front to ensure viable land acquisition.

GARP's concept structure and system must be tested in its entirety to prove that it is viable as a resilient and long-term system for the efficient movement, interface and intersection of current and future modes of transport. Since the structure will fix the essential planning skeleton for the future, it needs to demonstrate sufficient adaptability and resilience to take on new forms of urban and regional development. My comprehensive experience (including computer modelling of traffic, roads & transport at Cambridge University) suggests that such a system cannot be designed successfully by traffic engineers alone.



Perhaps the 'Achilles Heel' of GARP will be any exclusion of a by-passing connector freeway and rail system from say Mt Barker to Two Wells. Such a connector will have radical cost advantages for the future, significantly easing and facilitating metropolitan growth between the Main South Road and the Mt Lofty range. Further, it will open significant opportunities for future affordable growth to the east of the ranges.

Similarly (but of lesser priority) I believe GARP should consider within the current plan, a freeway and transit link from Mt Barker through Strathalbyn to Goolwa.

Public Transport

It is imperative that GARP includes a comprehensive public transport/transit system. A system which can demonstrate the integration and interconnection of primary and secondary modal systems of public transport.

There are excellent examples all over the world eg., Vienna (similar population to Adelaide) Toronto, and Perth. Each of these is a result of confident planning for the future. In 1968 I was heavily involved in the design of the interface of a five-mode public system in downtown Toronto. The outcome was seamless and efficient in concept and operation and continues to accommodate population well beyond the original expectations.

Recently I travelled on the Perth Metro, an extensive system of buses, trains and ferries. A trip from Perth Central to Mandurah was quick and inexpensive. In relative comfort and quiet I travelled some 75km at speeds up to 135km/hr. This system was first conceived in the 1980s. It was influence by Stuart Hart's plan for Adelaide (1962 Metropolitan Adelaide Plan). Perth now has an impressive infrastructure in place to more than double the population without growing pains.

In Adelaide we still suffer disregard for the social costs and dis-benefits of disjointed and in part dis-functional public transport. Short term cost/benefit thinking has continually prohibited good plan intentions to build for the future and to hand on comprehensive and seamlessly operating public transport systems ahead of time.

Infill Opportunities

While it is understood that GARP is in part about identifying broadacre opportunities for growth there is a risk this will distract attention from the priority – to increase density and grow with cost-effective infill.

The cost-effectiveness of containment has been proven many times over in the design of cities. Today we know that the cost per allotment (even at 400m^2) in a broadacre development is more than double the 1986 estimate and the resultant housing is not affordable. That is if the cost of infrastructure etc is included.

Between 1986 and 1992 the RAIA/AIA lobbied extensively for containment of city boundaries to stimulate infill growth. At the time an economic study of the establishment of a 560m^2 block in broadacre development imposed a cost to the taxpayer of approximately $160,000 per allotment. This resulted from the obvious associated costs of new infrastructure (roads, sewer, water, transport etc.), schools, community facilities etc. It was seriously postured then that a subsidy of $160,000 for affordable housing as city infill would result in enormous savings (by not developing broadacre farmland and green space with resultant duplication of services and infrastructure). The savings in the operation of a 'tighter' and integrated city were obvious.



During the 1986 RAIA national convention in Adelaide, several urban design workshops were run to elicit opportunities for infill development as part of overall urban consolidation. The greatest focus was placed on the City of Adelaide and three main diagonal corridors viz., Port Road/Torrens Road, Anzac Hgwy/Glenelg tramline, Main Northeast/Lower Northeast roads. Medium to high density in these locations (see adjacent plan) was shown to facilitate additional accommodate for between 0.5m and 1m people.

General discussion around density tends to be impacted by entrenched attitudes. Influential project home developers (of green-field sites) have traditionally resisted density. Failure to consider and effectively communicate different housing options can easily negate a plan and in this regard there should be more involvement of architects and urban designers in the advanced development of models for density living.

To communicate the acceptability of plan intent, I believe it is essential to describe residential models from high rise apartments to single allotment freestanding homes. Each model can demonstrate relevance for family/socio-economic groups and their associated kinds of community contexts.

There is not one model which fits all within relevant cost and environmental parameters. An aim of GARP should be to describe a variety of residential models and plan for them within broader contexts. This will better aid the calculation of populations, land-take, and the associated provisioning of urban services.

In summary, broad scale land-use planning is a beginning but in isolation it does not address the realities of various densities and associated structure plans.

Containment

Two hundred years ago, E.G.Wakefield and Jeremy Bentham established an economic theory applicable to new (colonial) towns, essentially stating that without containment a colonial settlement would fail. They considered physical containment essential to establishing a viable community/settlement. William Light's plan for Adelaide incorporated this theory by including the surrounding parkland as an economic container. Possibly for this reason alone Adelaide survived as a viable economic entity. Similarly Light used the theory in planning Gawler (1839).

The Adelaide model was widely influential. More than 350 contained (by parkland) towns were established in South Australia and the Northern Territory during the 19thC and early 20thC. In Britain all the 20thC satellite new towns (established under the New Towns Act 1946) followed the Adelaide/Bentham/Wakefield economic model. Similarly, the (1970s-) satellite planning for greater Canberra was influenced by the Adelaide model.

In this regard the Adelaide Plan (1836) is unique in the world.

It is pleasing to learn that GARP will take on the idea of containment for the regional satellite towns. In following this concept, the challenge will be to create satellite communities as distinct from dormitory housing/land divisions. A further challenge will lie in maintaining the open space 'containers' from attrition by fringe development.

Rural Containment

Adelaide's rural fringe has suffered an invasive form of rural sprawl (single houses on 20acre etc allotments) within a tartan landscape of often degraded and fire-risking hobby farms.

In 1984 I designed a model for rural communities in the vicinity of greater Adelaide. This model was intended to counter rural sprawl.

The model proposed close-knit communities of thirty or so houses within 5 sections (400acres) or so of common land. The common land would carry crop, stock, vines, agistment, food production or simply remain as natural or restored landscapes. Suitable locations for these rural communities might include the Fleurieu Peninsular or the Adelaide Hills say with 5km or so of established towns. Ride-sharing and community bus transport were suggested to connect to schools, retail and community services nearby in an established town. If well designed this rural community concept better suits variable topography and ensures better management of landscape broader rural amenity. GARP might consider such a model.

Containment of development is best achieved where the container (surrounding land) remains in public or community ownership. Some 40 years ago the SA Land Commission was established to operate a land-banking function which served to both control/limit the release of land and direct growth and development. Unfortunately, after an effective beginning, the subsequent release of the land to project home developers without adequate design control resulted in many cases, in the further destruction of rural and natural landscapes and perpetuated continuous/sprawling infill with all the attendant dis-benefits.

Water Courses and Topography

William Light's instructions in 1836 included the requirement that at least 50yds (about 50m) of clear land either side of the centre of all drainage lines be retained from development as open space. Unfortunately, Governor Hindmarsh was dissatisfied with the speed of the country survey and when GS

Kingston took control of the survey team (after Light's resignation), he ignored the drainage line conditions and gave South Australia the rectangular chain surveyed country sections to the detriment of topography and landscape. With Light alive Adelaide might have inherited linear parks along all the drainage lines across the plains.

The GARP plan now presents an important opportunity to review the topography and drainage lines of regional Adelaide and in the interest of amenity and flood control establish a significant network of linear parks/open spaces and natural landscape (as distinct from concrete drains). Such a system will provide excellent opportunities for filtration of stormwater and management and absorption of runoff with associated cost savings, and essential corridors for birds, insects and a variety of flora and fauna. The later development of Canberra (post 1970) exemplifies this approach.

No land is level. Prior consideration of land fall, direction of drainage, and preferred orientation with minimal cut and fill, gives rise to the alignment of residential streets, access to views and parameters for pedestrian and bicycle connectors. The definition of for example a residential zone on a plan drawing with a discrete blob of colour tends to ignore topography.

The early establishment by GARP of a meaningful greater regional landscape strategy with primary landscape constraints prior to the imposition of an expedient hard structure plan will ensure significant benefits to future generations. Precedent for this approach to planning of human settlements has existed for centuries.

Land Use Zoning

Since the early establishment of Town Planning as a profession 100 years ago the drawn representation of development zones as discrete plan shapes has polarized urban development. For example, the zoning of uses such as residential, industrial, commercial, open space etc is largely notional. This 'conventional wisdom' has inhibited the potential of integrated and mixed-use urban environments. Further, this approach to plan documentation has bred polarized communities. The sterility of planned towns versus the rich diversity of more organically evolved towns is a common characteristic. Where such plans have used roads and streets as 'natural' boundaries to zones, disparate streetscapes, property values, and the marked polarization of character and use is evident.

Pandemics, accessibility considerations, crime prevention, electronic communication systems and the obvious vitality of mixed use urban and community areas have more recently led to planning for mixed use (including open space) and vertical integration.

GARP has indicated an understanding of the potential of mixed use and vertical integration with variable densities. This raises a need to explore model concepts for local centres incorporating mixed use, varied public realms, and corridors of shared use transport modes. The evolving plan should leave much room for evolving innovation. This appears to be the GARP intent.

Land Economics and Rating Systems

The intention of GARP to maintain areas of natural beauty and areas of rural economy from invading fringe development are commendable. However, this will only be achieved if the system of land valuation supports the plan intent.

The best intended physical plans tend to fall foul to the realities of land economics. Land valuation is subject to supply and demand often regardless of planned use. Planned zoning is vulnerable to irrelevant land valuation. Property values are in part assessed according to the "highest and best use". Hence land, regardless of planned intent, property/land will be assessed according to its potential value. When for example, a vineyard or private conservation area or heritage place are rated according to highest and best use as influence by higher valued adjacent land, then higher rates imposed will pressure landowners to sell, seek a change of use and/or subdivide.

There are many extant uses which might remain valuable to future communities in their current location. They need to be identified and sustained within the plan. A relevant example is the Food Forest at Gawler which links physically with the Gawler River. This non-profit food-production establishment provides important educational and community functions. An increase in adjacent land division will cause an unsustainable rate hike and pressure the Food Farm to close. This could be avoided if rating concessions were in place and integral to the plan.

Allotment shape & size

The control of allotment size (eg., not less than say 400m^2 for some inner residential areas) can have a marked impact on the achievement of infill goals. There will always evolve new models of residential development which will permit new forms of infill housing. Where two or three storeys are permitted along with lot-line development, an allotment measuring for example 4m x 30m (120m^2) can accommodate very comfortable housing. Similarly outmoded requirements for off-street car-standing inhibits infill and density. Relevant planning rules might be reviewed by GARP and models (such as the 1984 Sheldon Street, Norwood model which I designed) developed to suggest more innovative street forms and a variety of allotment size and shape.

It is recommended that architects and urban designers be engaged in the development and illustration of new housing forms. This in turn will guide future community housing forms.

Staged Implementation

It is imperative that GARP be developed in viable stages to ensure cohesive communities and functional infrastructure at every step. The development of local area master plans will assist in assessing suitable staging strategies.

Continuing Participation

With the AIA I commend the intention of GARP and look forward to further participation in the evolution of the plan.

Associate Prof Rob Cheesman AM
[redacted]

Rob Cheesman's background includes the following:

Degrees in Architecture and Urban Systems from Adelaide and Cambridge Universities and extended study in Urban Sociology at the University of Toronto.
Extensive practice in architecture, urban design/planning and master planning in Australia, UK and Canada
President and councillor of both State (SA Chapter) and National councils of the RAIA/AIA
Chair and member of the State Government Urban Design Advisory Committee
Chair and member of the City of Adelaide Development Assessment Panel
Member and chair of the Architectural Practice Board
Commissioner in the in the SA Environmental Resources and Development Court
A history of innovation in the design of urban environments.
Active participation in planning matters at the highest level over more than 40 years

Relevant memberships:

- The Australian Institute of Architects, (Life Fellow)
- The Planning Institute of Australia (member)
- The Royal Society of South Australia (Fellow)

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 8:36 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Rob Walsh

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

Yes

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat disagree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

I regularly stay with family at Salisbury. I have noticed in the last 30 years the majesty canopy of large eucalyptus trees that dominate the sky line are not regulated or trimmed. I am an active member of the Country Fire Service and have

seen some horrific fires, especially near Port Lincoln. Suburban Adelaide has left it's self in a very vulnerable position we're the fuel load of eucalyptus trees that are now a large canopy with the capacity of total destruction of residential areas similar to the recent fires in Canada, Greece and the Hawaii islands.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Don't plant eucalyptus trees that can be a fire risk in Residential Areas. Australia has some variations of trees that are fire resilient, these need to be a priority.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Greater Adelaide's Aboriginal Population is under 2%, Regional SA has a far larger Aboriginal Population with Cities like Ceduna and Port Augusta Aboriginal Population around 8%. Aboriginal Housing for Aboriginal Families in the Greater Adelaide Region isn't adequate for a more equitable and socially cohesive region.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Stop using the easy way of bringing in skilled labor from overseas. Supply Housing for Aboriginal Families and give the next generation of Aboriginal Children the opportunity to be educated to be the new skilled labor force.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Build Houses for Aboriginal Families as a priority over overseas workers.

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Having a good mix of Houses dedicated for Aboriginal Family Housing

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What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Encouraging retirement housing, making room for working families to live closer to Adelaide.

What do you see as the benefits of greenfield development?

Making more Aboriginal Housing

What do you see as the potential drawbacks of greenfield development?

Currently very limited Aboriginal Housing

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Smaller Schools

What do you see as the benefits of infill development?

Less distance to travel and closer to public transport

What do you see as the potential drawbacks of infill development?

Inadequate public transport

Where should strategic infill sites be located?

As close to the CBD as possible

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Sharing with Aboriginal Families

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Use the Adelaide Hills Face Zone

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Trees that are not a fire hazard

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Health, Aboriginal Housing need to be a priority in the Greater Adelaide Regional Plan

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 4:24 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Robert de Zeeuw

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

-

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Tree removal and landscaping for developments becomes an important factor but hard to enforce/control

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

-

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Mapping out 'walk score' for strategic infill sites, master planned sites so assess access to services - https://www.walkscore.com/

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

The location of the greenfield is critical - ie Mawson Lakes, had connections to rail corridor, created shops, supermarkets, education and employment opportunities around it

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Focus on current zoning say 2km from the CBD and look at infill in that radius first

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What do you see as the benefits of greenfield development?

Master Planned

What do you see as the potential drawbacks of greenfield development?

not connected to existing services and communities, too self reliant

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Existing services infrastructure and walkability in the right areas

---

What do you see as the benefits of infill development?

Existing services infrastructure and walkability in the right areas

---

What do you see as the potential drawbacks of infill development?

Loss of landscaping trees, poor incompatible built form, privacy and overshadowing

---

Where should strategic infill sites be located?

Thebarton, maybe Gillman, Brompton

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Focus on north and south of Adelaide, Salisbury & Onkaparinga Council

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Mandatory landscaping requirements, strengthen tree removal requirements

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Urban growth boundary needs to be adhered to, land should only be considered within that boundary

---

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 1:08 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Greater-Adelaide-Regional-Plan-Discussion-Paper-06112023.pdf

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Robyn and Arthur
Family name:	Christou
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Please find attached our submission for development of our residence at 139 Milne Road Kudla SA 5115
Attachment 1:	Greater-Adelaide-Regional-Plan-Discussion-Paper-06112023.pdf, type application/pdf, 63.4 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

6th November 2023

To Whom it may concern

RE: Greater Adelaide Regional Plan Discussion Paper

We have been residents of [redacted] since 1997 on a 5 acres block. I am a wholesale commercial rose plant grower. I initially started growing roses at [redacted] on a part time basis as a second income.

As the nursery was established, I was able to concentrate solely on growing rose plants on a full- time basis, with labour help from friends and family at certain times. I was and still am dependant on mains water, water costs at the beginning were approximately 90 cents per kilolitre but has increased over the years to $3.43 per kl. Twenty years ago, I was receiving $2.20 per plant after a three-year growth cycle and currently we are receiving $3.20 per plant only, which is the going wholesale market rate.

In recent years I have been forced to lease land with bore water in an endeavour to reduce my water bill expense. Fortunately, I was lucky to find a rare and suitable parcel of land nearby. Roses need crop rotation after every growth season to allow the soil to adequately rest as rose plants are a very high nutrient dependant crop. Therefore, the majority of available land is rested at certain times, meaning of the 7.5 acres I lease, only 2.5 acres can be cropped at any one time.

Whilst being fortunate to find a small parcel of land with bore water of which to lease, it has been less and less viable growing rose plants. The sky rocketing costs of electricity to run pumps for irrigation is another prohibitive cost and of course the lease payments, labour shortages, rising chemical and fertilizer costs. As a result of the unviability of growing rose plants on a full-time basis, I have been forced to undertake part time employment to supplement the rising growing costs.

Our wish for the future Kudla area, we believe is not unreasonable, as we would like to see development in the area, utilizing nearby schools, major sporting hub, public transport and access to nearby northern expressway. We propose "Lifestyle" sized allotments of perhaps approximately 1200m2 which would be highly sought after, and in my opinion have minimal infrastructure expenses, but we are happy for smaller allotments if recommended.

Kind regards

Arthur and Robyn Christou

[redacted]

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 31 October 2023 9:19 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Robyn Sellars

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

Limit urban sprawl within present urban landscapes. No new development of surrounding farmlands and open spaces. This means renewal of existing housing and industrial landscapes.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Develop electric public transport and bicycle and pedestrian infrastructure. Divert heavy regional and interstate transport away from the SE Freeway with a northern access route. Require all greater Adelaide councils to pursue greener environmental measures. With urban consolidation this will require large green parklands in each neighbour hood.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Mixture of social housing in each suburb. Continue to support councils in the work of bringing community together through libraries and council facilities, as well as using parklands for community facilities including parks for community activities.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Develop Gilman site adjacent to the Torrens Island power station into a solar farm. Consolidate and develop water and power infrastructure to support a strong economy.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Require housing developers to include social housing land in each larger development. Government build suitable social housing in these neighbourhood.

What neighbourhood features enhance living and working locally?

Other (please specify) - I can ride a bike to my work or school. Parklands and safe lighting - thus could be the type that lights up when a person passes.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Elizabeth was a satellite city in the 1950-1960's. This city should be a site of urban renewal and redevelopment with existing and up dated infrastructure. Similarly redevelopment of Gawler and Murray Bridge. Development of agricultural land and open space should cease in SA. Development of wetlands should cease in SA

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

A diverse economy within each of these communities is essential for successful satellite cities.

What do you see as the benefits of greenfield development?

Greenfield development is extremely detrimental to agriculture and food security as well as efforts to care for the environment

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What do you see as the potential drawbacks of greenfield development?

The cost of developing infrastructure to reach greenfield sites and the costs of the loss of agricultural land and open space.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Consolidation of existing infrastructure, employment and recreation facilities. The Churchill Road developments have significant merit but insufficient green spaces.

What do you see as the benefits of infill development?

Greater and more efficient use of transport water and community infrastructure.

What do you see as the potential drawbacks of infill development?

Care needs to be taken to preserve the character of neighbourhoods while updating to allow infill.

Where should strategic infill sites be located?

Churchill Road, Port Adelaide, Hindmarsh, Enfield, Kilburn, Warradale.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Power, water and transport infrastructure.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Green spaces that are linked to adjacent suburbs by bicycle and pedestrian ways to create a network of green and recreation spaces.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Find a way to review and create a percentage of green space in each of housing and industrial block.

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 4 November 2023 10:18 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: Rolf-Binder-GARP.docx

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Rolf
Family name:	Binder
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Please accept the following submission in response to the Greater Adelaide Regional Plan (GARP) Discussion Paper.
Attachment 1:	Rolf-Binder-GARP.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 17.8 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Please accept the following submission in response to the Greater Adelaide Regional Plan (GARP) Discussion Paper.

The Barossa Valley is one of Australia's iconic wine regions, with an international reputation. It's celebrated for its wine-making heritage, stunning landscapes and exceptional tourism and hospitality offerings.

As a passionate advocate for all things connected to the Barossa Valley, I'm heartened to see the Discussion Paper acknowledges the protective role the Character Preservation District legislation has provided, since 2012, acting to forestall 'inappropriate' residential development in our diverse landscape of fields, vines, orchards and village-style townships.

The Barossa Valley is not just a destination for wine enthusiasts and visitors, it's also a highly desirable place to live and work; more than 25,000 people live in the many towns across the Barossa Local Government Area (LGA), which experienced reasonable population growth (+6.27%) to 2021 according to the last Census. On current projections, the Barossa's population will increase to 33,593 people by the year 2040.

More than 12,500 people who live in the Barossa are also employed (2021 figures show 7130 are full-time and 4345 part-time). The largest percentage of people work in manufacturing (18.5%), health care and social assistance (11.5%) and retail (9%). Growing industries are construction, education and training and accommodation and food services.

However, of all the people who work in the Barossa area, more than a third (37.4%) live outside of the local council area. They are our drive-in, drive-out workforce of whom many business operations of all sizes are hugely dependent,

While population growth naturally assists local economies, by increasing the range of services and contributing to the vibrancy of each township, it also requires careful planning to ensure the region's desired and celebrated attributes and character are protected and retained.

Despite the existence of the Barossa Character Protection, many residents remain apprehensive about rapid residential development at the expense of agricultural land, heritage, natural amenity and rural atmosphere.

Gawler and its surrounds, enhanced by the investment in transport infrastructure (Northern Expressway) and the train connection to Adelaide's CBD, is a natural growth pole. Not surprisingly, the State Government has identified nearby Concordia as its preferred site for future residential development.

Long-term, Concordia represents a solution to the demand for affordable and available housing particularly for employers in a competitive labour market.

But is it the only solution available? To those of us active at a strategic planning level in this sub-region of Greater Adelaide, it seems the GARP represents an ideal opportunity to revisit the master-planning that has already occurred for the Roseworthy township.

As a student of Adelaide University's Roseworthy campus, I appreciate first-hand how ideally situated the Roseworthy township is to the heart of the Barossa. Given the considerable support the existing Roseworthy community has demonstrated towards the former Roseworthy Garden Town Project, as well as the Light Regional Council and the University of Adelaide, it would seem both practical and advantageous to rezone and release further lands for housing and employment at Roseworthy, while steps are made to bring Concordia forward.

Roseworthy's more favourable conditions for rapid development could result in a quicker increase in available housing, providing relief to individuals and families struggling to find suitable accommodation. In contrast, solely relying on the development of Concordia may prolong the housing crisis in the north, as the complexities associated with its undulating terrain and infrastructure requirements could lead to significant project timelines. Prioritising Roseworthy allows the government to take immediate action in alleviating housing shortages in the short term while simultaneously laying the groundwork for Concordia's future development.

Concordia, while undoubtedly an appealing location, lacks the same level of existing infrastructure. Developing housing there would necessitate substantial investments in road networks, utilities, and services to accommodate a growing population. The time and resources required for comprehensive infrastructure planning and implementation could significantly delay the release of housing in Concordia, potentially exacerbating South Australia's housing shortage.

Despite stating that Greater Adelaide needs more homes, the GARP Discussion Paper also repeatedly claims that we have enough land available to satisfying our housing needs over the next 15 years. This appears to be conflicted reasoning and curious in its logic given we are in the midst of a housing affordability and availability crisis.

While it may well be the case that arguments exist for and against all growth options, I propose the State Planning Commission wholeheartedly reconsider the land supply option represented by Roseworthy - it meets many of the aspirations your Discussion

Paper proposes - it promotes a greener, economically sound base, supports reduced commuting times for people living and working in the Roseworthy-Barossa region and with the infrastructure and services proposed in the original master-plan would provide an equitable access to services.

Yours sincerely,

Rolf Binder

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 3 November 2023 1:08 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Rose
Family name:	Ashton
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I would like to see: Much stronger laws that protect native vegetation & habitat used by native fauna & flora, reduce emissions, and reduce noise, water, air & soil pollution. A legally-enforced minimum %age of open space in townships & Adelaide. This will promote physical activity, community connection & healthier people. An active transport plan - a lot more bikeways & pedestrian walkways, an underground rail system to get cars off the road that extends eventually to Mt Barker, Murray Bridge, the Barossa, & Victor Harbor. Higher taxation that distributes wealth more fairly. The growing inequality threatens democracy and lessens quality of life for everyone. Protection of heritage buildings & cultural sites so that valuable character is retained & restored, and a sense of pride & belonging instilled. Higher density living in Adelaide. A higher standard for all buildings - longer-lasting, less polluting, more energy-efficient, safer homes, and lower footprints per house/block. More choice of housing types. Protection of agricultural land for agriculture. Callington has been designated for possible industry & commerce. Callington has very limited water, no community waste water system and limited power, so development of this kind is inappropriate. The industry & commerce should be in the 300ha area at Monarto, 8kms from Callington on the SE Highway, as this area is already zoned for these activities. Callington does however have an under-utilised, and increasing supply of recycled water from Mt Barker. Horticulture would be a valuable & appropriate economic activity around Callington. Many areas of high biodiversity, both public and private are not marked on your GARP maps. They need to be acknowledged & protected. All remnant vegetation, recent SEB plantings, Heritage Agreements, public & private conservation areas should be on your maps, and plans made to connect these to other areas of native biodiversity. Best wishes.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Respondent No: 31
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 20:40:56 pm
Last Seen: Aug 21, 2023 20:40:56 pm
IP Address: n/a

Q1. **What is your name?** Ross Smith

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Green belts of horticulture land between growth areas to provide carbon sinks, water run off and capture to aquifers and better amenity to the urban landscape

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Increase block sizes and require gardens with trees not just a few weeds among the concrete. Build old style but with modern look solid 2 and 3 bedroom blocks of max 3 story walkup flats. These are spacious, not subject to noise between flats and often have a gardem space for clothes lines and balconies. Were ideally located near transport so less need for cars. Reonstate abandoned rail lines and upgrade link to Mt Barker. 1to 1.5 hr travel by good, reliable and cheap train services is not unreasonable to city. Less to intervening hubs. Make it manditory homes have at least 2 carspaces and that these are used to reduce parking on streets. Doing this can have more large deciduous trees on nature stips as sweepers would have easier access to keep gutters and drains clean and better traffic flow.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

No more than one spare bedroom if you occupy a trust or assisted accomodation ntal. If more must relocate to smaller property or pay a premium rental that would be pooled to give rental assistance to those on need. Trash a place or not pay rent then no further trust accomodation. In gaol your property goes onto storage.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Provide pv panels and batteries to all pensioners provided they swap to all electric hot plates and oven and heat pump. Consider hyro power generated from sererage and stormwated mains

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Social housing should be 3 story flats or multi story appartments for singles and couples. Units or houses for families with children with yard space dependent on size. Encorage those of pensions with incentives to move to country areas for a minimum period to rejuvinate communities

Q11. **What neighbourhood features enhance living and working locally?**

Other (please specify)

Reduce onstreet parking plant more trees better maintenance of footpaths (make builders put in temporary crossings before any work on site and install drive and reinstate footpath before occupancy) improve support to community centres to tun more programs increase patking ratios at shopping centres and allow them to charge for more than 3 hours also make trolleys coin return as too many left in streets

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Develop work hubs so live and work close by. Going to town is not necessary. Businesses and government can have head office anywhere and use kiosks for local contact

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Better services locally eg hospitals general specialists etc so they dont need to travel but have reliable transport to Adelaide for high cost specialists.Increase size of local townships to feed into these areas for work and services. This would ensure protection of horticulture areas and provide future workforce for farms.

Q14. **What do you see as the benefits of greenfield development?**

Can properly construct urban and rural existence not another Villawood slum.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Villawood building slums, lack of green space, houses too close together, no back yards and just extending existing urban sprawl to detriment of horticulture and green belts. Also lack of sufficient services

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Demolish and rebuild older properties but have overlays for urban areas to keep tone not just fitting as many houses on the block as you can. Develope areas gor flats and possivly high rise appartments. Make sure tenants maintain properties eg grass and gardens for better amenity to areas

Q17. **What do you see as the benefits of infill development?**

Some older properties can be improved and higher rents could be obtained for more desirable suburbs to support additional builds.

Q18. **What do you see as the potential drawbacks of infill development?**

Infil is not very attractive and existing infrastructure is insufficient as greater density was never planned

Q19. **Where should strategic infill sites be located?**

Reuse industrial areas. Airspace over rail yards and obahn and commuter carparks. Development of units on city carparks.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Establishing Adelaide as a manufacturing base with interconnected transport options and residential areas. The industries will then dictate the areas they need and suitable sites could be zoned as required subject to community consultation.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Need lots nore of it on the residential allotment not just in parks to improve family living, cooler enviroment and allow water to sink in

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Mandatory requirements for every build. Better speciy selection by individuals and all level of government. Increase trees at all parks

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

No

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 8:39 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Ryan Cunningham

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat disagree

---

Are there any other outcomes the State Planning Commission should consider?

I support the greening. Adelaide already has a plethora of single storey suburban housing. Creating more land releases to the north and south will not solve the housing crisis, and only enable lower-income individuals to live further away

from services and recreation options, disadvantaging youth. There is lots of opportunity for urban infill across the northern plains suburbs, including Salisbury and Elizabeth, without expanding further north.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Prevent urban sprawl in the northern and southern directions. New developments in the northern and southern areas should follow European best practice in density and public space creation. Prioritise medium and high density living. Build more bike lanes and promote public transport use to reduce car congestion.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Invest further in public transport. Extend the o-bahn and rail lines. Extend the light rail.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Continue current efforts to attract youth and start ups to Adelaide. Promote the defence sector.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Prevent urban sprawl in the northern and southern directions. New developments in the northern and southern areas should follow European best practice in density and public space creation. Prioritise medium and high density living. Invest in medium density public housing.

What neighbourhood features enhance living and working locally?

Lighting

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Greenfield development should not be supported unless schools, sports and culture precincts are developed first, with public transport considerations.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Medium density living around the town centres, with lower density living further out. Keeping the centre village feel is important. More sprawl would mean more cars visiting the town centre.

What do you see as the benefits of greenfield development?

Some minor benefit to young people who want to build a house. Otherwise none.

What do you see as the potential drawbacks of greenfield development?

Taking up farm land and green space. Reducing tree and animal life. Increasing commuting time and reducing access to services for youth.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

It will dramatically increase the community vibe and number of users of local spaces and services. Improves walkability and public transport solutions of neighbourhoods.

What do you see as the benefits of infill development?

Community spaces and small businesses achieve higher frequencies.

What do you see as the potential drawbacks of infill development?

Possible traffic congestion.

Where should strategic infill sites be located?

It is unclear what this means. Preferrably along public transport corridors or in nodes, such as Marion and TTP.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Keeping space in the north and north west for greater industry, including defence.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

High density living with open, accessible green space - such as in Bowden. Protecting the Adelaide parklands.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Compulsory tree planting for new and existing developments. Policy adjustment for front yards and parks to be returned to natural habitats with native plantings.

Respondent No: 29
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 19:53:07 pm
Last Seen: Aug 21, 2023 19:53:07 pm
IP Address: n/a

Q1. **What is your name?** Sally Lemar

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 65 or older

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Wider consultation on use of city parklands. They belong to everyone not just local residents.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Ensuring noone is homeless ie more emergency accommodation

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Greater encouragement of sustainable industries such as businesses that process recycled materials.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Safety

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 30 October 2023 3:34 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sam Warren

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Mandating all new developments have dedicated isolated cycle path facilities to encourage active transport, fast-tracking dwellings that have high sustainability credentials, mandating non-potable water or rainwater for toilets, including requirements for new developments to ensure passive solar is achievable (e.g. masterplanners and developers ensuring they utilise the great resources on https://www.yourhome.gov.au/passive-design to subdivide), mandating that developers account for embodied carbon in their developments, ensuring developers and construction companies are held accountable to meeting the requirements of the national construction code.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Ensure all council areas have climate adaptation plans, mandating that native vegetation be incorporated into at least a portion of all masterplanned areas, ensuring habitat connectivity is considered through the use of bioswales and drainage to avoid pit and pipe solutions, mandating public realm areas within developments have areas for public to shelter and incorporate urban heat island reduction initiatives (e.g. light treatments of concrete and roofs on shelters), provision of water bubblers in active transport corridors, ensuring all vegetation loss is replaced twice over in a local area with the oversight of an ecology / biodiversity expert.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Ensuring all new developments have a sports hall or recreational area within a reasonable distance, encouraging the adoption of community led sustainable solutions like tiny houses with communal areas to avoid social isolation.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Creating local manufacturing jobs for renewable technologies, incentivising the uptake of storage alternatives to reduce peak demand and capture energy when generated (e.g. hot water storage with heat pumps powered by peak electrical demand).

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Allocate specific areas where the adoption of sustainable dwellings or alternative housing solutions (e.g. tiny houses) are acceptable, mandating afforable housing solutions with less floor area and higher quality for all new developments.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Providing high quality internet connections for remote working, providing co-working spaces for remote workers, creating local jobs through introduction of local shopping hubs.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Low to medium density high quality dwellings with smaller footprints, not built boundary to boundary, without comprimising the ability to passively heat (encouraging south facing housing with north facing elevations into small gardens and required setbacks to reduce overshadowing)

What do you see as the benefits of greenfield development?

Potential for a clean slate to orient housing appropriately and introduce public space.

What do you see as the potential drawbacks of greenfield development?

Reduction of arable land, reduction of biodiversity and green space, increased urban heat island, increased carbon intensity as reuse is not an option, land clearance, native veg removal

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How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Tiny houses and secondary dwellings encouraged that are prefabricated and fast-tracked, so long as they have appropriate sustainability credentials.

What do you see as the benefits of infill development?

Utilisation of existing resources, reduced urban sprawl, reduced loneliness (if done correctly).

What do you see as the potential drawbacks of infill development?

Urban sprawl and increased hardstand to potentially decrease flood immunity due to reduced permeable areas, reduced garden spaces and increased hardscape reducing the amenity of spaces, land clearance.

Where should strategic infill sites be located?

Close to urban centres (within 5km) and close to public transport, including areas with active transport areas and paths to encourage cycling and walking.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Remote working, increasing jobs in the renewable economy.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Ensuring there is access to high quality public space and green space for all large developments.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Increase the urban green cover target to ensure urban cooling, mandate all low speed roads and footpaths have a higher canopy cover, strategically locate large canopy trees in median strips and spaces where urban heat island effect will be highest

Respondent No: 28
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 19:53:30 pm
Last Seen: Aug 21, 2023 19:53:30 pm
IP Address: n/a

Q1. **What is your name?** Sam

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 25-34

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Affordable housing within reasonable distance of CBD, transport infrastructure to new estates, approval for medium density living in inner city suburbs

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Edible parks, planting fruit trees and such in public parks to provide public and homeless with free food.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Higher density living, all new builds mandatory solar install

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Higher density living, roads like main north road should have multi story residential development above any new commercial builds (eg above the recently built Aldi what a waste of an opportunity to boost housing in the area)

Q11. **What neighbourhood features enhance living and working locally?** **Other (please specify)**
The ability to live closer to the CBD

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Fast public transport to CBD aka put in a train and quicker then what we have

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Focus on creating affordable living opportunities in Adelaide metropolitan first

Q14. **What do you see as the benefits of greenfield development?**

With out the correct transport infrastructure more housing but so far away from the city. Very little benefits, additional housing I guess

Q15. **What do you see as the potential drawbacks of greenfield development?**

Lack of good schooling Lack of public transport infrastructure Distance from jobs as limited opportunities in these areas.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

The ability to live work and educate with in close proximity. Travelling hours to estates that lack infrastructure isn't the to live. Shops, cafes, work. Start creating walking urban metropolis

Q17. **What do you see as the benefits of infill development?**

Allowing more people to live in closer proximity to the cbd, eliminating wasted space and creating better functioning space by going up. Creating the ability to live, shop, work in a walking environment.

Q18. **What do you see as the potential drawbacks of infill development?**

None

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

If you keep forcing people to live in the middle of no where it's time to create jobs and opportunities in the middle of no where

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Keep making it more green especially new estates they are all horriblly hot Provide edible public gardens for communities and homeless

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Minimum level of greening in all new estates.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Fix affordable housing in metropolitan SA

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 23 August 2023 8:22 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Samuel woods

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Have a huge garden and flower show in Adelaide

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Plant more rain forests

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

You recycled plastic and car tyres to for new road materials

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Ask for help 🙏 from the Federal government

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Have more open spaces

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Make roads way safer

What do you see as the benefits of greenfield development?

We can all breathe proplly

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Along side free ways

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Replace concrete foot paths with agrate concrete

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 19 October 2023 5:57 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Mr fix it completed Greater Adelaide Regional Plan Discussion Paper Survey

Mr fix it just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sam

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Try to have more ferries around the state and get transport to link each other

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Make more greener apartments in Adelaide ie plants along sides the buildings

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

More public transport @ Victor Harbour and have bus go all the way from Victor to Adelaide

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Plant ☘ more trees

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Not have houses on top of one another

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Link the two free ways that have forests a long side them

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Have a few green urban form for Victor Harbour and Murray bridge with lots of bridgers over roads so in summer time peoples can cross roads

---

What do you see as the benefits of greenfield development?

People can breathe

What do you see as the potential drawbacks of greenfield development?

Not sure

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Have a reusability plan withen

What do you see as the benefits of infill development?

A better planet

What do you see as the potential drawbacks of infill development?

Too smelly

Where should strategic infill sites be located?

A little distance from 

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

In and around the Murry land s and Victor Harbour

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Have open space in new house areas

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Try to be not quite as big as Melbourne or Sydney but have high rise buildings in Adelaide about 69 stores high if applicable

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Have a ferries go from Victor Harbour to the Coorong and back

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DTI:PlanSA Submissions

From: [redacted]
Sent: Sunday, 5 November 2023 8:40 PM
To: DTI:PlanSA Submissions
Subject: Submission - Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP Discussion Paper Submission - Rix 010923.pdf

You don't often get email from [redacted] Learn why this is important

Please find my submission attached.
regards
Sandy Rix
BA Planning, MSc. Econ. (Urban and Regional Planning)
FPIA MAICD
[redacted]

Submission in Response to the Greater Adelaide Region Plan - Discussion Paper 2023

This submission has three parts;
- the first part identifies some key actions to address the serious gaps in the document.
- the second part suggests some directions that could be included in the Greater Adelaide Regional Plan for the South Coast Region, particularly the coastal towns from Victor Harbor to Goolwa/Currency Creek.
- the third section suggests some detailed guidelines for master planned communities which could be inserted in the GARP for general greenfield development; and also have been produced with development of Goolwa North in mind, an area mentioned in the Discussion Paper. Many issues and actions are common to each part of this submission.

1. GARP Discussion Paper Comments

The Discussion Paper provides a good summary of high level trends and refers to the key challenges facing the Region not just in terms of houses and jobs needed for future population increase but also in term of 'future-proofing' for sustainability, liveabiity and prosperity and climate change. Surprisingly some significant planning elements to respond to some of these challenges are absent. No doubt some of these omissions are ready to be included in the final GARP document. They should include:

A. **public transport strategies** for the Region as a whole, as well as specific plans for public transport routes and modes both in the identified growth area 'spines' and in the established urban areas. Suggesting that road improvements on the spines is sufficient to integrate planning and transport is simplistic, inequitable and unsustainable environmentally. Good 'land use focused' planning integrates public transport.
B. specific areas of policy modification to ensure **better general infill** quality and respond to the high level aspiration in the Discussion Paper of 'we can do infill better'. They might include smaller building footprints on lots (requiring more retention of private open space and canopy cover), use of on-site parking areas for purpose and less local street impact re driveway widths and street tree planting opportunities. (hasn't the Stimson Report addressing these issues?)
C. a more **active role for government agencies** through partnering to ensure growth area development is integrated with infrastructure, including public transport, jobs and greening strategies. Adelaide's best newer suburbs are results of Joint Ventures. The new Minister may not be aware of this history.
D. directives to ensure growth area **development is of sufficient scale** to provide shops, schools, higher order open space and jobs. They need to be satellite cities, master planned communities, part of a poly-centric Adelaide approach, not uncoordinated piece-meal small subdivisions with 'Telegraph Roads'(Knopfler) connecting them to far away centres and jobs.
E. **Reforms beyond the planning** system in health, housing, recreation and sport and finance, for example stamp duty exemption for downsizing homes, and a

realistic open space contribution system that enables more parks and greening and recreation areas.

F. More specific propositions for **action on climate change and extremes** beyond mention in the 16 SPP's**.** The underlying proposition in the Discussion Paper for major greenfield growth/spawl rather than a compact city focus is short-sighted planning in terms of energy conservation, infrastructure provision, resource efficiency and equity. It flies in the face of stated GARP outcomes of 'green and wild and climate resilient environment' and a 'more equitable and socially cohesive place'. The GARP explicitly says growth will occur mainly on four spines extending from central metropolitan Adelaide, albeit with some infill continuing. This greenfield sprawl focused development has been endorsed by the new Minister and Premier. With some leadership and foresight from senior public servants political leaders can understand developers will often develop where directed, particularly if they have some certainty in partnership with the State. They could even be directed to go to where a public transport network extension is most straightforward!

2. Achieving GARP Outcomes - Strategic Urban Growth Planning in the Victor Harbor to Goolwa Area

These suggestions for the future development of the South Coast are based on an holistic approach to achieving efficiency and sustainability by directing development, driven generally by a unified public sector at State and local levels.
Walkable 'master-planned' communities, of sufficient size, density and housing diversity to be equitable, viable and environmentally sustainable in the face of demographic changes, climate extremes and energy shortages should not only be in the expressed high level aims for Adelaide's growth and that of the South Coast but also be in the form of straightforward guidelines and expectations. These new walkable communities can be achieved in great part by both innovative public realm design and urban design guidelines for built form. Some of the core guidelines are suggested below.

Suggested growth principles for the South Coast should include:

Land Capability
1.Use least productive land for urban development

2. Use flood prone and low-lying land for bio-diversity corridors, tree planting and flora and fauna conservation, stormwater detention and where it can be used by the community year round, for open space.

Transport Networks
3. Visually and acoustically buffer new urban development from main roads and tourist routes using tree planting and berms.

4. Create a bypass/arterial road, an extension of Waterport Road, through Crows Nest Road, Lines Road and Kessell Road through to the Strathalbyn Road to reduce through traffic in Middleton, Port Elliot and Goolwa villages.

5. Provide a jointly funded frequent public transport shuttle from Goolwa (North), through the coastal villages to Victor Harbor Centre and Victor Harbor Hospital.

Sequenced and Compact 'Village' Development along the South Coast

6. Ensure village development is logically sequenced to efficiently extend utilities and infrastructure and retain compact village appearance. Piece-meal development by small land holders in areas on the edge of the South Coast 'villages' must form part of an agreed coordinated greater whole in form and function, design and infrastructure. Proportional realistic contributions to services, open spaces, social infrastructure and public transport for the whole growth area must be levied equitably, including to these small developers. Ideally local solar power and batteries for housing and other uses and infrastructure would form part of these communities, as would storm-water (and ideally waste water) recycling and a tree canopy target of at least 30 % overall. (50% along roads)

7. Direct future urban development to the flatter areas on the northern or land side of the coastal villages. Zone the elevated and 'hills face' areas behind the villages and Victor Harbor to prevent further urban and rural living development.

8. Compact extension of Middleton could be considered to the north of the existing town on flat land around the bypass route and 'infill' between existing coastal housing and Port Elliott Road, east to the vicinity of Boetcher Road, subject to planted buffers of 10 metres minimum along main (tourist) routes.

9. Compact living areas extensions of Goolwa for the next 30 years should focus to the north of Goolwa between Alexandrina Road, Byrnes/Rickaby roads and Currency Creek. Areas of Hindmarsh Island may be suitable for urban growth subject to infrastructure being provided by the developer.

10. Toukemur Reserve and other similar areas of high conservation value separating and defining 'villages' (such as Basham Beach area), particularly between the coast and the Port Elliot Road, should be protected with appropriate Conservation Park or other stronger zoning. Rural Zone classification is not strong enough to prevent future development in many areas that will separate the 'South coast villages' from each other. ***The area between Goolwa and Middleton township including the Toukemur area should be a Conservation Zone, including undeveloped areas abutting open space on Boult Road, Reed Place and (south side of) Kightley Road Goolwa Beach forming part of Toukemur Reserve.***

11. Basham Beach area between Port Elliot and Goolwa and the main road should be zoned for conservation/open space. This zone should be extended inland to Lines Road between Bayview Road and Ocean Road.

12.To maintain visual separation of Victor Harbor and Port Elliot, the area between Brickyard Road and the CEDS should be zoned for open space/ conservation and regeneration.

13. Ensure buffers of open space and natural vegetation, including areas of conservation and cultural value, water courses and other natural features such as stands of mature vegetation are:
a. of sufficient scale to visually and environmentally separate the urban 'villages' of Port Elliot, Middleton, and Goolwa from each other on both sides of the Port Elliot Road.
b. zoned and planted early to ensure they are not reclaimed for development in the future.

Density, Scale and Walkability
14. Ensure new developments – including Goolwa North - are planned and financed to be of sufficient scale to provide a walkable local centre with a supermarket and shops, diversity of dwelling types and sizes including affordable housing, catering for a variety of household sizes including single person and two person households and retirement and aged care. These services should be provided early in the development, not when it is nearing completion.

Employment Lands
15. For Goolwa employment lands consider areas to the east of Skewes Road, adjoining current employment areas, with existing vegetation screening areas retained and enhanced along Port Elliot Road.

16. Future Employment lands for Middleton and Port Elliott and Victor Harbour should be focused along the proposed by-pass route, ie on Waterport Road, adjoining existing industry areas or the new by-pass extensions proposed.

Schools
17. Ensure sufficient land is allocated for schools with primary schools in walking distance of their main catchment.

Retail and Commercial
18. Ensure new development provides walkable shops and services including community meeting places.

Open Space
19. Provide higher order open space for passive and active recreation for all future growth areas through revised developer contributions.

3. Achieving GARP Outcomes - Master Planned Community Guidelines for Urban Development on the South Coast

These few guidelines are preceded by a depiction I have always remembered of the basic principles of spatial organisation for housing, showing how we might reduce the 'visual failure' of so many of our recently developed suburbs – and some of our older suburbs too. It's about making enclosed spaces with a human scale - using trees if our buildings are insufficient in scale! We understand more and more just how much trees contribute to better urban environments - cooler places, biodiversity, attractive streets and property values, carbon sinks, screening unattractive buildings, filling in the very big suburban (street) spaces.

The guidelines aim for communities with more 'localness', in terms of character, identity, accessibility and equity; rather than a neighbourhood that could be anywhere in any suburb in any Australian city.

3A. Principles of Spatial Organisation – Buildings in space

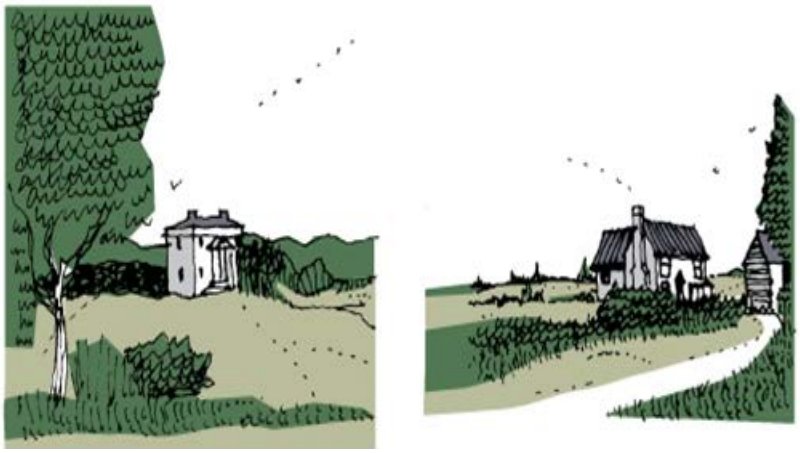
Maintaining or creating the character and context of suburbs, towns and villages requires the enclosure of space, whether by buildings or by landscape.

Enclosed spaces are visually pleasing and help to create a sense of place. They provide variety of visual interest and are more 'comfortable' at the pedestrian scale. Frequently, spaces are too large and there follows a loss of comfortable contact with the wider surroundings. Over-large spaces can invite feelings of insecurity and isolation, while a space which is too small can lead to feelings of being trapped or overly enclosed. Enclosed spaces are also often safer and more secure environments, and influence drivers' perception of speed in residential areas.

Traditionally, there have been two systems of organising space and buildings, with suburban development falling and failing in between the two.

Rural System

Whereby the landscape contains the buildings. Buildings are set in landscape space: examples include a mansion in its park or a group of farm buildings in their natural agricultural setting.



Landscape containing the buildings

Urban System

Whereby the previous example is reversed, and buildings contain the external spaces that make up our towns and central cities: streets, squares, lanes and courts.



Buildings containing the space

Unsatisfactory Suburbia

Much 20th century housing development in Adelaide and cities elsewhere failed to recognise these two basic principles, resulting in unsatisfactory suburban development. In this scenario, there are too many buildings for the landscape to dominate but those buildings are too loosely grouped or of insufficient height to enclose space in a meaningful or satisfying way. This is the first and most important reason for the visual failure of most new housing development.



Visual failure

To address this issue and others the following principles are suggested to achieve better suburbs – suburbs that are enjoyable, functional and attractive to live in.

3B. Master Planned Communities - Guidelines

1. Ensure new urban development at Goolwa North and in other areas is of sufficient density and scale to have walkable services and shops and a primary school of its own. Densities of 50-70 dwpha near centres should be required to achieve viable local services and shops, and an overall density of more than 25 dwpha.

2. Apply 'light touch' coastal infrastructure to local road design with:
   - grass/planted verges and swales/raingardens for minimal stormwater runoff
   - single lane sealed carriageways 4.4m
   - shared use footpaths at least 2 metres wide, on at least one side of local streets
   - minimal but safe and well-designed public area/street lighting
   - no kerbs, (or if necessary, rollover).

3. Plant mature street trees of 3-4 metres in verges designed for them, using species suitable to the local soil and climate, to ensure a more than 50% street shade canopy, enclosure of buildings and streets, biodiversity corridors and to encourage active travel along the streets.

4. Mandate solar panels and a battery for each dwelling or group of dwellings with no gas connections.

5. Provide usable local parks within 400 metres/5 minutes walk of all new dwellings.

6. Design legible and permeable local street networks, considering active travel routes ie use a grid or bent grid, avoiding culs-de-sac and no-through roads.

7. Offer a range of lot sizes – for example as in Lightsview, with smaller homes for smaller households.

8. Publish and apply urban design guidelines to achieve good quality and coherent street character through housing design and materials guidance, building setbacks, fencing, outbuilding location, and on-site landscaping requirements.

End of Submission by
Sandy Rix
Urban Planner and Economist
[redacted]

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 10:20 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sandy Spencer

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

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Are there any other outcomes the State Planning Commission should consider?

Do not use productive agricultural land for housing.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Plant more trees, new subdivisions could have bigger allotment sizes, allowing for more trees/garden to be planted. Encourage new houses to be energy efficient by giving financial incentives and more rebates.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Allow local councils to make their own decisions instead of the government stepping in and making big decisions for them. Spread any development out amongst the regional areas instead of concentrating on two or three towns, making them twice the size than they already are. Encourage smaller 'pockets' of development, which does not put such a strain on local services.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Incentives/rebates for energy efficient building, putting money back into the pockets of the 'little people' instead of major developers.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Make it more easily affordable to encourage young people to enter the property market. Cutting out some of the taxes and fees might be a good start. Follow that up with more affordable mortgages and bank loans. Way too many hoops to jump through to get a mortgage for the first time these days, so people are stuck renting, with rental payments being more expensive than paying off a loan.

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Use areas that are not productive agricultural land.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Use up land within any regional towns that is currently vacant or can be subdivided.

What do you see as the benefits of greenfield development?

Can only see a benefit if the development is not using up productive agricultural land. Put the onus on the landowner to prove that the land is not productive before considering it as being a viable option.

What do you see as the potential drawbacks of greenfield development?

We need productive agricultural land to grow crops and graze stock so this supposedly growing population can eat. The temptation is there for greedy landowners to turn hundreds of hectares into residential housing blocks.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Encourage building on blocks of land that already exist. Consider the local amenity of towns by not allowing huge new developments for thousands of houses.

What do you see as the benefits of infill development?

Using land that is no longer useful for its original purpose ie land that once had a mining lease on it or an old quarry

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

No Answer

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

trees, parks, gardens

What is most important to you?

Open green spaces
Jobs
Climate change
Housing
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

That more productive agricultural land will be snapped up by greedy developers with an ugly Mount Barker or Seaford type outcome.

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Other (please specify) - Partner

What part of the Greater Adelaide region would you like to live in?

South

How would you like to travel around the Greater Adelaide region in 15 years time?

Car

What do you like about your current local neighbourhood?

Small, friendly, local community

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

Allow local councils to make their own decisions instead of the government stepping in and making big decisions for them. Spread any development out amongst the regional areas instead of concentrating on two or three towns, making them twice the size than they already are. Encourage smaller 'pockets' of development, which does not put such a strain on local services and change the amenity and feel of the towns.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Please do not use productive agricultural land for new developments. Give back the authority to local councils to decide what happens in their own areas. Sick and tired of council staff and government who don't live in this area making decisions about a town that they don't even reside in. Elected members are elected to represent the community.

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 10:14 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sarah Hill

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Public health- location of fresh grocery stores so everyone has access within walking distance Heathy by design - encouraging active transport and places easy and safe to walk and ride around Mixed use development along Greenhill road cbd (businesses are bottom and accomodation at top) Community mini nodes safe guarded from development to allow communities to gather - eg open spaces and community facilities. Access for all within 2km or walking

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Celebrate large trees More trees Minimum backyard sizes for realistic planting and trees Plant up verges Create biodiversity corridors Incentivise native planting Harvest more rainwater from stormwater Allow for community gardens land use and encourage it Safeguard organic vegetable and fruit growing land

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

More affordable housing in the hills. More mixed housing sizes in Adelaide hills council especially around townships. Housing for single parents and lone households in clever sustainable ways, not huge tall blocks but near green medium density buildings with communal living spaces and beautiful wild green spaces to mimic intentional living scenarios

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Space for entrepreneurs or creatives to lease affordable retail spaces or maker spaces by allocating a percentage of retail floor from large developments Provide bricks and mirror spaces in new developments so it's not just housing but a mix of spaces for community to gather Work with transport department to minimise car reliance Ability to live and work locally

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What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Greenhill road cbd could have more housing on top of the businesses More affordable housing in the hills. More mixed housing sizes in Adelaide hills council especially around townships. Housing for single parents and lone households in clever sustainable ways, not huge tall blocks but near green medium density buildings with communal living spaces and beautiful wild green spaces to mimic intentional living scenarios Aged care housing such as Summerhill in uraidla is a good example of sympathetic design Perhaps a vacancy land rule - either farming land is farmed, made wild through rich biodiversity or then it's allowed to be developed. It must be heartbreaking for people desperate for a home to see large empty parcels with no biodiversity or agricultural value.

What neighbourhood features enhance living and working locally?

Other (please specify) - Waking and cycling infrastructure

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

More mixed use and diversity in economic offering, a community node with ancillary services such as medical services, education, child care, library, aged care, shopping, culture, retail. Waking and cycling infrastructure so it's easy to get from A to B with kids. Work hubs so those working remotely can gather.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Lots of smaller corner stores and community nodes to break up the housing Housing that is unique, well designed, attractive

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What do you see as the benefits of greenfield development?

Nil - it feels sad that we're using food growing or valuable soil to build on. There's enough space to go up.

What do you see as the potential drawbacks of greenfield development?

It feels sad that we're using food growing or valuable soil to build on. There's enough space to go up. We need more trees to capture carbon, don't wast Greenfill on housing when there's so many car parks and single story houses.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

I'd like Adelaide to get much higher in the suburbs. Create community nodes and waking and cycling infrastructure that supports people to move without a car. Create interesting developments such a those built by Nightingale in Melbourne.

What do you see as the benefits of infill development?

Land suitable for food growing protected People within closer distance of work, school or education. Community building opportunities.

What do you see as the potential drawbacks of infill development?

If only single storey it's not enough. If not enough mixed use is provided then the areas become hosing deserts everyone needs to drive out of.

Where should strategic infill sites be located?

Near major corridors, infrastructure like train stations, close to education settings, CBD

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Work hubs for people working from home Green industries Micro businesses and affordable lease spaces

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What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Make minimum allocations for number of residents Allow for various activities not just grass areas Don’t give away unique open space to developers Make open space usable

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What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Diversity of trees Location in areas traditionally “hot” like car parks, roads, roofs

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

More rail and tram infrastructure More public transport in the Adelaide hills

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 7:02 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sasha

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Allowing multiple pods / smaller residential dwellings on properties.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Reinstate the passenger railway from the city to Adelaide Hills. Increase / improve public transport system. Encourage community gardens & shared public green space in urban areas. Encourage native regeneration in the CBD and surrounds. Involve First Nations knowledge in all areas of urban and environmental planning. Actively listen to, involve and be led by First Nations people and knowledge in sustainability plans.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

See answers to Q: 7 Encourage and celebrate greater diversity across areas of society. Invest in and encourage local produce and rather larger companies/ suppliers.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Encourage and award sustainability in all areas of business. Invest in, support and encourage local business. Encourage and celebrate buying local across all areas of business industry. More support for small / local business. Lower the price of stamp duty and reduce red tape around small housing options to allow more people ti get into their own homes, ease the rental crisis and encourage more sustainable living.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Allow much more flexibility around smaller housing options and multiple residential dwellings on one property. Not only will this encourage greater creativity, sustainability in housing options, it also will assist in the current rental crisis, is a much cheaper alternative and also has positive social benefits in terms of families, extended families, caring for elderly and building healthier communities.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Not sure.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Better and affordable public transport.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 28 August 2023 11:11 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Scott Marshall

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

I'm a huge believer in urban infill. I find local government (Mt Barker) particularly problematic. They don't encourage infill, they are not facilitative (in fact I find them combative). There is never any compassion or consideration for a

developer & while infill takes years when compared to greenfield developments (ours small one is at year 6 - contractors have been part of the problem). Council use blackmail (eg "you will give a reserve/easement/money in exchange for"... permission) as opposed to integrated process. For example, council want a flood study at the 11th hour (this hinders everyone right down to the earthmover losing money & waiting to start). The property is not in a flood zone, council want one "just in case". Maybe council should organize it, contribute $, work collaboratively, have thought about this at planning stage 3 years ago?? And so, the distrust is fed, the numbers begin to not add up, the fear is facilitated. In summary, there needs to be Planning SA advocates, or similar, that assist process if you are genuinely about ensuring housing is facilitated in urban infill environments.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Encourage council to facilitate, even prioritize green housing. - ours was knocked back. The energy rating process is flawed. It is near on impossible to use recycled materials. We are forced to use glazing with nasty chemicals. Go to a building site & witness the waste. Insurance is dictating the terms... not good sense.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Influence local government, run KPI's. Urban infill, Better community facilities in the hills (you have started) . Buy greenfield development areas & put YOUR plans out for tender.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Assist in creating a more cohesive business environment. Industry has not been encouraged well enough in the hills. - land is tightly held & restrictive.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Make it cheaper & easier to build. Consider a bottom up planning approach. Facilitate owner builders.

What neighbourhood features enhance living and working locally?

Open spaces

What do you see as the potential drawbacks of greenfield development?

Have answered

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Have answered

What do you see as the benefits of infill development?

Have answered - many many!

What do you see as the potential drawbacks of infill development?

Council!

Where should strategic infill sites be located?

Mount Barker

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Industrial land? People want to work near where they live

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 10:02 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sebastian

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Hopefully greener, more accessible, less car centric, less suburban sprawl

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What is most important to you?

Climate change
Housing
Inclusive Communities
Open green spaces
Jobs

What are your concerns for the future of the Greater Adelaide region?

Worried that the construction of the t2d tunnels + duplication of South road and victor harbour road will make alternative modes of transport less accessible, making Adelaide a less sustainable city

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In the future, what type of home would you like to live in?

Townhouse

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

South

How can Greater Adelaide be more sustainable and respond to climate change?

More rail infrastructure. Medium density centred around transport hubs, mainly train stations

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How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Greenery. Accessibility to city and local amenities

What do you think your local neighbourhood is missing?

Accessible and safe alternative modes of transport to anywhere other than the city. Low income housing

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 6:53 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sebastian

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What is most important to you?

Climate change
Open green spaces
Housing
Inclusive Communities
Jobs

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

Friends/Flatmates

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

Less focus on car-based infrastructure

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Many public transport options with relatively good frequency

What do you think your local neighbourhood is missing?

Little to no active transport infrastructure Little to no cross-town connector public transport services

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Respondent No: 27
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 19:24:01 pm
Last Seen: Aug 21, 2023 19:24:01 pm
IP Address: n/a

Q1. **What is your name?** Shah Ariffin

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Impact of rampant outward expansion on rthe quality of life of all South Australians, the environmental impacts of this and that we should be moving upwards not outwards.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Green buildings, better environmental codes and enforcement, smarter technologies work in connection with our universities and support potential

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Reintroduce good social housing policy, have the state government provide rental accommodations with money going Beck into state finances, shared green space mandates.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

See some of previous answers.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Encourage innovatio rather than cookie cutter developments (see every housing project going on at the moment with very little consideration of the environment, social need or how rampant growth affects citizens.

Q11. **What neighbourhood features enhance living and working locally?** **Other (please specify)**
Easier guidance for owner builder, social owner builder constructions.

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Hi speed connecting rail, retention of history. For example, I do not visit Victor Harbour as it is a mausaleum of retirees.

Q14. **What do you see as the benefits of greenfield development?**

Environmental, healthier and friendlier citizenry.

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Height of ships, ground level, business floors 1 -3 and residential on top. Perfect assimilation of all needs and world and keep people local. Mind you most do stay local anyway, were not adventurous as a species.

Q17. **What do you see as the benefits of infill development?**

If done right, less impact on land, cooling climate and larger community.

Q18. **What do you see as the potential drawbacks of infill development?**

Poor planning

Q19. **Where should strategic infill sites be located?**

City, around current shipping malls and transport hubs.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Should be more of it

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 10:40 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

shane

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Neither agree nor disagree

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Are there any other outcomes the State Planning Commission should consider?

work to reduce road congestion by encouraging people to work much closer to home/at home and if necessary, travel by bike rather than by car. Improve public transport.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

improve access to high quality public parks and spaces. Introduce work hubs so that people who like a busy office style environment can go and work remotely from there. These should be close to home to reduce road congestion and encourage people to ride their bikes with bikeways and bike security

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

oversee the quality of the facilities so that the parks, bikeways and work hubs in one region is consistent across all regions

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

as above

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

I'm not sure. I'd need to do further research

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

as above

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

No Answer

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

as above

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

take care that spaces are set aside

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 28 August 2023 3:53 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Shawn Lock

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

I think the inner metro will have a greater amount of medium and high density housing, and the city will expand outwards into areas like two wells, and downwards into Aldinga.

What is most important to you?

Jobs
Climate change
Housing
Open green spaces
Inclusive Communities

What are your concerns for the future of the Greater Adelaide region?

My main concern is urban sprawl without high quality public transport. We know that public transport has the most utility to those living in the outer suburbs, but we currently lack comprehensive networks (public transport) as it is. This means that outer suburban communities will become increasingly dependant on a car to get around. Car dependant cities are dumb, and I'd like to see public transport become a fully viable means of moving around our city quickly and efficiently (perhaps even more so than cars).

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

Towns (i.e. Victor Harbor, Murray Bridge, etc)

How can Greater Adelaide be more sustainable and respond to climate change?

The most obvious choice is by preferancing public transport over car dependency. Make Adelaide walkable! I would also like a good emphasis on high tree canopy coverage. I would also really like the Adelaide CBD to have greening to mitigate urban heat island effect. This would save so much in reduced energy consumption through cooling buildings down etc.

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Decent enough access to facilities such as library, shops, etc.

What do you think your local neighbourhood is missing?

My community is absolutely missing out on the most basic of infrastructure. Poor stormwater, poor footpath coverage, poor road quality and horrific planning (think Curtis Road).

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I beg the Government to completely overhaul the way people move around our city and the the way in which our city is presented. I'm not a huge environmentalist hippy, but it makes so much economic and cultural sense to have a public transport system viable enough for people to reasonably switch from using private automobiles. I would also really like the government to massively increase urban tree canopy coverage across all urban areas.

Respondent No: 21
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 13:47:30 pm
Last Seen: Aug 21, 2023 13:47:30 pm
IP Address: n/a

Q1. **What is your name?** Simone Walsh

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

More people working from home should be embraced and thinking about what that means for the CBD should be part of the planning. How do we make better use of office buildings or the spaces they currently occupy when they are no longer in such demand?

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Help and encourage households to plant more trees and establish and maintain gardens, with a focus on locally native and climate resilient plants. Help households to fund installing rainwater tanks, solar panels, composting systems, etc.. Also create more green spaces, especially in poorer suburbs where they are often lacking and heat islands are created.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

More social housing which is distributed across the region. Better assistance for those experiencing homelessness, including temporary housing solutions.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Encourage working from home whenever possible to reduce the impacts of commuting and to free up more of people's time.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

I suppose this comes down to planning regulations being modified to suit. As long as they don't allow developers to exploit them, then that is a good thing.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Plenty of green, open spaces dotted around the development area with an emphasis on growing a lot of trees and native plants. Ensuring public transport is front and centre in new developments rather than being an afterthought. Making sure people can work from home as much as possible: new housing should be designed with this in mind and facilities created for it (eg. good NBN coverage).

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Mixed housing including multi-bedroom houses along with well designed townhouses or small apartment buildings (wide rather than tall). Public transport or similar solutions are badly needed in Victor Harbor and surrounds as currently we rely very heavily on cars to get around. Having smaller shopping areas dotted within housing developments would also reduce car usage. Again, plenty of green, open space is essential. Having local things to do for a diverse demographic is also important: recreation, arts, events, etc. so that people don't feel the need to travel into Adelaide so much and social problems don't arise from isolated and bored people. Finally, having places to walk or ride safely and to allow access to shops, parks, etc. is very important - currently footpaths in more recently developed parts of Victor Harbor are non-existent or not maintained.

Q14. **What do you see as the benefits of greenfield development?**

We need more housing and this is potentially a good way to get it, especially when developing treeless paddocks that aren't being used for food production (as long as a lot of green open space is added back in for the benefit of residents, to add trees and encourage wildlife).

Q15. **What do you see as the potential drawbacks of greenfield development?**

The reduction of arable land is a big risk, especially as the impacts of climate change start to destabilise food production around the world. Land which will be suitable for growing food into the future should be preserved as much as possible.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

The main thing is to avoid unscrupulous developers building dodgy buildings with poor infrastructure as is seen especially in Sydney, where they are effectively creating modern ghettos. Having a diversity of housing where it's not endless apartment buildings seems important. Once again, lots of green open space is important. Where there are more dense dwellings, there should be more community spaces for people to make use of, both indoors and outdoors. Being able to grow your own food should be possible for everyone, even if you don't have a full garden: perhaps community garden plots could be part of these areas?

Q17. **What do you see as the benefits of infill development?**

It's been great to see Bowden transformed from what it was when I was young. It seems vibrant and like it's a good place to live. I think careful development of such areas can provide all sorts of benefits to people wanting to live near urban centres.

Q18. **What do you see as the potential drawbacks of infill development?**

We should not lose our ability to manufacture things ourselves. Moving industries far away may well make them less viable. Also too much density without care to infrastructure to support it can be truly awful and very bad for communities. In particular, lack of green spaces is making things worse rather than better.

Q19. **Where should strategic infill sites be located?**

Areas around the city centre of Adelaide where the housing stock is of poor quality or where businesses have closed or moved away. Also around other urban centres in the same circumstances.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Working from home being much more of a thing into the future for many people. There will always be jobs needing to be done away from home and where that work takes place should be attractive to workers, including being easy and fast to travel to and from, having resources they need while at work and generally being comfortable.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Larger open spaces which are intended to be used by people (as opposed to being just for conservation) must be accessible and not just by car. Having more open space closer to where people live and work is essential rather than it being a destination. Green spaces should be dotted around all suburbs and towns (I live in Encounter Bay where this has been done very well).

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Distribution of green spaces across all of the greater Adelaide area, including lower socio-economic areas which often miss out on such things.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 9:28 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sofia Shigalev

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Moving away from the car-centric infrastructure.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Have protected bicycle lanes instead of the painted ones

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Avoid greenfield development

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Change more single residential zone into medium-density residential zones and mixed use zones.

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

It can't

What do you see as the potential drawbacks of greenfield development?

The developments lack basic necessities and end up with the people living there commuting in for hours every day

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How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Convert single family zones into medium density zones, especially around existing public transport hubs

---

What do you see as the benefits of infill development?

More socially equitable, more efficient use of utilities, supports existing businesses

---

What do you see as the potential drawbacks of infill development?

Infrastructure must keep up with new developments

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Saturday, 4 November 2023 3:58 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Sophia

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Increase quality of public transport and improve cycling infrastructure.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Include various housing options in the same areas to improve diversity within regions and suburbs.

What neighbourhood features enhance living and working locally?

Lighting

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 10:53 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Stef Rozitis

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

The arts. I think spaces for the arts and incorporating beauty in design especially of walkable and recreational spaces could be good (ie having places for street theatre etc as well as the obvious of lots of good art everywhere)

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Reduce care dependancy. Make public transport safe and green. Have huge train corridors with green planted around them or even better underground trains. Cylcing paths with enough greenery for a pleasant commute. Public spaces that are not about consumption (eg parks, waterfalls, libraries). Keep magill campus as public and green space.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Not just build more housing but ensure housing is zoned to be housing (not tourist accomodation). Ensure schools are adequately supported. Increase public hospitals. I do think walkable beautiful parks and arts spaces, live musicians etc (partnerships with local councils to encourage this) community gardens, libraries, toy libraries, tool libraries, etc can play a part. A lot of communitites are already doing some of this work, helping them by reducing speed limits and making some family friendly places would be great (eg slow or remove traffic near clarence gdn community hall). Roads can be build widing and with raised pedestrian crossings to give drivers the message to slow near community gathering places. All footpaths should be wheelchair accessible. All roads should have pedestrian paths that are safe and not much longer than driving (see ridiculous sections of tonsley where there's a road but no pedestrial access at all)

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

The economy is going to need to shift to degrowth. I know this is a global issue but Australia could be a leader by using taxes more courageously (ie not incentivising greed and exploitation and not syphoning useful money out of circulation). I believe building community spaces and access to these (ie better public transport) will create jobs, circulate money back into th economy multiple times (which is healthier than giving it giftwrapped to a multinational). We could have renewable energy made locally. Local food coops. Reducing access from trucks and learning to rely on local economy more (we're in such a good place for that). Local shops rather than cathedrals to car (employ more people and keep profits within the community). Housing should be planned and built to be liveable not "small homes" as the only option. In the futur I believe things like washing machines will be shared among multiple households (why do we need one in each home?) so start thinking about future life around piazzas with shared facilities rather than isolated, individualised 1950s style housewife prisons.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Don't open up any of the green space we desperately need that to have a future. Instead stop widening roads all the time and think efficiently (trains and light rail as well as reliable buses). Open up empty facroty sites (is le cornu even going to be built on yet?) A cap needs to be put on things like air B and Bs because there are already enough good houses but they are distributed incorrectly. "Choice" is a nice word but one selfish individual (or individual family) shouldn't be able to build on land that is needed for other things. Having beautiful, safe, comfortable homes is more important than "choice"

What neighbourhood features enhance living and working locally?

Other (please specify) - Keeping enough street trees and bushes for shade and so we experience birdsong.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

At the moment we don't yet have a system where people's jobs are necessarily local so efficient public transport is needed to avoid making the sort of problems we already have with South road. Small local shops to promote walkable local life. Beautiful areas for pedestrians and cyclists. Community centres and encouraging people to know who their neighbours are.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

If growth is necessary then ensure there are things like trains so the whole map doesn't become just a paved road to these places. Have some higher density housing even in these places. Given El Nino is becoming more severe each time it's time to abandon the idea of every household having its own lawn and have larger community parks and gardens instead with drought resistant plants

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What do you see as the benefits of greenfield development?

Containing the ugly spread and not turning everything into a parking lot.

What do you see as the potential drawbacks of greenfield development?

It's important not to neglect the underuse of some land within the city. So greenfield development is a least worst scenario but we should be thinking about things other than growth (as your plan points out space is not infinite. Opening up new places and making them convenient turns what used to be a beautiful place you could get away from noise pollution and see th stars into just another suburb

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How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Using space that is not being used builds up neighbourhoods. Living in the CBD for example is convenient for many workplaces and having people live there has grocery stores, cafes, bars, etc to do really well. I haven't lived in one so I might be wrong but the appartments in town loo nice (eg the ones in the old east end markets) using existing buildings and space but making them into homes. Small blocks. I worry for anyone who has to live several floors up for any length of time though.

What do you see as the benefits of infill development?

Using what is already there, usually space that wasn't doing a lot for anyone.

What do you see as the potential drawbacks of infill development?

Clutter. Overly high buildings. People not having personal space or quiet.

Where should strategic infill sites be located?

Le Cornu site. Building over failed businesses in general. Tonsley is a good example.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

I think it it somewhere between difficult and impossible to predict what sorts of places employment will happen in the future as if we keep going along according to the current paradigm there won't be a future. More jobs are likely to be "Work from home" in the future (even though personally i hate this). Some jobs will happen naturally in local shops as people's lives become more local. Schools and health care will always be needed in any type of society you can imagine. Public libraries should be staffed. There need to be places where all the renewable energy is made and stored. I wonder how much we can transition away from things that are not working but keep the land for newer technologies. Employment should be based on the needs of the community though.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

There needs to be a much greater emphasis on keeping open spaces and treating them almost as sacred (not letting people slowly chip away at them). Public toilets are needed. Keeping some space appropriate for wildlife is a great idea too (and something humans need). It might be possible to plan for multiple uses of some spaces (this already happens where school playing fields are also public spaces pr when libraries are connected to gardens like at mitcham)

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

I'm sorry I am exhausted and scared I am beginning to not make sense. I hope you will push for a courageous view of a future where things are a fair bit different to what they are now.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I hope we manage to keep what's lovely about Adelaide and do more (and better) of that!

Pospisilova, Lenka (DTI)

From: Stefanie Dühr <[redacted]
Sent: Friday, 1 September 2023 11:05 AM
To: DTI:PlanSA Submissions
Subject: Submission of consultation response – Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted]. Learn why this is important

A housing land release strategy in all but its name.

Consultation response to the "Greater Adelaide Regional Plan Discussion Paper"

The discussion document on the 'Greater Adelaide Regional Plan' (GARP) is touted as the government's main planning instrument to 'provide the long-term vision for regions or areas about the integration of land use, transport, infrastructure and the public realm' (p. 17). The first part of the rather lengthy document discusses the pressing challenges facing Greater Adelaide, such as climate change mitigation and adaptation, the need for a sustainable mobility transition, and threats to social cohesion. On this basis, four outcomes for Greater Adelaide are identified: a greener, wilder and climate resilient environment; a more equitable and socially cohesive place; a strong economy built on a smarter, cleaner, regenerative future; and a greater choice of housing in the right places (p. 36).

The actual focus of the more than 170 pages long discussion paper is, however, much narrower than suggested by the stated purpose of the regional plan and the envisaged four outcomes. The document is effectively a justification for future housing land releases. The need for an additional 300,000 homes in the metropolitan region is based on population projections that suggest the metropolitan region could experience a 46% increase in population over the next 30 years. The discussion document extends considerable detail on identifying major sites for new houses, of which most are very far from the centre of Adelaide and on previously undeveloped land.

Earlier experiences with housing expansion should have brought home the message that such projects need to be coordinated with the delivery of infrastructure and services to ensure the new settlements are not merely car-dependent dormitory towns but actually functioning centres. Yet the document offers no clear directions for how the integration of key policy areas, notably land use, transport, and employment opportunities, will be approached. What is sorely missing in the paper is an integrated planning perspective that would set out a path to a climate resilient, equitable, and prosperous Greater Adelaide of the future.

Already, Adelaide has a reputation for insufficient investment in effective public transport and cycling networks and for being, according to the Committee for Adelaide's 2023 'Benchmarking Adelaide' report the only place on a global list where road traffic congestion rose over the past four years and where the investment in public transport and cycling networks seriously lags in international comparison. That any regional plan stating climate change as a major challenge needs to be underpinned by a commitment to achieve a shift away from the current car-dependent mobility patterns and offer alternative policy directions to the emphasis on building more and more roads should be self-evident. Yet, the document pays no heed to how an efficient and clean mass public transit system and high-quality cycling networks across the metropolitan region could be realised.

It is argued here that instead of the current narrow view on projected housing needs and land release on the metropolitan fringe, summed up in the document's guiding questions of 'How should Adelaide grow?' and 'Where should Adelaide grow?' (p. 15), a fundamental shift in the approach to strategic planning for Greater Adelaide is needed. This requires offering an integrated spatial policy perspective, as well as considering the scale of the entire metropolitan region. Currently, the main spatial concept in the document is that of 'Living Locally', defined as 'locating housing, jobs and services closer together so people can meet most of their daily needs within a comfortable walk, ride or public transport journey from home' (p. 84). There is undoubtedly great value in a concept that promotes walkable neighbourhoods, but the problem is that even in mixed-use neighbourhoods that combine employment opportunities, retail, hospitality and service functions, people rarely stay within this one place.

To prepare Greater Adelaide for the future, a perspective for the entire metropolitan area is needed, rather than only seeking to improve individual localities. Given the size of the region and its currently monocentric structure, a promising guiding concept would be one of a polycentric metropolis, that is, a Greater Adelaide region consisting of a network of strong and functioning centres that are connected by efficient public transport and cycling networks. A firm political commitment to state-of-the-art mass public transit and long-distance cycling networks to realise a polycentric vision would significantly reduce the reliance on the car. This would free up much of the land currently used for car parking that could then be dedicated for other uses, including housing, in more central locations than is currently proposed.

We should strive for a regional plan that realises a bold spatial vision for the entire region, emphasises the integrated delivery of housing, employment, infrastructure, and services, and is supported by a detailed yet adaptative implementation strategy – rather than one that will be mostly remembered for its many missed opportunities.

Respondent No: 34
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 21:58:45 pm
Last Seen: Aug 21, 2023 21:58:45 pm
IP Address: n/a

Q1. **What is your name?** Stephen Charles

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 55-64

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

By 2030/50 it is estimated that there will be 49 million climate refugees from our Asian /Pacific and Papuan neighbours. I see no provision or planning to address this in your migration figures. Also due to climate change and extreme temperatures state and interstate migration will rise as temperatures, drought and extreme weather events escalate. Investment in short term and long-term climate migration accommodation and jobs as most will start out as seasonal.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Planned community gardens in each suburb, a ban on building on Any productive agricultural land.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

There is abundant land around Osbourne for a major solar/wind farm, close to infrastructure already in place from the Power station. This could power the half peninsula. Build solar and wind parks into industrial zones, and legislate solar on all industrial buildings and newly built homes. Mandatory green zones or urban forests in industrial areas. Introduce a tree/shrub planting insensitive for industry sites and stand-alone properties. Mandate all shopping/council/buisiness carparks roofed with solar. Reduce the concrete prefab building due to green house gases that continue to leach into the atmosphere.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Ban Air BnB's and short-term (day or weekly) accommodation rentals. Or limit numbers equally in all zones. Invest in low-income and homeless accommodation. (It works out cheaper than all the support services in the end) near facilities and transport.

Q11. **What neighbourhood features enhance living and working locally?**

Other (please specify)

Services, easy access to shops and services. Reliable and regular safe public transport and well lit and maintained transport waiting areas out of the weather.

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Start with a centre for services, shopping, schools and entertainment with jobs and easy access via paths or public transport.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Low to mid-density housing with green spaces, paths and reliable and frequent public transport and schools.

Q14. **What do you see as the benefits of greenfield development?**

Being able to design and develop communities from the ground up

Q15. **What do you see as the potential drawbacks of greenfield development?**

Building on agricultural land, transport toncentres of employment and schools etc

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Include ground-floor shops and cafes and business premises. Build with green areas in the design, blend with the current look and feel area, Be creative in achieving this. Talk to the locals about what they feel works in their area.

Q17. **What do you see as the benefits of infill development?**

Utilizing vacant or empty land already in developed areas. Refurbishing old warehouses and factories, houses etc, that would otherwise sit vacant and derelict. Adding to already thriving communities. Public transport and services already in place. Cost

Q18. **What do you see as the potential drawbacks of infill development?**

Over crowding if done badly

Q19. **Where should strategic infill sites be located?**

CBD Port Adelaide Any suburb with a lot of vacant properties

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Energy Accommodation Public Transport Not building on any agricultural lands or sacred sites. Climate migration Climate change Extreme weather events Access

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Climate change and mitigation. A balance of development and protected reserves. All waterways to be surrounded by reserves Bike and pathways with tree cover

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

The reality of climate change and what we need to do to mitigate it

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

Climate migration. Not building on any level of productive Agricultural land for future food production and drought and extreme weather mitigation

GREATER ADELAIDE REGIONAL PLAN DISCUSSION PAPER
Submission by Stephen Hamnett and Jon Kellett

The Discussion Paper on the Greater Adelaide Regional Plan (GARP) is welcome and a strategic plan which projects Adelaide's growth out to the mid-21st century is timely. However, the ideas set out in the Discussion Paper lack coherence and there is a fundamental contradiction at its heart. This is between its sustainability, climate change and livability aspirations and its dominant idea of the pursuit of more development in locations which mostly comprise low density suburbs accessible only by car.

The time frame of the GARP extends to the mid-21st century and coincides, therefore, with the date by which Australia aspires to have reached net zero greenhouse gas emissions in 2050.

Last year the State Government recognized the existential threat posed by climate change and declared a 'Climate Emergency'. There is a good deal of space devoted in the Discussion Paper to setting out policies intended to assist in the move to net zero over the life of the GARP. Changing the way people and goods move around is seen as critical to meeting the net zero target and the Discussion Paper points to the importance of 'disrupting car use habits' as a means of achieving this as well as obtaining other significant environmental and health benefits.

It is argued in the Discussion Paper that the planning system can help in reducing people's car use by ensuring that new development emphasizes 'walkable urban form, better access to public transport and by supporting low emissions transport technology'. Figure 2 of the Discussion Paper summarizes the state government's Climate Change Action Plan which emphasizes 'avoiding, shifting and reducing the use of private cars'. Measures proposed to achieve this include increasing the opportunities for 'active travel' and increased use of public transport.

However, what distinguishes this Discussion Paper most obviously from previous iterations of the 30-year Plan for Greater Adelaide is the way in which it proposes to move away from previous attempts to achieve a more compact city and to encourage greenfield development in areas beyond the outer edge of the current metropolitan area which will inevitably require their residents to use cars for most of their journeys.

The Discussion Paper makes explicit (at page 116) the principle which will guide the identification of new areas for development and which underpins the choice of Murray Bridge and Victor Harbor-Goolwa as possible 'satellite cities':

*"These longer-term growth areas capitalise on **significant ongoing government investment in roads**, including the north-south corridor, northern connector, and the Victor Harbor Road"*

There is no corresponding discussion of the need to extend the public transport network to meet the travel needs of residents at and beyond the urban fringe. The only specific mention of a new housing development on a rail line is at Kudla south of Gawler. For a city approaching one and a half million inhabitants to plan to add another 670,000 or so people without committing to extending and improving the mass transit network is unprecedented.

After the completion of the 'O-Bahn' in the 1980s there was a hiatus in major public transport investment in South Australia for 20 years or so. There has been some welcome investment in the past decade in the electrification of Adelaide's main north-south suburban rail line. But recent statements by the Transport Minister[i] indicate that this burst of investment has come to an end and that the future lies with the car and with meeting people's preference for driving ever larger and heavier vehicles. It is almost as if some perverse pride is taken in Adelaide's status as Australia's car capital.

The Planning Minister has also spoken frankly in recent times about the difficulty in providing alternatives to the car in outer suburban areas. In an article from August 2023 the Minister was quoted as calling for a 'more honest conversation' about public transport in outer suburbs which rested on the proposition that, in a very low density city like Adelaide, calls for the provision of public transport to dispersed housing developments at the fringe are simply unrealistic[ii]. P.111 of the Discussion Paper echoes this view, indicating that car journeys to employment and educational opportunities will be necessary for people living in fringe developments. This is hardly a surprising insight. Car use always rises with distance from the city centre. Active travel – walking and cycling – also tend to be higher the closer one comes to the centre.

Clearly, residents of remote housing subdivisions already under way beyond the urban fringe such as the Riverlea estate at Buckland Park will have little choice but to drive. It is hard to see where their opportunities for 'living locally' or for walking or cycling to work or to other activities will come from. To acknowledge that providing public transport to such developments will be difficult and yet to enthusiastically promote them as part of a planning strategy which also advocates reduced car use, active travel and a serious response to climate change is absurd.

Alternatives to Urban Sprawl

The Planning Minister[iii] and the Premier[iv] have also made a number of public statements recently suggesting that the essence of what is proposed through the greenfield emphasis of GARP is more 'urban sprawl' and that this shouldn't be demonised by academic critics as it simply reflects the clearly expressed market preferences of individuals about where and how they choose to live. There are a number of comments that might be made about this.

Firstly, there really should be more precision in the use of the term 'urban sprawl'. Not all greenfield development needs to be sprawl. There is a world of difference between eccentrically located, private market driven, low density, car-based forms of housing development such as Riverlea which justify the pejorative term 'sprawl' and the sort of well-planned development at the urban fringe for which South Australia used to have a reputation. (Even in the Discussion Paper there seems to be an implicit rejection of 'sprawl' in its expressed preference for 'Master Planning').

Golden Grove was at the edge of the metropolitan area when it was commenced but it was not sprawl by any stretch of the imagination. Rather, it was an example of something in which South Australia once led the nation – the planned expansion of the city through public-private joint ventures through which the government typically used its substantial presence in the land market to ensure the timely provision of social services, education, transport and other infrastructure. More recent developments at the fringe and in existing suburbs - Mawson Lakes, Playford North, Bowden and Lochiel Park, for example - were refinements of the same model with an added emphasis on energy efficiency, better water management and other ways of making Adelaide more sustainable and less vulnerable to the threats of climate change. It might be timely to review the brief of the State's urban renewal agency and to consider whether this might be refashioned further in support of the achievement of affordable and sustainable housing within both outer suburban and also higher density urban infill areas. Government land assembly and staged land release, carried out on the scale of substantial joint ventures, have the potential to allow for cross-subsidy of those things that the private market has shown over many years that it has no interest in providing - housing for people on low incomes, a diverse range of houses, and the timely provision of social facilities and sustainable water, drainage, transport and energy systems.

The Role of Planning

To emphasise the main point of this submission again, then, there is a fundamental inconsistency in the GARP Discussion Paper. The Discussion Paper aspires to a number of worthy climate change goals but it seeks to pursue these by encouraging the outward growth of the city along main roads through low density car-based private housing

developments, on the apparent argument that cars and larger back gardens are what people want and that planning should be principally about meeting people's market preferences. That is certainly one view of the role of planning, most commonly encountered in the United States. But another view – and one that used to be popular in South Australia - is that planning should do more than just mop up after market failures and should instead be a major force for promoting collective public goals like social equality and responding to climate change. We would argue that climate change, as an existential threat which has reached the level of an emergency, needs to be addressed through bold and interventionist planning policies which are justified by the recognition of a collective interest and which acknowledge that people might sometimes need to be encouraged to behave in ways that run counter to their short-term individual preferences.

To the extent that the Discussion Paper includes both climate change aspirations and prioritises low density car-based expansion, it is contradictory and its intentions are incompatible. SPP-1 makes an appropriate commitment to 'Integrated Planning', but it really doesn't achieve much to include incompatible objectives and policies in a single document and then to claim that this somehow represents integration.

There is also the need to acknowledge that greenfield developments beyond the urban fringe have, as well as their inevitable consequence of increasing car-based travel, well-documented social disadvantages. Electric vehicles will eventually have a positive effect on emissions but that doesn't mean that a dispersed car reliant urban form is suddenly OK as there are equity, health/fitness and other livability reasons for pursuing denser, more pedestrian and transit-supported communities. It has proved difficult, despite aspirations for decades, to create livable suburbs when they are overwhelmingly low density and car dependent.

Working from home has become more popular as a result of the Covid pandemic but the evidence on longer term trends in employment patterns is not yet conclusive. Research to date has shown that central places offering face to face contact are likely to remain important[v]; that those best able to take advantage of working from home are knowledge workers in jobs with flexibility and autonomy; and that many such workers are likely to pursue 'localism' *within* the metropolitan area, taking advantage of the density and diversity that this offers, rather than in country towns or housing estates beyond the fringe.

The poor provision and co-ordination of existing public transport networks disproportionately affects suburban areas because of the large spaces, plied by

infrequent buses, typically found between rail lines. This makes it harder and more time-consuming for those seeking employment in outer suburban areas to access the more limited labour market opportunities that exist in these areas. Coupled with comparatively poorer access to educational opportunities such as universities or TAFE colleges and more precarious employment prospects, outer suburbs confer a relative economic disadvantage on households in such locations.

Most previous strategies for metropolitan Adelaide dating back at least as far as 1993 included plans for activity nodes that sought to attract and concentrate higher value employment in key suburban sites, often tied to public transport infrastructure. It has been acknowledged for half a century or more that Adelaide needs to develop a more polycentric structure as it grows and that this should involve both the strengthening of large centres within the existing metropolitan area as well as the establishment of at least one major new centre beyond the urban boundary when growth there is eventually required. Two significant demographic trends emphasise the need for such centres to be linked by an efficient public transport system – the ageing of the population, leading to seniors driving less; and the evidence that younger Australians have begun to obtain their driving licences significantly later, if at all.

Where are the opportunities?

The Planning Minister has asked recently, of those who have challenged his campaign for more urban sprawl, where they would propose building the additional housing[vi] which will clearly be required, if not at the locations suggested in the Discussion Paper.

The first answer to this is that we shouldn't abandon too readily the compact city notion that has underpinned Adelaide's planning for 30 or so years. The principal argument in the Discussion Paper underpinning its outward growth arguments is that a 15 year housing land supply is seen as a critical imperative which might in the longer term require review of areas currently under various forms of protection from development. But there is no discussion of density variations which might be used to utilise the available land supply more intensively and thereby to continue to protect sensitive areas from future development.

Similarly, whilst there is acknowledgement of the achievements of the 85/15 infill/greenfield development ratio set in 2017, community concerns over car parking, tree loss and urban design are cited as reasons to effectively abandon this target. Instead of questioning whether multiple cars per household are required in denser housing areas, why the urban design of infill developments is unsatisfactory or how tree canopy loss can be abated, the Discussion Paper simply sidesteps these questions in favour of

further fringe development which will eventually require the development of land currently in the EFP areas.

The argument that increased density hasn't always been done well is not a justification for fringe development. It might well be a strong reason for looking again at whether the Planning and Design Code is fit for purpose and to see what might be done to improve the design quality and sustainability of infill development under the Code. But the idea that well-designed infill development is beyond us is absurd and defeatist - especially in Adelaide of all places which still has one of the lowest overall densities of Australian capital cities in a country in which all cities are low density by international standards.

Transit-oriented development has been pursued explicitly by metropolitan plans for Adelaide since at least the first of the current generation of 30-year plans in 2010. But achievements have been limited. Many suburban rail stations are still surrounded by relatively low density land uses and there are clearly great untapped opportunities to provide more housing along Adelaide's recently electrified rail lines.

Existing middle and outer suburbs more generally have ageing housing stock and associated local infrastructure. This has led to the redevelopment of existing older dwellings and their replacement with new contemporary dwellings described as 'general infill' in the Discussion Paper. The potential for planned infill in these middle and outer suburban areas, focused on redeveloped and intensified activity centres, needs more emphasis –redevelopment of existing suburbs on a larger scale rather than the 'ad hoc' and piecemeal infill that has characterised much redevelopment to date. This would also offer more scope for new forms of housing in pursuit of the 'missing middle' which was announced with much fanfare in the previous iteration of the 30-year Plan and which is mentioned again in this Discussion Paper.

So, we argue that the compact city should remain the leading idea underpinning Adelaide's future planned growth and that there remains much unfulfilled potential for providing new housing through redevelopment and better planned densification within the existing metropolitan area.

Nevertheless, there will inevitably be a need for Adelaide to grow outwards at some point and so it is necessary to consider what form that growth might take. The notion of a satellite city is a sensible one, but there are a number of conditions that such a city should meet.

Firstly, it should be large enough to provide a substantial amount of employment and to act as a genuine focus for major regional, educational, social and health services. A large settlement, in other words, rather than a series of ad hoc smaller housing developments sprawling along main roads.

Given the primacy and dominance of Adelaide in the South Australian settlement system, it would also be necessary to ensure an efficient public transport connection between the 'satellite city' and Adelaide. The obvious way to do that would be by one or more extensions to the north of the recently electrified rail network. If outer urban and regional towns do need to be expanded post-2035, there is a much greater chance of turning these into livable and equitable communities if they are linked to the mass transit network.

A new satellite city would also need to be developed by an organization capable of ensuring that an integrated approach could be taken to its development. Some form of development corporation or specialized government body is the model usually preferred in successful satellite cities overseas, but an updated South Australian joint venture model might also be an option. The role of such a body would be, firstly, to create and deliver a vision and a viable plan for the new town or city, embodying sustainable principles of design and appropriate densities for active travel. Its second role should be to provide a program of planned land release, allowing private housing developers to invest with confidence, and the timely provision of infrastructure and services.

Climate is Critical

The growth aspirations of Adelaide can be met in a sustainable fashion if attention is given to the points made above. Critical to this success is the need to apply clear analytical thinking to the process of planning for future expansion. The starting points for this are firstly, the recognition that growth is inevitable and desirable and secondly, that this growth must address the imperative of dealing with the climate crisis.

This second point is fundamental. It is not an optional add-on to decisions about the location and design of development; rather it is the basic requirement of all new development. If South Australia seriously aims to achieve carbon neutrality by 2050 then all existing development (the vast majority of which will still exist in 2050) and all new development between now and 2050 will need to be carbon neutral. Recognition of this fundamental requirement needs to be the starting point for the GARP. All policy proposals need to be assessed against zero carbon emission criteria.

It is the case that South Australia has made great strides in developing its renewable energy resources, notably solar and wind. However, there is much more that needs to be done. The aspirational electrification of the vehicle fleet will require significantly greater renewable energy generation if it is to move the state towards carbon neutrality. Battery and other forms of energy storage need to expand significantly at every scale to better utilise intermittent renewable energy generation. Generation capacity also needs to expand to keep pace with rising population, housing and economic activity. There remains a key role for energy efficiency in the built form in order to reduce energy demand, particularly as climate fluctuations such as lengthy heat waves become more frequent. These issues are more likely to be effectively addressed if they are explicitly considered in planning policy and not simply left to the market. The GARP has a key role to play in advancing South Australia's climate goals both in mitigating future climate change and ensuring new development is suitably adapted to a changing climate. Whilst the Discussion Paper notes some of these aspects, it fails to recognize their primacy in policy formulation across the rest of the GARP.

In summary, we call for more coherence in the policy suite set out in the GARP Discussion Paper. To achieve this we suggest that climate goals become the basis on which the plan is developed. All policy directions need to be assessed against the basic criteria of their likely carbon footprint and their social, economic and environmental sustainability. The private sector development industry is a key player in the future development of Adelaide but it needs to be guided, regulated and incentivized by sound policy which will produce high quality development that lives up to the livability and sustainability criteria mentioned in the Discussion Paper.

Stephen Hamnett
Emeritus Professor of
Urban & Regional Planning
University of South Australia

Jon Kellett
Adjunct Professor of Planning & Property
University of Adelaide

i InDaily (2023) Can Koutsantonis fix Adelaide's public transport? 8 February
ii InDaily 2023 Tell me where else you would put the houses, 22 August
iii InDaily (2023) SA's planning minister wants to reshape debate over urban sprawl, 16 February
iv InDaily (2022) Urban sprawl not a dirty word as planning review kicks off, 24 August
v Reades, Jonathan and Crookston, Martin (2021) Why Face to Face Still Matters: The Persistent Power of Cities in the Post Pandemic Era. Bristol: Bristol University Press
vi InDaily (2023) Tell me where else you would put the houses, 22 August

Respondent No: 20
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 10:14:18 am
Last Seen: Aug 21, 2023 10:14:18 am
IP Address: n/a

Q1. **What is your name?** Stephen Morris

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 55-64

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

You have asked 'How should Greater Adelaide grow?' It should have been an initial question such A 'Do you want Adelaide to Grow?". A survey if not an accurate representation of community views if you bias the question towards one outcome.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Federally and locally we have ambitious targets for reducing greenhouse gas emmissions and other climate mitigation. Growth in population, urban sprawl, building and contruction and greater consumption are all counter to these environmental targets

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Consult environmental groups directly on their views. Consider having fewer business or industry groups and a greater representation of community groups such as the Conservation Council of SA and their members.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Invest in renewable technologies, improve existing domestic and commercial buildings through insulation, solar, batteries etc.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Working with Federal agencies, increase social housing.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Public transport infrastructure before they grow.

Q14. **What do you see as the benefits of greenfield development?**

If population grows, it will help some groups purchase their first home albeit it typically a long way from the city.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Loss of wildlife habitat, urgan sprawl, greater greenhouse gas emmissions.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Usually they are not in teh outer suburbs.

Q17. **What do you see as the benefits of infill development?**

Infill is preferable as it helps use exisiting infrastructure, avoids as many kilometres travelled by car (rather then public transport) and prevents urban sprawl.

Q18. **What do you see as the potential drawbacks of infill development?**

loss of much needed green and open space within urban areas,

Q19. **Where should strategic infill sites be located?**

Near train stations.

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

I do not understand the question. Can you please contact me to let me know?

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Community desires. Wildlife protection.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Consult with the Conservation Council of SA and other environmental groups.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 29 August 2023 6:57 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Stephen

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

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Are there any other outcomes the State Planning Commission should consider?

Public transportation, connectivity between outer suburbs such as virginia and two wells to the city. Too reliant on cars

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Train services to Northern areas virginia two wells riverlea. Separate shared used pathways connecting these areas to other shared used pathways. Currently no safe way to cross port Wakefield rd or northern expressway for pedestrians or bike riders to connect into other suburbs

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Increase green corridors, tree canopies, increase biodiversity. Stronger retention of significant trees. Invest in more charging stations for cars to make it more accessible

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Tax incentives removed for carbon intensive industries while creating tax incentives for smarter cleaner technologies. Also create incentives for farmers to return unusable/unproductive land to biodiversity/forrests

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Concentrate high density houses with public transport. Make public transport free and people will use it. This will then make people use it while reducing maintenance costs on infrastructure from less use

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What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Actually putting public transport in place before building a greenfield development. What services are available to two wells virginia and riverlea are pathetic. Why is there no investment in the train network? Why is there no real available buses except every hour? There is no choice other than to travel by private car. Enforcement of developers to Actually create usable green spaces not do half arse jobs and leave it to local government to pick it up

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Putting public transport in place first, fixing local infrastructure up before influx of residents. Actually making developments pay for this. See the lights installed at Port Wakefield rd after all the effort to make south Rd Port Wakefield with no stops now lights are installed for the development instead of a overpass Banning dark coloured roofs

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What do you see as the benefits of greenfield development?

Reducing house prices

What do you see as the potential drawbacks of greenfield development?

Loss of prime farming and agricultural land

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Infrastructure is already in place

What do you see as the benefits of infill development?

Infrastructure already in place

What do you see as the potential drawbacks of infill development?

Loss of tree canopy

Where should strategic infill sites be located?

Located near main rds/high frequency public transport

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Not sure

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

If certain areas can have more infill before open space

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Retaining existing large trees

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

No

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 1 November 2023 9:49 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Steve Williams

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Time!! time is of the essence here, this area of Kudla is rambling old glasshouses that have long been forgotten. Families of previous growers have gone and the land is sitting derelict, dry and brown but we have made our property green and pleasant to be on somehow. This area is truly beautiful to be in, so close to the Barossa, city 40 mins, entertainment centre 28 mins. Lets develop Kudla uniquely and with decent size blocks. NO 300 square meter box homes! We would like 1/4 acre blocks the same as we will be looking at across the road from our property where the Playford council along Dalkeith Rd, have made it 1.200 square meter blocks. People can truly build some

nice homes and make a statement and enjoy the beautiful country feel so close to the city. Don`t overcrowd Kudla. Good size blocks not city size greedy dog box homes.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Old farming blocks returned to original timber and planting of native tress. Clear the old glasshouses, build community size sewer treatment plant and return the recycled water to green the area. We currently do this on our 5 acres, don`t let the sewer go to bolivar, lets use it here as there is not enough mains water to green the place. Think laterally about this, planning never does, its all about the money to sell tiny blocks and make developers rich. One chance to make Kudla a special zone, elite one might say, but the envy of many councils.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Gawler council wanted Kudla to always be the so called green belt! Ha we can`t run two sprinklers!! We would appreciate some foot paths to the precious Kudla railway station, drop the speed limit on Dalkeith Road to 70Km and remake the entire Dalkeith Road. The current residents are getting old and may die waiting for the Gawler Council to see their properties re zoned. Let them sub divide to a 1/4 acre block or 1/2 acre in some areas. The community sewage treatment plant could be the key to the greenness of this zone. The water can be safely treated and reused efficiently to properly green many community areas and like the failed multi function polis this should be implemented. Just save the water and use it twice! One million litres turns into 2 million litres.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

The community sewerage local treatment plant saving the water and reusing it to green the parks and nature strips. Possible mini bus from the further properties to the Kudla railway station. Bigger park and ride carparking at Tamblin and Kudla stations. Decent size shopping centre in the commercial zone on eastern side of Main North Road, Better security on the Gawler trains. Widen Dalkeith Rd level crossing, its very dangerous. Some water retention lakes from rain water run off. Smart solar run factories on the commercial zones. attract people to work here and in the Barossa Valley, this will be a large employment area. China dropped the wine tariffs so employment will grow in the Barossa Valley.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

In Kudla there is room to move and enjoy a freedom . No neighbours 2 meters away. Train just down the road, same type of thinking people requiring good size blocks of land, high density around the station, medium to high density along Dalkeith rd. and larger blocks in the centre of Kudla

---

What neighbourhood features enhance living and working locally?

Other (please specify) - footpaths to Kudla station, you gave us electric trains, give us parking at the station, give us better internet, bike lanes would be nice. Commercial zoning nearby, eg shopping mall Main north rd precinct.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Kudla has been neglected for 28 years , time to really be creative and create a model community with very innovative homes, green spaces , opportunity to sub divide to diverse housing allotments, not to be the next suburb of same same same . Kudla is special in the way that it has electric rail, super schools, close to the city, close to the Barossa Valley, Very unique area ,with good space and proximity to all that people want. 30 mins to Largs Bay beach. 300 odd people live in all of Kudla?? How good is that for us,. Lets share this beautiful area

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 1 November 2023 10:17 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Steve
Family name:	Williams
Organisation:	Private
Email address:	[redacted]
Phone number:	[redacted]
Comments:	we own property on Dalkeith Rd Kudla. we have asked the residents nearby and we all agree that quarter acre blocks mirroring Playford Council`s decision to have 1200 square meter blocks along Dalkeith Rd to Stebonheath Rd would be suitable. High to medium density properties would allow for good use of the land and satisfying the need for home owner growth in the northern areas adjacent to Angle Vale. Gawler would need to develop more infrastructure to be to main centre for services.
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
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Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Thursday, 2 November 2023 4:12 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Summer

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Polluted

What is most important to you?

Climate change
Open green spaces
Inclusive Communities
Jobs
Housing

What are your concerns for the future of the Greater Adelaide region?

No climate change awareness

In the future, what type of home would you like to live in?

Other (please specify) - In the country away from everyone

Who do you see yourself living with in the future?

Other (please specify) - Girlfriend

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

More awareness

How would you like to travel around the Greater Adelaide region in 15 years time?

Cycling

What do you like about your current local neighbourhood?

Everything

What do you think your local neighbourhood is missing?

Less people

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

More awareness for climate change

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 21 August 2023 9:37 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Susan McAuliffe

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

Our children

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Better planning and investment. Something is missing.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Close the gaps.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Stop cutting down the big trees.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Let people decide for themselves.

What neighbourhood features enhance living and working locally?

Other (please specify) - Participation.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

By being affordable. No overleveraged, overdeveloped.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Public Transport.

What do you see as the benefits of greenfield development?

Clean air.

What do you see as the potential drawbacks of greenfield development?

No funding.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Cannot.

What do you see as the benefits of infill development?

Cannot see any. It is a nightmare.

What do you see as the potential drawbacks of infill development?

Territorial disputes.

Where should strategic infill sites be located?

Noarlunga Downs

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Is that like Barbie Land?Maybe we should all go to the real world.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Safe, secure and open to all without fear of being attacked by drug dealers.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

The resultant damage from tree removal.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Who are all the new houses for?

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 5:59 PM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Susie
Family name:	Greco
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	I submitted the discussion paper survey too late! But here are a few of my key opinions that I wished to share - Adopting the GARP will require a diverse range of planners and thinkers to reflect the diversity of Greater Adelaide's occupants. - Greenfield site should still be connected to local job opportunities! They should also include ammenities and services e.g. play spaces, access to childcare, healthcare etc - Accessibility regardless of mode of transport to these options/routes - Equality of distributed open space - ie are the greener suburbs those with higher socio-economic status e.g. Unley - Ensuring equality of open space is paramount. - Safety of people who use them e.g. lots of nooks and crannies may make people feel unsafe and less likely to use them Thanks and good luck with the rest of the process!
Attachment 1:	No file uploaded
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Respondent No: 25
Login: [redacted]
Email: [redacted]

Responded At: Aug 21, 2023 19:14:29 pm
Last Seen: Aug 21, 2023 08:40:54 am
IP Address: [redacted]

Q1. **What is your name?** Tara

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Flood zones. Development along the Gawler river & councils in particular should consider the height of properties from the ground. Currently houses are being built at ground level.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Make houses blend more with the natural environment instead of allowing developers to mass produce boxes with eaves overlapping or very close to the neighbours. Putting in new roads that will increase flooding issues to existing residents. Have a look at the Two Wells area & all the new roads & guttering will increase water runoff that will affect the existing areas of Lewiston/Two Wells. Farmers have been allowed to fill in parts of existing creeks that usually only see water in floods. All these creeks are full of false artichokes in plague proportions which the council has done nothing about.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Don’t stick traffic in stupid spots. A better plan was needed for the intersection at Angle Vale & Port Wakefield rds such as a fly over & on/off ramps as that area is only going to grow, you’ve got more & more traffic using that intersection & it’s only a matter of time until one of the city slickers sits on the brakes & gets run over by a road train.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

Consider the environment & stop greedy companies just building crappy box houses.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Please ensure an infrastructure for the future. There is no public transport, miles to a train, not enough schools or shopping, building in flood zones with unsuitable buildings, place starting to look like Sydney & Melbourne. The current roads cannot cope.

Q11. **What neighbourhood features enhance living and working locally?**

Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

How about development consult with residents instead of the councils

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

I dont

Q15. **What do you see as the potential drawbacks of greenfield development?**

Everything

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Give people room to move on their own properties. They’ve got no yards or privacy & the only way to get outdoors is sit in a park.

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Not all businesses need to be in the CBD. They have to start moving out of the city itself.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Properties should have yards so kids can play outside without mum or dad having to take them to a park. Parks are too dangerous with the increase in pedos & child snatching. Kids have trouble going to school safely why the hell would they be allowed to go to a park?

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Green area target is great however they need to be policed due to being unsafe.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 5 November 2023 11:28 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Taryn Thompson

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Investigate, promote and facilitate opportunities for "tiny house" affordable accommodation options in metro and outer meto areas. Develop a framework which supports approval and use to activate land use particularly in metro Adelaide to relieve housing crisis - even in a pilot program to facilitate fast growth of affordable housing options and promote community and social connection.

What neighbourhood features enhance living and working locally?

Lighting

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

public transport activation is critical

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

No Answer

What do you see as the benefits of greenfield development?

increase housing supply

What do you see as the potential drawbacks of greenfield development?

access to infrastructure and services

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

innovate and flexible land use ie Tiny House

What do you see as the benefits of infill development?

existing transport, services and infrastructure available

What do you see as the potential drawbacks of infill development?

crowding and service shortages - infrastructure capacity

Where should strategic infill sites be located?

proximate to schooling, hospital + medical, transport

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

increase in affordable housing options is critical to state and community in 2023 in SA - innovative supply options must be considered to provide increased affordable housing options in a short time frame - housing stress and homelessness is critical issue requiring urgent action which the planning framework can facilitate real possible solutions and outcomes thankyou

---

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Sunday, 20 August 2023 8:35 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Thomas Smith

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Population of about 2.5 million people Majority of those extra people living in regional areas

---

What is most important to you?

Climate change
Jobs
Housing
Inclusive Communities
Open green spaces

What are your concerns for the future of the Greater Adelaide region?

Transport. Need regional rail services in SA ASAP. Simple

In the future, what type of home would you like to live in?

Traditional house (not attached to another house)

What part of the Greater Adelaide region would you like to live in?

Hills

How can Greater Adelaide be more sustainable and respond to climate change?

Electrify and hydrogen transport

How would you like to travel around the Greater Adelaide region in 15 years time?

Train

What do you like about your current local neighbourhood?

Close knit community

What do you think your local neighbourhood is missing?

TRAINS

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

The need for regional rail services in SA. It's well overdue and needed

---

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 8:48 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Tim Lebbon

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Neither agree nor disagree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

better and more intelligent use of the EFPA - ie exclude areas not viable for priamry produciton assess supply and demand by region (? council area) rather than across the whole of the greater Adelaide area - regions have vastly differnet characteristics

---

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

provide incentives - such as planning certainty - ahead of development to encourage land owners to create vegatation buffers / corridors

---

What neighbourhood features enhance living and working locally?

Other (please specify) - enable a diverse selection of worknig from home and rural / semi rural options

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

a dense core with semi rural options close by

What do you see as the benefits of greenfield development?

planning

What do you see as the potential drawbacks of greenfield development?

procrastination and delays

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

consideration of exisitng households and not destroy the exisitng characteristics of neighbourhoods

---

What do you see as the benefits of infill development?

only if carfullt done - should not be carte blanche

What do you see as the potential drawbacks of infill development?

ugliness and destruction of heritage

Where should strategic infill sites be located?

only where it wil not destroy exisitng characteristics

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

tpye of future employment

What is most important to you?

No Answer

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

the inclusion of expanding Goolwa to the North should be excluded. it was voted down in 2021 and Aleaxandrina council is opposed to it. Development on the south coast is desired but it sholud be spread - intelligently - across the council area and not concentrated into a new suburbia

---

DTI:PlanSA Submissions

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 6 November 2023 8:58 AM
To: DTI:PlanSA Submissions
Subject: Public Consultation submission for Greater Adelaide Regional Plan Discussion Paper
Attachments: GARP-Submission-re-EFPA-as-submitted-by-T-O-Lebbon-6-November-2023.pdf

Growth Management Team,

Submission Details

Amendment:	Greater Adelaide Regional Plan Discussion Paper
Customer type:	Member of the public
Given name:	Tim
Family name:	Lebbon
Organisation:	
Email address:	[redacted]
Phone number:	[redacted]
Comments:	Development of North Goolwa with 2,500 houses is vehemently opposed - it was knocked back in 2021 and it is a waste of resources for this to be pursued. Development is not opposed BUT it needs to be in charcter and spread across the local council area. A difficulty and constraint - as acknowledged in the GARP - are the limitations of the EFPA. This is because it needs changing - see attachment.
Attachment 1:	GARP-Submission-re-EFPA-as-submitted-by-T-O-Lebbon-6-November-2023.pdf, type application/pdf, 272.6 KB
Attachment 2:	No file uploaded
Attachment 3:	No file uploaded
Attachment 4:	No file uploaded
Attachment 5:	No file uploaded
Sent to proponent email:	plansasubmissions@sa.gov.au

Greater Adelaide Regional Plan

EFPA changes required

Background

This submission is concerned with the operation and difficulties with the EFPA.

It is fundamental to good planning that these difficulties are addressed if there is to be sensible development.

The EFPA is operative via Section 7 of the **Planning, Development and Infrastructure Act 2016 – (PDIA** or the **Act)**

Introduction

Whilst the concepts behind the EFPA are supported – not using valuable agricultural land for residential development – there are difficulties with the way the PDIA Act is written, its interpretation and operation.

There was a review done in 2021 of the EFPA and the report commented as follows at section 3.3.2 on page 12

https://plan.sa.gov.au/__data/assets/pdf_file/0010/964909/EFPA_Review_2021_-_Outcomes_Report.pdf
viz:

> ***3.3.2. Legislative or Policy Issues***
> *Certain submissions raised concern regarding the existing EFPA legislative framework such as:*
>
> *• Section 7 of the Act being a 'blunt tool' which does not have flexibility to enable a site by site assessment of land division on its merits.*
> *• The relevant 'tests' in Section 7 to enable meaningful variations to EFPA boundaries, do not enable a sub-regional or township level analysis of land supply and demand (but rather inappropriately involve an aggregation of land supply and demand for the whole of Greater Adelaide).*
> *• The five year increments between EFPA Reviews do not enable flexibility to adapt to changing circumstances*
> *• There is a lack of clarity as to what constitutes 'residential development and/or what constitutes 'primary production' in terms of EFPA controls on land division.*
>
> *Commission's Response*
> *The Commission acknowledges the matters raised from submissions in relation to various concerns or queries regarding the current legislative framework and expression of this framework in the Planning and Design Code and associated Practice Direction #1.*
>
> *This Outcomes Report however only seeks to address matters within scope of the Review (being the consideration of EFPA boundary variations).*

From those comments it is clear that changes are required to the EFPA both as to the scope of such a review and so as to improve the process and to produce better outcomes for SA.

The Commission was constrained in its report and recommendations by the limitations of the Act and its strict and narrow interpretation.
This leads to poor and in some instance non sensical outcomes.

It is submitted that

- The Act needs to be changed
- The Interpretation and operation of the Act should be regulated so as to lead to better planning outcomes
- The EFPA areas should be changed to exclude land not viable for agriculture
- Provision should be made for major project proposals of merit to go forward

The Act needs to be changed

The Act states

> *7. 3*
> *(3)*
> *In making any decision under this section (following the establishment of the initial environment and food production areas under subsection (1)), the Commission must ensure that areas of rural, landscape, environmental or food production significance within Greater Adelaide are protected from urban encroachment and the Commission may only vary an environment and food production area if the Commission is satisfied—*
> *that—*
> *(a)*
> *(i) an area or areas within Greater Adelaide outside environment and food production areas are unable to support the principle of urban renewal and consolidation of existing urban areas; and*
> *(ii) adequate provision cannot be made within Greater Adelaide outside environment and food production areas to accommodate housing and employment growth over the longer term (being at least a 15 year period).*

This has been interpreted to mean that both some (i) **AND** (ii) 2 need to be satisfied and if there is say a surplus of supply in the northern part of the Greater Adelaide area but a deficit of supply in the southern part that they can be balanced out and if the net result is determined to be in balance or in surplus there is no need for any change.

It is submitted that this

- is against what was intended
- leads to poor planning outcomes.

Either the Act needs to be interpreted differently or, if bound by legislative interpretation, that the wording of the Act itself needs to be changed.

The background to the PDIA was to improve planning and the background documentation refers to regions and it makes no planning sense to aggregate demand and supply over vastly different areas in terms of sociodemographic characteristics, topography, land supply and demand by type – e.g. urban and rural living. At its very least reviews should be done by council area if not by communities within a council area.

Alternatively to make use of Section 5 of the PDIA and to divide the state into planning regions for the purpose of the PDIA. If that were done then another review should be done immediately thereafter with changes taking into account the particular characteristics of the individual regions.

Interpretation and Operation of the PDIA

REGIONAL SUPPLY

Section 5 (1) of the Planning, Development and Infrastructure Act 2016 (PDIA) provides for

> *The Governor may, by proclamation made on the recommendation of the Minister –*
>
> *(a) divide the State into planning regions for the purposes of this Act* (PDIA).

Subsequent sections deal with details thereof – e.g.

(4) The Minister must, in formulating a recommendation for the purposes of subsection (1) or (3)—

(a) seek to reflect communities of interest at a regional level; and

(b) take into account—

(i) the boundaries of the areas of councils and other relevant administrative boundaries that apply within the State; and

(ii) relevant economic, social and cultural factors; and

(iii) relevant environmental factors (including water catchment areas and biogeographical regions); and

(c) give attention to the need to achieve effective planning consistent with the objects of this Act, and the delivery of infrastructure, government services and other relevant services, at the regional level.

(5) The Minister must, before a proclamation is made under this section—

(a) seek the advice of the Commission; and

(b) give any council that will be directly affected notice of the proposed proclamation and give consideration to any submission made by such a council within a period (being at least 28 days) specified in the notice, and the Minister may consult in relation to a proposed proclamation with any other person or body as the Minister thinks fit.

It is submitted that the Minister should make a recommendation to the Governor to enable changes to be made so that the EFPA can be reviewed by region / community.

Regions exhibit significantly different characteristics and the availability of land (and by type) varies greatly between region as does the demand by region (and by type).

There has been a significant change in internal migration in Australia to the regions.

The Fleurieu region has had the largest impact and now has an imbalance of demand and supply by land type.

As a result of Covid and its restrictions / concerns / improved working from home abilities / acceptance - there has been a significant increase in demand for rural living and decentralised living from the city of Adelaide – this has placed particular pressure on demand in coastal towns including Goolwa – Hindmarsh Island such that there is now a shortage of supply of rural living allotments. However because of the way the PDIA is written and interpreted there are unreasonable constraints on not being able to increase the number of rural living allotments.

Thus a review should be by Regional Area (or community) not by the Greater Adelaide area. Subsuming individual regional needs within those of the Greater Adelaide area leads to flawed planning outcomes.

This review should use up to date figures as there have been significant changes in recent months and the Fleurieu has been impacted significantly.

Alexandria Council wants further development but not at North Goolwa – taking that out there is and will be an increasing shortage of available supply in the Goolwa - Hindmarsh Island area unless the EFPA provisions are changed.

Review time frames

At present the EFPA is reviewed once every 5 years – this should be done more often and / or specific areas reviewed on the request of the Council concerned.

Definition of non-residential development

The Act refers to residential development – section 7 (18) - but fails to give guidance on what constitutes non residential development with the result that development is being curtailed in EFPA areas. This is not a good outcome and can be relatively easily cured by greater definition and guidelines.

Exclude land not viable for agriculture from the EFPA

Land which is not viable for agriculture should not have been included in the EFPA in the first place and therefore should now be taken out of the EFPA.

Whilst one may have sympathy for the simplicity of defining a whole area as within the EFPA boundary that becomes a planning difficulty when locations within the overall area are not suitable for agriculture. More thought and closer granulation of areas / locations included should be made.

There should be the flexibility to enable a site by site assessment of land division on its merits.

On a review of the EFPA there should be the capability to remove locations from the EFPA where it can be demonstrated that these locations are not viable for agriculture.

All locations within the current EFPA are not viable for agriculture and thus there needs to be greater understanding shown of the attributes of various parcels of land so that which is worth preserving is preserved and that which is most suited for development is made available for development. There should be the flexibility to enable a site by site assessment of land division on its merits.

The current system of only dealing with “trivial” anomalies is not fit for purpose and also leaves open to interpretation the definition of trivial (compared with which area/s?) and is subjective without any legislative definition or regulatory guidance.

Submitted by

T O Lebbon

[redacted]

[redacted]

Respondent No: 23
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 15:19:43 pm
Last Seen: Aug 21, 2023 15:19:43 pm
IP Address: n/a

Q1. **What is your name?** Tom Campbell

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 35-44

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

More shade everywhere. Force Councils to green verges. Too many verges have compacted sand, gravel etc. This should not be an option. Every verge should have a tree planted in it. Open spaces are great, but Australia is too hot for too many days to not have open space with lots of shade. I do not take my toddler to playgrounds with no shade in summer months.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

More bike and pedestrian paths. Mandate that new developments must have adequate green space provided. Improve public transport for outer suburbs.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

More EV charging points. Mixed use developments with retail and open space so people don't have to drive outside their area for basic services.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

Spread new development more evenly across areas. Some suburbs seem to get the brunt of new developments while others have not changed much at all. Lots more medium density and less low density right next to high density.

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

Mixed use precincts with services within walking distance.

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

More opportunities in these cities for local jobs. If they merely serve as residential areas for people that work in Adelaide, it would just make the environmental / congestion issues even worse.

Q14. **What do you see as the benefits of greenfield development?**

Opportunities to create new communities and affordable housing for young people.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Can make congestion issue worse if no local jobs or services. Contributes to urban sprawl. Is unequal if people living on the fringe have poor access to essential services.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Medium density, spread of development across all of Adelaide, mixed use areas.

Q17. **What do you see as the benefits of infill development?**

Makes city more vibrant and connected. Better access to services and jobs for everyone.

Q18. **What do you see as the potential drawbacks of infill development?**

Creates angst as previous residents unhappy with change. Traffic issue gets worse if not well planned. Schools and other services cannot cope with new populations if this is not planned for

Q19. **Where should strategic infill sites be located?**

Areas that are not too far from the CBD which are currently low density, and can accommodate new forms easily. Places where open space already exists nearby

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

Ensure good access via roads and public transport to commercial areas, and that it's near high density areas.

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

Make the most of existing open space by ensuring it has a range of things available for the public to access. I.e. seating, BBQ's, cafes etc.

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

It needs to ensure lots more trees are planted. There's not nearly enough open space with trees. Councils should be forced to ensure that spaces such as verges are greened through mandates / laws.

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

We must make Adelaide more climate resilient - This is my main concern for the future

From: [redacted]
To: DTI:PlanSA Submissions
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper
Date: Wednesday, 1 November 2023 6:44:07 PM
Attachments: Greater Adelaide Regional Plan - Submission.pdf

> You don't often get email from [redacted]. Learn why this is important

Hi Plan SA,

Please find attached my submission for the Greater Adelaide Regional Plan Discussion Paper.
Hope some of the comments are useful.

Thank you,
Tom Morrison

Introduction

Historically, Adelaide has arguably had world-class planning. Colonel William Light's work in 1837, focussed on amenity, grid pattern development and public open space. It is argued that this original design for Adelaide inspired Ebenezer Howard's Garden City Model. More recently however, Adelaide's planning seems more focussed on development at all costs, rather than considering planning as a holistic approach that looks at more than just the bottom line. Long-term, this approach will continue to see a decline in Adelaide's liveability along with the social license for growth and development types such as infill. It is already clear that the social license for continued poor development is low, hence recent State Government interest in creating new greenfield developments and watering down the urban infill goals.

The critical objective of the Greater Adelaide Regional Plan in my opinion, should be a focus on planning that delivers outcomes that benefit the neighbourhood and broader community, not just individuals. If we can't retain the current level of liveability that Adelaide has, what do we have to offer over the eastern states?

The key premise of the discussion paper seems to be continued population growth and the need to find space for 100,000 additional homes by 2051. There is however, nothing in the discussion paper that actually addresses the need for continued growth. Currently, public perceptions heavily link increases in population to poor planning outcomes and decreased liveability, such as increased travel times, loss of tree canopy, increased urban heat etc. If the Government is committed to the population targets outlined in this discussion paper, then it must present a comprehensive case to the public for why it is needed, how it will be managed and a guarantee to delivering better planning outcomes.

I would strongly argue that the need to find space for 100,000 homes overlooks the fact that we already have enough space for this. At a minimum, the new land releases by the State Government should provide more than enough space. We should be pushing for significantly higher densities in these areas, minimising the building footprint whilst maximising density and public open space. It makes little to no sense that we continue to build 'detached' homes in these greenfield developments where you can still clean your neighbours' gutters.

Secondly, strategic infill sites across the metropolitan area have not in my opinion, made the most of the land available by maximising density. The residential development at Tonsley and Glenside would be two key examples of this for me. Tonsley in particular has seen the development of many three-storey town houses. These development types are not only a waste of space, but do not provide a range of housing needs for older people or those who can't manage three flights of stairs. I note the comments by prominent Adelaide developer, Theo Maras regarding the decision for the State Government to purchase the West End Brewery Site:

"*Renewal SA, in my view, is exactly the right body to be able to buy large tracts of land, as they did at Bowden and as they've done in other parts of Adelaide, and then do the master planning.*

It's all very well for the big developers to say we wanted a slice of that … but then they never ever get the maximum development out of it because they can't deal with the planning, they can't deal with the council, they can't deal with what the community needs at large because it's all about the almighty dollar.

And in my view the community gets a far better outcome, the state gets a far better outcome – the money is spread throughout the development industry and we're not held captive to the national developers."[1]

A continued focus by the State Government for finding and facilitating the development of key infill sights is critical and I believe, has the potential to deliver a significant, if not nearly all of Adelaide's future housing needs going forward. While outside of the Greater Adelaide Regional Plan's scope, the current planning code does not encourage or facilitate development that makes the most of land available. A more recent example of this would be the old Panorama TAFE Site, where instead of a diverse range of housing & commercial being constructed along Goodwood Road, we have another petrol station and other 'big box' development that do little to add to the area.

Key Question Answers

What do you think of the four outcomes guiding how Greater Adelaide should grow? Are there any other outcomes the commission should consider?

Broadly, I think that the four outcomes cover almost everything. All the outcomes appear to be aimed at retaining Adelaide's current liveability. However, this does not seem to be stated anywhere and I believe this is important.

- A greener, wilder and climate resilient environment
- A more equitable and socially cohesive place
- A strong economy built on a smarter, cleaner, regenerative future
- A greater choice of housing in the right places

I think that the four main outcomes for guiding how Greater Adelaide will grow, could do with a single sentence to bring them all together.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Urban Greening and Biodiversity

Getting this issue right will be key to retaining the liveability that Greater Adelaide currently offers. I would strongly question the 30% green space quoted on page 45 of the Discussion Paper given several contradicting statistics that have been publicised in the past. While I note that this statistic comes from Green Adelaide, they have also stated in the past "Currently Adelaide has the lowest percentage of public parks of all Australian capital cities and an average tree canopy cover of less than 24%."[2] This aligns with information provided by Ms Stephanie Johnston from the State Planning Commission that Adelaide has "only 10 per cent of the metro area allocated to public park land, compared with 20 per cent in Melbourne, 40 per cent in Perth and 57 per cent in Sydney."[3]

I think it is important to work out exactly which statistics are right as that will give us a fundamental understanding of exactly how much work we need to do in this area. One of the issues with the urban infill that has been occurring, is the loss of open space. Adelaide's original planning, based around the garden city model, saw little public space provided in the established suburbs. This is

[1] https://www.adelaidenow.com.au/news/south-australia/taxpayers-set-to-spend-70m-as-state-government-swoops-on-prime-west-end-brewery-site/news-story/e6b24b4aee9c0fceee2ef681bed1039b
[2] REFERENCE REQUIRED
[3] https://indaily.com.au/arts-culture/design/2021/11/03/where-is-our-garden-city-going/

because backyards provided this open space, resulting in much of the tree canopy, greening and biodiversity existing in this space.

The discussion paper states: "we need to value and protect trees, create more green spaces, implement water sensitive urban design, and minimise the impact of development on areas with environmental value." This is a bold statement and it is of the upmost importance that this is actually delivered. While I understand that this document is not necessarily here to propose how that will be delivered, it will require a significant amount of political willpower to achieve it. Pushing back on business as usual and actually valuing and protecting trees is critical to re-establishing the social license for higher density developments.

Recommendations

SPP1 – Integrated Planning

- Planning System should encourage land amalgamation that supports integrated planning outcomes which increase public open space
- Planning System should require land along major corridors be maximised in its use for residential and commercial purposes (e.g. no new petrol stations or single-story commercial tenancies. Development should see integration of commercial and higher density residential)

SPP 4 – Biodiversity

- Planning system should look at the addition of new overlays to protect biodiversity as the Native Vegetation overlays are currently proving ineffective at preventing habitat loss eg. The Mount Lofty Clearance[4]
- Planning system should look at the addition of new overlays to protect "Threatened Ecological Communities"[5] such as Grey Box Grassy Woodland[6]
- GARP should work in conjunction with Green Adelaide and DEW to identify and map Threatened Ecological Communities and incorporate this data into the planning code
- GARP should consider implementing a biodiversity positive development requirement like in the United Kingdom[7]

SPP15 – Natural Hazards

Ideas for the GARP states that "Avoid residential development and state critical infrastructure in areas of high-risk flood, bushfire and landslide, unless the threat can be mitigated through appropriate policies."

There is a fundamental issue for this, specifically in relation to bushfires. Most of the "mitigation" work involves clearing trees and vegetation based off clearance exemptions which were put in place without much scientific backing. This fundamentally undermines the intentions of SPP 4 and SPP5. Consideration should be given as to exactly how much further development, specifically infill

[4] https://www.abc.net.au/news/2023-08-02/calls-for-parliamentary-investigation-into-mount-lofty-clearance/102347828
[5] https://datasets.seed.nsw.gov.au/dataset/map-of-critically-endangered-ecological-communities-nsw-version-3e89bb
[6] https://www.agriculture.gov.au/sites/default/files/documents/grey-box-booklet.pdf
[7] https://www.gov.uk/government/news/new-developments-to-deliver-for-people-and-nature

development, occurs in areas with a medium-high bushfire risk overlay if a better balance between the retention of biodiversity and development can't be reached.

- Planning System should look at the addition of Bushfire Attack Level Based Clearance Exemptions for development in Medium-High Risk Bushfire areas as outlined in "Tree Preservation and Bushfire Prevention: A Comparison of Australia's Bushfire Clearance Exemptions"[8]

What are the most important factors for the Commission to consider in meeting future demand for open space?

I will reiterate my earlier comments in regard to the fact that we must have an understanding of exactly how much open space there currently is in existing Metropolitan Adelaide. For example, Figure 16 maps open space across Greater Adelaide and includes significant proportions of Hills Face Zone. Most of the Hills Face Zone is privately owned – is this really 'open' space? What is stark though from this map, is the very little open space between the Hills Face Zone and the Adelaide Parklands. Given the requirements around urban infill, there must be significant work done to increase public open space in this area.

There is potentially some level of irony in this discussion that the 'Open Space and Greening' section is one of the shortest in the document. Despite this, I would argue that Open Space and Greening is critical to the success of the entire GARP for two key reasons. Firstly, the need to retain the liveability of Adelaide – if we don't retain our current liveability, why would we live here? Secondly, the social license for development is broken and badly in need of repair. A focus on the creation of increased open space and retention of trees is potentially the best and easiest way to bring this social license back.

What are the most important factors for the Commission to consider in reviewing and achieving the Urban Green Cover Target?

The goals outlined in the 30-Year Plan for Greater Adelaide to increase urban green cover are confused and need to be re-visited. I want to highlight though, the **critical importance of retaining and improving this goal** in delivering the "greener, wilder and climate resilient environment" outcome outlined in this discussion paper.

There are two goals outlined in the 30-Year Plan for Greater Adelaide:

- For council areas with less than 30% tree canopy cover currently, cover should be increased by 20% by 2045
- For council areas with more than 30% tree canopy cover currently, this should be maintained to ensure no net loss by 2045

These goals actually contradict with what is written in the document, where the focus is on "green cover" not "tree canopy". Given the significant benefits of tree canopy, it should remain the focus of these goals.

[8] https://www.conservationsa.org.au/tree_resources

Key Point

Strengthened Targets

South Australia's climatic conditions make the process of establishing new trees harder than the most other states across Australia. Despite this, most other states around Australia have more ambitious goals when it comes to tree canopy cover. These include:

- Greater Sydney – Increase canopy to 30% by 2045
- Canberra – Increase canopy to 30% by 2045
- Greater Melbourne – Increase canopy cover to 40% by 2040
- Greater Brisbane – Increase canopy cover to 50% for footpaths and bikeways by 2031
- Greater Perth – Increase canopy cover by 30% from 19% by 2036

With this in mind, Greater Adelaide should be adopting the main goal of increasing tree canopy to 30% by 2045, inline with Sydney and Canberra. We must set an ambitious goal in this area if we are to improve our woeful tree canopy levels. Our current goals of having an increase of 20% on already low-levels of tree canopy cover is not good enough.

Key Point

Suburb-By-Suburb Basis

It is not clear in the current 30-Year Plan for Greater Adelaide exactly how the goals are applied. Given the current analysis of tree canopy using LiDAR, the goals seem to be applied to Council areas. This analysis and comparison of Councils is misleading and does not provide a good level of comparison for what level of tree canopy cover those areas have. There are two prime examples of this:

- City of Mitcham with 48.81% tree canopy cover in the 2019 LIDAR analysis

  Area includes a National Park, Conservation Parks, large hills-face zone.

- City of West Torrens with 12.64% tree canopy cover in the 2019 LIDAR analysis

  Area includes Adelaide Airport.

Having whole of Council tree canopy goals / statistics is not useful at identifying tree loss (which is primarily occurring on private land), setting baselines for targets or having a somewhat even playing field for comparison.

While the City of Mitcham has the highest level of tree canopy coverage, even if you take out Belair National Park and the other large tracts of land which cannot be developed, the Council-wide tree canopy level is still misleading, as suburbs in the hills heavily disguise the lack of tree canopy in suburbs such as Melrose Park and St Marys.

RECOMMENDATION

There should be two new goals set for the urban greening targets:

- For suburbs with less than 30% tree canopy cover, cover should be increased to 30% by 2045
- For suburbs with over 30% tree canopy cover, cover should be maintained to ensure no net loss by 2045

DTI:PlanSA Submissions

From: Tony Forgione [redacted]
Sent: Sunday, 5 November 2023 11:05 PM
To: DTI:PlanSA Submissions
Cc: Monique Forgione
Subject: Submission – Greater Adelaide Regional Plan Discussion Paper

You don't often get email from [redacted] Learn why this is important

PROTECTED

To the State Planning Commision of South Australia,

We are writing in response to the greater Adelaide regional plan (GARP) discussion paper.

This submission represents the response from two landowners of [redacted] Total land area is approx 2.4Hectares or 6 Acres.

T*he KUDLA* area has been neglected for many, many years due to the current Rural zoning and Primary production land use. It is in a convenient location near a train station, the Northern Express Way, Main North Road, many schools and shopping centres. It is great to see the State Government realise the potential for growth in this area.

The key feedback points we have in response to the GARP discussion paper are as follows.

1. Support for Kudla being identified as a 'Growth Investigation Area'. Allowing the land in KUDLA to be further developed and support growth of the area. This will allow landowners to contribute towards making KUDLA a better place to live, while providing much needed land for housing growth.

2. Recommend removal of the 'Inter-Urban Break' as the intent of such can be effectively delivered through the current Open Space Zoning to the south, within the Playford LGA. Using existing landowners land as an inter urban break would not allow people to continue living in their established homes and would be a costly exercise for the government to acquire this land.

3. Support the idea of a parkland and regional sporting hub in the southern rural area of Gawler only if it is developed on existing government owned land, not on land acquired or owned by the landowners in the area. There is ample government land in the Evanston area that could facilitate a northern parklands and sporting precinct which would also support the growth of the area.

4. Suggest a future 'neighbourhood type zone' for the Kudla area that allows existing residents to keep living in their homes while also giving them the option to subdivide their land that supports the future growth. Reason being, landowners currently living in Kudla find it to be a desirable place to live, being close to both Gawler and their workplaces.

One such zone could be a Rural neighbourhood zone where a minimum allotment size of 1200m2 would mean existing residents could work together to develop the land whilst living on it as opposed to having a Master plan approach whereby "developer" will need to come in and purchase all the land. We have spoken to our neighbours, and they also would like the option for growth while they also continue living in the area and retain the benefit of their existing investments such as building homes, sheds, extensions, fencing etc.

Thank you for the opportunity to provide a response and we look forward to the publication of what you have heard from others and ultimately seeing some positive change for everyone.

Regards

Tony & Monique Forgione.
[redacted]

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 30 October 2023 6:31 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Tony Stevens

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat disagree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

The mental well-being of the whole of society, which is at great risk due to the bizarre infill policy being pushed in SA

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Have more parks and enforce larger house blocks to ensure more greening in SA

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Stop pushing activities based purely on financial returns and instead foster activities that enhance social, health and community improvement

---

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

The focus shouldn't be on a strong economy, it should be on the mental and physical well-being of the community

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Improve the infrastructure to support regional growth, and therefore provide better choice. This would involve building better transport, health, education and social infrastructure that was directed at what the community needs rather than what business wants

---

What neighbourhood features enhance living and working locally?

Other (please specify) - More green spaces, communal activity areas, arts and sports facilities. We need to raise our vision to look at more than things like street furniture!!!!!

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Plan it to be meaningful for the next 100 years, not the next election cycle. Build satellite cities that have good transport, schools, hospitals, etc

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Planned development, not the usual knee jerk reactions. See my previous comments

---

What do you see as the benefits of greenfield development?

The opportunity to plan properly, with the long term in mind. This would mean the real needs of the real people could be catered for

---

What do you see as the potential drawbacks of greenfield development?

It requires vision and forward planning, and for our leaders to be brave, selfless and generous

---

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Stop allowing horrendously small blocks to be created from what were once reasonable sized properties.

What do you see as the benefits of infill development?

None

What do you see as the potential drawbacks of infill development?

The decline of social well-being, the increasd in crime and violence. Remember the high rise buildings in North Melbourne and the suicides that arose.

Where should strategic infill sites be located?

In places that can properly support it - large industrial areas that are no longer needed, or well out of the metro area

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

What on earth is employment land? Any sensible satellite cities would have areas developed to support industrial, commercial and office needs

---

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Again, any sensible development should have a minimal allocation of land for green space, arts and sporting activities

---

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

That political desires be forgotten, and the needs of society be honoured

---

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 10:49 AM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Tracey Atkinson

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

55-64

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Medium and high density residential construction must be accompanied by associated green space, schools, swimming pools etc.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Vastly increased the amount of street trees and green spaces in new and exisiting developments. Maintain and increase green and biodiverse tracts of land on the south of Adelaide between Aldinga and Yankalilla. Acquire rural land for this purpose and or/pay owners to manage it .

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Increase in social housing throughout the greater adelaide region , adjacent public transport routes , taking into account availability of transportation and services for low income residents who cant afford to runa motor vehicle.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

More flexible and sustainable public transport infrastructure to accompany the growth in car use with the expansion of major roads such as the the Main South Rd and Victor Harbor duplication projects leading towards growth areas of Victor Harbor/ Goolwa and Aldinga /Sellicks.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Make sure that multi home and unit developments are well designed/green with compulsory solar technology. I no longer live in apartment because the cost of electricity, hot water are not able to be mitigated without this. The close to live in apartment requires access to good public transport (or car spaces) and good local nearby green spaces.

What neighbourhood features enhance living and working locally?

Other (please specify) - Aquatic facilities! Preferably set in green space! With other features such as gym, creche, cafe, warm water options for rehab. Bike tracks so you can commute safely by bike/ebike Good local regular public transport eg small electric buses every 15 minutes. Post office, shopping, schools, etc.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Plan ahead for facilities required and set aside land up front. Follow principles set out in ' Sustainable Aldinga' developed by City of Onkaparinga for Aldinga Land Release.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Variety. Retirement accommodation and supported care options. As above. A rail line or electrified busway system. A public hospital

What do you see as the benefits of greenfield development?

More affordable. Opportunity to plan for retirement villages and other aged care facilities so people can age in place and downsize from family homes within their suburb.

What do you see as the potential drawbacks of greenfield development?

Land better used for increasing greening and biodiversity- its a climate emergency. Dormitory suburbs wth residents having little contact with neighbours and community.. High travel costs and limited public transport. High new infrastructure costs. Poor planning of required associated services such as schools, swimming facilities, GP clinics, etc. It can be a boring place to grow up without access to good services such as cinemas, theatre, aquatic facilities , sporting grounds..

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

As above

What do you see as the benefits of infill development?

Better public transport infrastructure follows.

What do you see as the potential drawbacks of infill development?

Every tree and house space is filled with car parks. Existing green infrastructure is sacrificed for more homes. Heat increase.

Where should strategic infill sites be located?

Abandoned industrial land. Along transport corridors. Close services such as at Marion , Noarlunga Centre.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

What are future industry trends?

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Re purpose agricultural land to increase green and biodiverse areas. Don't increase residential developments within corridors that are already green eg Aldinga to Sellicks to south. Increase requirement for green spaces in new and existing developments.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Increase the target, it's way too low.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I will provide a separate submission from Aquatic Centre Aldinga Bay Action Group- the issue of ageing existing swimming facilities , lack of planning for new facilities in growing areas (eg Aldinga) , and the general reluctance of government to fund new and replacement pools, along with the reluctance of Councils to run pools and administer them across Council boundaries is a particular concern. Maybe we need a statutory body at State level to plan and manage this sector more efficiently than at present????

Respondent No: 35
Login: Anonymous
Email: n/a

Responded At: Aug 21, 2023 21:57:49 pm
Last Seen: Aug 21, 2023 21:57:49 pm
IP Address: n/a

Q1. **What is your name?** Tristan Hall

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** Yes

Q4. **What is your age?** 25-34

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

not answered

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Reduce the city's reliance on cars, allowing for more green space to take their place. Increase tree planting, and protect trees so that they can grow large enough to provide good cover.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

Better services for those using public transport or other alternative methods. More opportunities for cultural events to build the character of the area.

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

A smarter transport system that doesn't consider cars as the first priority, regardless of if they're electric or not. Public transport infrastructure, bicycle and walking infrastructure, and better city design with less car parking will reduce the cost of living and reduce emissions.

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

More opportunities for smart medium and high density housing. Apartments for families, high quality town houses, and better public transport infrastructure all contribute to a more liveable city.

Q11. **What neighbourhood features enhance living and working locally?** **Other (please specify)**
High quality public transport, walking, and bike infrastructure.

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

Increase local facilities that are vital, to prevent the need to travel. Provide train services or similar

Q14. **What do you see as the benefits of greenfield development?**

Opportunity to design the areas based on modern city principles.

Q15. **What do you see as the potential drawbacks of greenfield development?**

Urban sprawl consumes huge amounts of land for relatively few houses. Increases dependence on cars, and isolates people from urban living.

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

Higher quality, varied living. Large and small apartments, town houses, and units can preserve the character of the area while greatly increasing density.

Q17. **What do you see as the benefits of infill development?**

Many people living in relatively higher density has a lower cost on infrastructure, and reduces reliance on cars to get anywhere. Encourages small local business. Improves social opportunities for residents.

Q18. **What do you see as the potential drawbacks of infill development?**

None

Q19. **Where should strategic infill sites be located?**

In areas with good public transport infrastructure, such as near train stations, tram stops, and bike ways

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

Increased planting and protection of existing trees

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 30 October 2023 9:28 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Tuyen e

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

45-54

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

Adelaide is too vast centric. We need better public transport and encourage active transport much better.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Less focus on roads for cars. Protect the parklands and greenfield sites.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Housing development needs to meet the needs of people, not developers.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Stop Urban sprawl.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Encourage housing with smaller land size. We need to decentralize Adelaide. To many people commute into the city from outer suburbs.

What neighbourhood features enhance living and working locally?

Other (please specify) - We need more mini "CBDs" outside the city CBD.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

We need to protect greenfields as once they are lost they are gone. We need to build up, not outwards, especially in the suburbs.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

No Answer

What do you see as the benefits of greenfield development?

I disagree with greenfield development

What do you see as the potential drawbacks of greenfield development?

We lose greenfields forever and we encourage urban sprawl in many cases

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Having higher density living pockets in the suburbs will encourage local economic growth and hopefully "living locally"

What do you see as the benefits of infill development?

Less Urban sprawl and deciding use of greenfield sites

What do you see as the potential drawbacks of infill development?

More concentration of cars but can be solved with better public transport and infrastructure for active transport.

Where should strategic infill sites be located?

In suburbs around the CBD

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

We need to build up and leave parks such as the parklands alone.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Green cover needs to be a requirement for business, residents and government. We need to have higher aspirations for more green cover.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Friday, 25 August 2023 11:48 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

viren manshani

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

---

Are there any other outcomes the State Planning Commission should consider?

public transport infrastructure should keep pace with new housing/community developments

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

public transport that is well-connected, safe to use and comparable in price to private transport

---

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

No Answer

What neighbourhood features enhance living and working locally?

Other (please specify) - walkable cities/communities with open spaces without much vehicle traffic

---

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

public transport infrastructure, development as a "walkable city", provision of basics such as healthcare/education etc.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 28 August 2023 8:34 AM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

William Hinchcliff

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

---

Are there any other outcomes the State Planning Commission should consider?

Better public transport systems concentrated around infill housing opportunities.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Mandate WSUD and green space within Planning policies

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Stop the spread! We need to stop developing Greenfield sites that are not connected to transport and require long car journeys to get anywhere. With a higher density living model that is connected by walking, cycling and public transport, we will create more connected communities.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Invest in battery storage. Reduce travel distances. Orient business centres around high density living.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Planning policies need to provide flexibility and encourage different housing types. Missing middle model housing is important in our inner suburbs, but the planning policies need to allow for it. It is far too difficult at the moment to gain approval for any proposal that is 'different'.

What neighbourhood features enhance living and working locally?

Other (please specify) - Close proximity to shops and services. A 'village' like approach within our inner suburbs fosters a close sense of community, reduces travel and promotes small businesses. Within 10-20 minute walking radiuses, you can have small bakeries, grocery stores, retail outlets, cafes surrounded by and tucked in around mixed housing types. Take a look at the inner suburbs of Sydney - ares like Surry Hills are perfect examples of suburban 'villages'.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

To put it bluntly, Greenfield development needs to come to a grinding halt. The Greenfield developments we have are already unmanageable and underserviced. The only way to help the existing ones now is to provide public transport services and open up planning policies to allow for corner stores, etc.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

High density. Compact urban form with efficient public transport to these satellite cities. The LAST thing we want to happen is to have so much urban sprawl that Victor Harbor is connected to Sellicks Beach and Murray Bridge is connected to Mount Barker.

What do you see as the benefits of greenfield development?

Honestly, pretty much zero. They add to our carbon emissions (car use), destroy our environment (loss of farmland and open space), and provide no sense of community or social cohesion (large houses on block after block with no services, etc).

What do you see as the potential drawbacks of greenfield development?

As listed in previous answer. I could go on and on.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Mix of housing types. Oriented around walkable areas (10-20min circles). Small, local services within these infill areas (cafes, shops, etc). Public transport to and from.

What do you see as the benefits of infill development?

Less reliance on cars, more social cohesion, promotes small business, better community health from walking more. Provides housing types that better suit our states demographic. As your own stats say, there has been a 78% increase in single person households, and a 52% increase in couples without children. Logic would suggest these people don't need 3-4 bedroom detached houses to live in. These people need (and want) 1-2 bedroom homes. There are plenty of people who want to live in the inner city and would happily live in 1-2 bedrooms apartments/townhouses. Our demographics are changing and we need to stop thinking that the nuclear family is the model to base everything from.

What do you see as the potential drawbacks of infill development?

If not well designed and controlled, it can have negative affects on our environment and neighbourhood feel. This can, however, be combatted through the planning policies.

Where should strategic infill sites be located?

Within the 'inner' and 'middle' urban areas. Oriented around transport routes (many of which don't exist yet). Areas such as Magill Rd, Norwood, Greenhill Rd, Burnside, etc.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Industry is already here, there needs to be little change for this.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Mandate open space requirements within planning policies. Reduce Greenfield development.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Established trees should count for 3x that of a 'replacement' tree. Simply making people plant replacement trees does not account for the canopy loss.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I would strongly encourage consulting our states Architects on this plan. We have excellent experts in this state who have done wonderful research on this topic. Let's use our experts.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 8:21 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

William matthews

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

35-44

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Neither agree nor disagree

---

Are there any other outcomes the State Planning Commission should consider?

We need to stop Adelaide sprawling out and out and out. Urban infill and more appartments closer to the CBD will make our city function more efficiently and be more vibrant.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Once again stop urban sprawl, fix the public transport network, provide ways for people to move around that doesn't require single occupant cars everywhere taking up all the space.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Urban infill, more appartments closer to the CBD, build up not out.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

More access to active transport, especially in and around the CBD would be extremely beneficial.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

More appartments closer to the CBD so people can afford to buy close to the action of the city.

What neighbourhood features enhance living and working locally?

Open spaces

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

This is basically impossible to achieve with greenfield development.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Create mini cities that are compact and people can walk and bicycle to shops and work.

What do you see as the benefits of greenfield development?

I see no benefit except to the greenfield land owners who are selling out and the developers who are building the lots. It is creating a type of citizen who is 100% reliant on their car to get anywhere.

What do you see as the potential drawbacks of greenfield development?

It stretches out our public transport network, it stretches out our emergency services, it stretches out our roads, sewer system, electrical services, telecommunications services. It's just a terrible idea!

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

It allows people to live within walking distance or cycling distance to services, work places and entertainment options.

What do you see as the benefits of infill development?

It makes for a more cosmopolitan society. It makes for a more vibrant society. It's better in every way possible.

What do you see as the potential drawbacks of infill development?

I can't see any drawbacks of infill development. It is the way European cities have been growing for hundreds of years and they have some of the most vibrant and attractive cities in the world.

Where should strategic infill sites be located?

Close to the CBD and in the CBD. All the suburbs directly surround the CBD should be growing like crazy!! Following this the Torrens linear path all the way to the hills would be fantastic to develop! Then all the major urban corridors into the city, especially the ones with access to trains and trams or dedicated bicycle paths.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Be smart about it!

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Open space can be found in the most unlikely places. Think under bridges and freeways, think on top of buildings and other structures. Make it possible to walk and bicycle to these spaces safely.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

Green roofs and facades are an excellent way to up the green cover.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Adelaide needs to start thinking like Europe and especially the great mid sized cities that attract a lot of people to work and play and live in. They done spread out indefinitely, they are compact, attractive and safe for active transport users. I'd move to Europe if my whole family didn't live in Adelaide. The planners in Europe understand how to engineer vibrancy into a city.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 3:53 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

William Selway

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Somewhat disagree
A strong economy built on a smarter, cleaner, regenerative future	Neither agree nor disagree
A greater choice of housing in the right places	Somewhat disagree

---

Are there any other outcomes the State Planning Commission should consider?

Ensuring current homeowners are not negatively affected by new housing strategies.

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Improve public transportation and cycling infrastructure in metropolitan Adelaide to decrease congestion and parking requirements. Decrease infill in existing suburbs to ensure proper tree coverage to avoid heat islands. Utilise CBD housing to decrease reliance on cars.

What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Ensure urban infill does not compromise existing landholders right to enjoyment and quality of life.

What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Protect our parks and universities from housing development. Increase minimum allotments to decrease the stock of poor quality not fit for purpose housing that rely on heating and cooling 24/7 with no or little garden.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Increase housing stock and appeal of living in CBD by increasing public school spending and zoning for this area.

What neighbourhood features enhance living and working locally?

Other (please specify) - Having reasonable allotment sizes, allowing people to have gardens.

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Ensuring there is public transport in place before development occurs.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Investment in public schools and medical resources to make these cities more attractive.

What do you see as the benefits of greenfield development?

Less urban infill and more investment in regions providing jobs that otherwise would not be available.

What do you see as the potential drawbacks of greenfield development?

Loss of farming land. If not done properly can create overcrowded areas lacking any character or amenities.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

It can't urban infill without spending on infrastructure has caused many issues.

What do you see as the benefits of infill development?

Profit to housing developers.

What do you see as the potential drawbacks of infill development?

Decrease in enjoyment to neighbouring properties including: - Parking concerns as urban infill houses by and large do not have storage and garages are too small to accommodate cars. - Overlooking concerns as new developments are inevitably much higher than surrounding. - Complete lack of respect for green space and trees - Poor quality homes requiring either heating/cooling year round - Stress on local schools, medical facilities, parks, public transport as complete lack of any investment to match infill - Removal of any character and history from areas to insert cookie cutter houses - Effect on social cohesion as build of new houses (no or little yard) leads to neighbours not interacting. - Increase in refuse requirements to Council - Constant reworking of council and DIT roads as infill houses are connected to aging infrastructure

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Where should strategic infill sites be located?

Need to convert industrial sites closer to city into residential rather than squeeze existing residential sites. Glynde, Melrose Park, Bowden.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

Employment land should be pushed away from residential land to allow greater targeting of public transport and avoid noise pollution etc.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

Lewis Walk housing development has been a huge loss of prime open space with very little return to anyone other than property developers. Mining of the Adelaide hills face has effectively ruined large parts of the hills for any future generations. Governments need to ensure that any development on existing open space has a high return to society as a whole otherwise should be avoided at all costs.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

There needs to be tough penalties for not meeting green cover requirements particularly by urban infill. Retrospective approvals need to be abolished with failure to meet requirements being remedied by specific performance. If a developer 'accidentally' knocks down trees they need to plant replacement trees and contribute to a tree cover fund.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

Adelaide is at a cross roads, we can either invest in our public transport and protect our existing quality of housing stock or we can continue on the same path set upon by Rau. Too much emphasis is placed on urban infill without thinking of long-term effects. I understand the need to increase housing stock to cater for an ever-expanding population, however we risk ruining Adelaide for future generations. Knocking over existing family homes with appropriately sized green cover, parking and overlooking to build poor quality not fit for purpose, environmentally unfriendly boxes should not be the default. There is a large amount of underutilised commercial land in metropolitan Adelaide that should be used long before any sort of infill is even contemplated.

Respondent No: 13
Login: Anonymous
Email: n/a

Responded At: Aug 17, 2023 18:24:18 pm
Last Seen: Aug 17, 2023 18:24:18 pm
IP Address: n/a

Q1. **What is your name?** Wojciech Misiara

Q2. **What is your email address?** [redacted]

Q3. **Are you of Aboriginal or Torres Strait Islander origin?** No

Q4. **What is your age?** 45-54

Q5. **How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?**

A greener, wilder and climate resilient environment	Strongly agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Strongly agree

Q6. **Are there any other outcomes the State Planning Commission should consider?**

Fast comfortable public transport. Buses are not a great option as the are noisy stop and start and get stuck in traffic. Mono rail trains connected to all suburb hubs. Walking and cycling continues infrastructure.

Q7. **What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?**

Public Services available in closer proximity.

Q8. **What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?**

not answered

Q9. **What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?**

not answered

Q10. **What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?**

not answered

Q11. **What neighbourhood features enhance living and working locally?** Open spaces

Q12. **How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q13. **What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?**

not answered

Q14. **What do you see as the benefits of greenfield development?**

not answered

Q15. **What do you see as the potential drawbacks of greenfield development?**

not answered

Q16. **How can infill development achieve an urban form that is consistent with the principles of Living Locally?**

not answered

Q17. **What do you see as the benefits of infill development?**

not answered

Q18. **What do you see as the potential drawbacks of infill development?**

not answered

Q19. **Where should strategic infill sites be located?**

not answered

Q20. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?**

not answered

Q21. **What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?**

not answered

Q22. **What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?**

not answered

Q23. **What do you think Adelaide will look like in 15 to 30 years' time?**

not answered

Q24. **What is most important to you?** 1.

Q25. **What are your concerns for the future of the Greater Adelaide region?**

not answered

Q26. **In the future, what type of home would you like to live in?** not answered

Q27. **Who do you see yourself living with in the future?** not answered

Q28. **What part of the Greater Adelaide region would you like to live in?** not answered

Q29. **How can Greater Adelaide be more sustainable and respond to climate change?**

not answered

Q30. **How would you like to travel around the Greater Adelaide region in 15 years time?** not answered

Q31. **What do you like about your current local neighbourhood?**

not answered

Q32. **What do you think your local neighbourhood is missing?**

not answered

Q33. **Is there anything else you would like to tell us about shaping the future of Greater Adelaide?**

not answered

Q34. **Thank you for completing the Greater Adelaide Discussion Paper Survey. Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.Do you have any further feedback you would like to provide for consideration?**

not answered

DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Wednesday, 1 November 2023 2:17 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Yogesh

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

25-34

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Strongly agree
A strong economy built on a smarter, cleaner, regenerative future	Strongly agree
A greater choice of housing in the right places	Somewhat agree

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Are there any other outcomes the State Planning Commission should consider?

Crime Prevention and Safety

What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Affordable Healthcare and Education will ensure access to affordable healthcare and quality education for all residents. This can be achieved by investing in public healthcare facilities and schools

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What else could the Greater Adelaide Regional Plan do to contribute to a more equitable and socially cohesive region?

Language Support: Provide language support services, especially for migrants and refugees, to help them integrate better into society. Language proficiency is crucial for accessing education, employment, and social services. Restorative Justice Programs: Implement restorative justice programs that focus on repairing harm caused by criminal behavior. These programs emphasize dialogue, accountability, and community involvement, promoting healing and reducing recidivism. Data-Driven Decision-Making: Utilize data to identify disparities and target interventions effectively. Collect and analyze demographic and social data to understand the needs of various communities, ensuring that resources are allocated where they are most needed

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What else could the Greater Adelaide Regional Plan do to contribute to a strong economy built on a smarter, cleaner, regenerative future?

Circular Economy Initiatives: Promote circular economy principles, emphasizing recycling, reusing, and reducing waste. Implement policies that encourage businesses to adopt circular practices, minimizing environmental impact and conserving resources Investment in Research and Development: Allocate resources for research and development in emerging technologies and sustainable practices. Encourage collaboration between research institutions, businesses, and government agencies to drive innovation in areas like renewable energy, green transportation, and eco-friendly manufacturing. Water Conservation and Management: Implement water conservation programs and invest in water management infrastructure. Promote the use of rainwater harvesting systems, greywater recycling, and efficient irrigation methods in agriculture. Educate businesses and residents about water-saving practices.

What else could the Greater Adelaide Regional Plan do to encourage the delivery of greater choice across housing types and locations?

Diverse Housing Types: Support the construction of various housing types, including apartments, townhouses, duplexes, and single-family homes. Embrace innovative designs and architectural solutions to cater to different family sizes, lifestyles, and income levels. Transit-Oriented Development (TOD): Focus on developing housing and commercial spaces around transit hubs and public transportation nodes. TODs promote walkability, reduce car dependency, and offer convenient access to public transport, making them attractive locations for various housing options.

What neighbourhood features enhance living and working locally?

Safety

How can greenfield development achieve an urban form that is consistent with the principles of Living Locally?

Access to Local Goods and Services: Foster a vibrant local economy by encouraging the establishment of local markets, grocery stores, cafes, and service providers. Support local farmers and artisans to create a sustainable

supply chain for fresh produce and goods. Promote the use of community-supported agriculture and farmers' markets. Local Employment Opportunities: Integrate job opportunities within the community, promoting local businesses, startups, and co-working spaces. By providing employment opportunities within the neighborhood, residents can work close to home, reducing commuting distances and traffic congestion.

What is the ideal urban form to support the growth of satellite cities like Murray Bridge and Victor Harbor?

Local Economic Hubs: Foster the growth of local economies by attracting businesses, startups, and industries. Create business zones, technology parks, and industrial areas to generate employment opportunities locally. This approach reduces the dependence on distant urban centers for jobs. Education and Healthcare Facilities: Develop educational institutions, healthcare centers, and research facilities within satellite cities. Accessible education and healthcare services enhance the well-being of residents and attract families to settle in these areas.

What do you see as the benefits of greenfield development?

Improved Infrastructure: Greenfield development enables the construction of modern, well-planned infrastructure, including roads, public transportation systems, utilities, and green spaces. This ensures that the new community has efficient and state-of-the-art facilities from the outset.

What do you see as the potential drawbacks of greenfield development?

Improved Infrastructure: Greenfield development enables the construction of modern, well-planned infrastructure, including roads, public transportation systems, utilities, and green spaces. This ensures that the new community has efficient and state-of-the-art facilities from the outset.

How can infill development achieve an urban form that is consistent with the principles of Living Locally?

Environmental Impact: Developing previously untouched land can lead to habitat destruction, loss of biodiversity, and disruption of ecosystems. Construction activities, deforestation, and soil disturbance can harm local flora and fauna, impacting the natural environment. Social Equity: Greenfield development may not always address the housing needs of lower-income individuals and families. New developments can sometimes cater to higher-income residents, leading to social and economic segregation within communities.

What do you see as the benefits of infill development?

Infill development revitalizes urban areas, promoting efficient land use, reducing urban sprawl, and conserving natural habitats. It maximizes existing infrastructure, enhances walkability, and fosters vibrant communities. By utilizing underutilized spaces, infill development promotes sustainability, reduces commuting, and encourages economic growth, creating more inclusive and livable cities

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What do you see as the potential drawbacks of infill development?

nfill development can face challenges such as increased construction costs, disruption to existing communities, and strain on local infrastructure. Density concerns may arise, impacting green spaces and privacy. Balancing new development with historical preservation is complex, requiring careful planning to address residents' concerns while fostering sustainable, cohesive, and aesthetically pleasing urban environments.

Where should strategic infill sites be located?

Strategic infill sites should be located near public transportation hubs, existing amenities, and areas with underutilized or vacant properties, optimizing urban connectivity and revitalization efforts.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for employment land?

To meet future demand for employment land, the Greater Adelaide Regional Plan should consider several key factors. Firstly, conduct thorough analyses of economic trends, industry growth projections, and emerging sectors to anticipate employment needs. Collaborate with businesses and industries to understand their requirements and promote job creation. Encourage adaptive reuse of existing buildings and brownfield sites to optimize land use and minimize environmental impact. Invest in infrastructure such as roads, utilities, and public transportation, ensuring seamless connectivity to employment centers. Support small and medium-sized enterprises (SMEs) through tailored incentives, incubators, and business support services, stimulating entrepreneurship and diversified employment opportunities.

What does the Greater Adelaide Regional Plan need to consider to meet future demand for open space?

To meet future demand for open space, the Greater Adelaide Regional Plan should prioritize preserving natural habitats, enhancing urban green spaces, and creating new parks. Consider population growth, recreational needs, and environmental conservation. Involve communities in planning, ensuring equitable access. Sustainable practices and biodiversity preservation are vital for long-term open space planning.

What does the Greater Adelaide Regional Plan need to consider when reviewing and achieving the Urban Green Cover Target?

When reviewing the Urban Green Cover Target, the Greater Adelaide Regional Plan should prioritize planting native trees and vegetation, promoting green roofs, and integrating green spaces into urban planning. Consider community engagement, maintenance strategies, and sustainable water management. Collaborate with local authorities, ensuring long-term preservation and expanding green infrastructure.

Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I just wanted to highlight that with the growing demand of each area for population needs, the administration should also stress social issue like ensuring social justice, gender equality, and inclusive development by addressing issues related to poverty, discrimination, and social disparities. Also, there is a need to recognize social entities that work to teach values and ethics, this emphasizes the importance of moral values, ethics, and integrity in personal and professional life, considering them the foundation of a strong and prosperous society.

Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

- Public transport - mass movement of people and inter-suburb connections.
- Consideration of other forms of transport incl. bikes, scooters etc.
- Public housing - targetting areas that currently lack public housing. Making it cheaper + using pre-existing buildings.
- Balancing infrastructure for cars with sustainability + its costs in maintenance.

What else would you like to say?

Where should Adelaide grow?

Do we want our city to grow in?

Do we want our city to grow out?

- Balance of growing in and out in line with population.
- Towards Gawler more possible as pre-existing infrastructure.
- Provide options for people

What do you think about growing in (infill)?

- Benefits of less infrastructure, costs + maintenance per person
- More dense, vibrant communities
- Less travel times and less reliant on cars.
- Less ~~pop~~ birthrate will mean we need different houses, and could be smaller
- Move inwards first, and then outwards when needed.
- Preserve land esp. for First Nations people

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

What do you think about growing out (greenfield development)?

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

What does this mean to you?

What do we need to start or do more?

- Solar + batteries
- Better environmentally sensitive design + regulations on ~~be~~ new builds
- Carbon offsets
- More education on builing sustainable housing so it builds demand. eg. roof colour choices
  - financial incentives
- Building homes for people to live in, not invest in. Increasing standards in efficiency.
- Community gardens that fit communities.
- More carpooling - owned by government
- More investments in sustainable power, debate on nuclear
  - some for + against, particularly the timeframe that First Nations ppl against it.

What do we need to stop or do less?

- Chopping down trees
- More CO^2 efficient transport (less cars)
- Incentivising investment properties! - Tax ppl who own more houses

What else would you like to say?

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you?

- Equal opportunities - housing education
- First Nations land use + justice. Engaging Elders + young people in this conversation.
- Affirmative action
- Affordable housing + living
- Income inequality

What do we need to start or do more?

- Listening to First Nations people, disabled folk, culturally + linguistically diverse communities
- Building healthcare infrastructure. incl. mental health + sustainability of workers
- More public housing in all communities, not just low SES areas
- More shared public spaces. + community events.
- Appreciating individuals decision making + choices
- Access community services cheaper eg pools.
- More free events eg repair markets

What do we need to stop or do less?

- Car reliant infrastructure where ppl dont have other options
- Not listening to First Nations ppl
- Stop investment properties.
-

What else would you like to say?

Have we missed anything?

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

- Allowing for a diversity of jobs + that jobs are close to home.
- Ensuring we retain Runhaa element of our city

What do we need to start or do more?

- Replacing jobs lost to automation with new opportunities.
- Investment in creative industries.
- Supporting ~~the~~ studies that contribute to Space stuff (without disentivising other studies)
- Automated public transport + places to interact
- Supporting industries that align with the community eg. less banks that invest in ~~CCO~~ fossil fuels.
- Supporting shared leadership in companies + companies that support voice from all levels
- Diverse economy + development sector eg. not just Metricon building houses. Support small + medium businesses
- Supporting locally made + produced goods

What do we need to stop or do less?

- Incurring debt, but ~~it~~ balancing w investment + social needs

What else would you like to say?

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?

- Upgrade existing housing
- Community/affordable housing
- Mix of housing types, tenures, sizes

What do we need to start or do more?

- Disincentivise accumulating lots of houses
- Build affordable housing
- Build/convert housing to suit diverse ways of living
- More relaxed zoning regulations
- Understand what people really want
- Build near public transport

What do we need to stop or do less?

- People having lots of houses
- Pushing people to exurbs without services

What else would you like to say?

Have we missed anything?

~~Parking Lot~~ Bus Stop

Don't want to interrupt the conversation but have a great idea? Park it here and we can come back to it later!

Tell your friends and family about the #GARP and have their voices heard too via the feedback survey: bit.ly/48yEsBZ

Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

Smart city connections & local events, activity.

- Species Interaction Wildlife
  Public spaces for accidental play
  Actively minimise car centrism.

Connectivity between Communities
- Third Spaces - community not just private/consumer
  - Community Centres - gardens

What else would you like to say? Shared public spaces w in high density devpmt.

Where should Adelaide grow?

Do we want our city to grow in? Infill

increase density - Masterplan gives a clean slate to create live local
→ communal backyard & spaces.
Housing diversity - smaller places - affordability.
medium density.

both

Do we want our city to grow out? Greenfield

services required.
low income & car dependancy issue

What do you think about growing in (infill)?

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

What do you think about growing out (greenfield development)?

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

Urban gardens in water sensible design & value high plantings - native or food etc.

What does this mean to you? Not just lawn, blue spaces., native wildscaping

What do we need to start or do more? ~~Extract~~ Urban heat island → shade
Bike lanes Infrastructure to take seriously micro transit - reduce road size
Slow streets, one way streets. Protect existing high value green space → established vegetation

What do we need to stop or do less?
Cars & roads. / Fake lawn Green roof / walls. Nature Festival - community culture events
Black roofs. → encourage white etc

What else would you like to say?

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you? Address new immigrant racism & challenges, rental issues.
Social engagement & inclusive decision making

What do we need to start or do more? cultural diversity in how the house form exists → communal housing, indigenous focus choices
Middle density housing
Diversity of affordability & blending socioeconomic groups. Avoid deprivation suburbs.

What do we need to stop or do less? More free public stuff → communal luxury → private moderation eg. swimming pool.
~~Rate~~

What else would you like to say? Cultural events distributed not just CBD.

Have we missed anything? Voice / Treaty, truth → more recognition & Indigenous voice/culture & encourage support Kaurna Cultural Centre

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you? Carbon Footprint as part of the plan.

What do we need to start or do more?
Education industry.

live local!

Child friendly inclusive spaces

4 day week
flexible hours
flexible space

Playcafe w soundproof rentable work spaces.

What do we need to stop or do less?
Electric cars b/c it just changes the engine not disruptive.

What else would you like to say?
Gaming & Video effects industry
Nuclear? Alternative energy industries

Medical industry employment - expertise
Regionalised hubs outside of CBD

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?
Mixed use walkable neighbourhood
Mixed form for lifestages. eg. one bedroom, family, mature, at uni, single w kid, pet friendly.

What do we need to start or do more?
Varied & non-conventional eg. underground, moveable walls - structural flexibility, attics
Managed green space eg. gardens / urban farm

What do we need to stop or do less?
Cookie cutter 3 bed detached house no backyard
Change first home owner policy & encourage diversity in options.
AIRBNB's.

What else would you like to say?
Community Centres in every suburb w bike lane so kids, people wanting social connection can get to by walk or micro transit scooter.

Have we missed anything?
Legalise Electric Scooters

Parking Lot

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Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

- Walkability (schools, bus, shops)
- 15 minute cities.
- local employment and job options.
- Public transport (better routes, cheaper, quicker, bus only routes, more frequent)
- shared spaces.
- biodiversity & climate resilient spaces.
- ~~Global~~ local & resiliant economies.
- better & safe bikeability (kid friendly)

What else would you like to say?

- Climate resilience & biodiversity is often
- circular / Regenerative

Where should Adelaide grow?

- Keep in the established urban Area
- Up not Out
- More townhouses and apartments rather than just single family homes.

Do we want our city to grow in?

- Apartments near train stations
- Increase green ~~fill~~ Space.

Mix / balance

Do we want our city to grow out?

- Lobethal
- So long as other facilities + Services are available.
- Prioritse retention of enviromental + Green spaces

What do you think about growing in (infill)?

- Creating more multi-use properties / mixed-use development.

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

b. What are your concerns?

- That the greenfill spaces will be bad! They will just be lots of family homes that have no ammenities, hard to cool & generally bad.
- Biological space will be removed

c. How could your concerns be best addressed or avoided?

- better planning.
- ~~Keeping~~ growing in before growing out.

d. What balance or mix of growing out or growing in would you like to see?

- mostly growing in ~~Adel~~ but being strategic about growing out.
- better development of appartments (4 or 5 storey max) around train station or other public transport hubs.

What do you think about growing out (greenfield development)?

Adelaide is so small in population but soo long!
I think there so much room to expand with infill before expanding further outwards.

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

Strong metrics to ~~assess~~ achieve and measure greener, wilder, cooler, in terms of genuine ecosystem structures and ~~not~~ functionality.
A city which offers a natural refuge to endangered species. Enables people to connect to nature.

SOLAR CANOPIES IN CARPARKS!!!

What does this mean to you?
This means re-envisaging how we see nature in the city. It should be viewed as a priority and necessitate ~~in~~ serious investment, management and maintenance - even when this is difficult sometimes. Considering the value of "high maintenance spaces" and realising that nature does not have to be passive & low maintenance.

What do we need to start or do more?
- Support Residents + Businesses to plant trees
- ~~Removing~~ Supporting waterways that are not concreted / Removing concrete - Natural purification from vegetation. Supports Biodiversity / Slows flow
- More complex greenspaces.
- fostering
- ~~#~~ increasing the dialogue between ecologists & systems of governance. Planning needs ecological input.
- Creating permeable surfaces. Needed for erosion mgmt, soil qual, climate resilience.

What do we need to stop or do less?
- concreted waterways e.g those that feed into Torrens.
- Removing vegetation
- LAWNS!
- useless green space) - wasting resources.
- Building impermeable surfaces everywhere. Accelerating water pollution, erosion & flash flooding.

What else would you like to say?
Coastal management needed to build resilience.

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you?
- People of all social classes and abilities living together.
- Accessible services.
- Mixed housing & developments.
- equal access to services + spaces.
- Safety - physical & psychological

What do we need to start or do more?
- More public housing. - public bins!
- Putting high & low income housing together.
- Ensuring the areas developed have accessible services.
- Building in terms of economic resilience.
- ~~esch~~ Ensuring communities have local schools easily accessible.
- Building suburbs around infrastructure for public transport.
- Mixed use - mixed use - mixed use.
- Active transport!

What do we need to stop or do less?
- wifi is not a priority!!
- building isolated suburbs - accelerating inequity.
- less car $ centric cities!!!

What else would you like to say?
We care so much about ensuring that people have appropriate $affordable housing. This is an issue for buyers BUT ALSO RENTERS! Share house $families.

Have we missed anything?
- Facilitating affordable opportunities for culture essential.

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

- Leaving the land / economy in a better condition than before
- Surviving climate change ravaged world.
- Mixed use zoning to encourage a healthy business mix. which results in higher spend or increased economic benefits.

What do we need to start or do more?

- Human connection
- Incentives / grants for programs to enhance wellbeing in the community.
- elicit innovation
- assist increase with electric vehicle infrastructure - EV charging leads to people spending time in local economy

What do we need to stop or do less?

- Automation that reduces jobs.

What else would you like to say?

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?

- Mixed use
- Equality / Affordability
- Biodiversity within neighbhoods
- 15 mins within essential services

What do we need to start or do more?

- Meet Needs of communities
- Don't move to the right place, bring the right facilites to us.
- More spaces to immerse in nature locally

What do we need to stop or do less?

- Single family Detached houses are bad
- Stop Zoning Segregation

What else would you like to say?

- Mandate energy efficiency Standards
- Sustainable building materials + Practices
- Future Proofing for natural disasters - Bushfire, flood

Have we missed anything?

Parking Lot

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Greater Adelaide Regional Plan Discussion Paper
Youth Forum

0

What do local communities need for people to thrive?

- Integrating Green Spaces in our urban form - community gardens, rooftop gardens, Verges, Native Vegetation and habitats
- Investing in the community, Libraries
- Safer streets - median strips, verges
- Community involvement and consultation

What else would you like to say?

Where should Adelaide grow?

- A combination of growing in and out, but balancing green space and using Space efficiently

Do we want our city to grow in?

- More medium density which still allows for walkability & green spaces

Do we want our city to grow out?

- If we grow out, need services and infrastructure
- ~~If we~~
- we need to consider cultural and ecological impacts

What do you think about growing in (infill)?

- Doing infill well - considering how people actually want to live

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

- Existing access, existing infrastructure
- Existing community

b. What are your concerns?

- Transport to access satellite cities
- Build the transport first - then build the cities around it

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

What do you think about growing out (greenfield development)?

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

- Wildlife corridors, more native plants (council initiatives)
- Not cutting down mature trees, respecting tree canopy, better legislation around protecting trees

What does this mean to you?

What do we need to start or do more?

- More resilience
- Building social capital
- more community spaces to help grow more resilient communities
- Permeable pavement
- Building in green spaces into existing spaces eg. roundabouts, verges, median strips
- wilder waterways, surrounded by native veg
- Greater consideration for ecological impacts in new development areas

What do we need to stop or do less?

What else would you like to say?

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you?

- Access - being able to get to places and services, safe and accessible places & community infrastructure (health & social spaces)
- Efficient and accessible transport
- Involving First Nations People in every aspect of the process

What do we need to start or do more?

- Equitable decision making - having everyone involved in decision making, will have a flow on effect
- Localised, resilient community
- Physical spaces for everyone to build community - different cultures etc.
- Housing options like Nightingale in Bowden, greater housing diversity / more communal spaces & services (shared laundry etc.
- Equitable access to services
- How to make the city safer for women and girls - will make it safe for everyone

What do we need to stop or do less?

What else would you like to say?

- Making spaces accessible for most vulnerable will make it accessible for everyone

Have we missed anything?

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

- Industries that are going to stick around eg. Renewable energy
- Environmentally and socially ethical

What do we need to start or do more?

- Renewable energy
- smarter about playing to our strengths as a state
- investing in education

What do we need to stop or do less?

- ~~stop~~ mining fossil fuels → Renewable energy instead
- stop Nuclear industry in SA
- stop natural gas - if we're going to be clean green, really do it

What else would you like to say?

Cleaner: waste. Recycling,
Transition out of harmful industries like gas, into renewable ones, recycling, sustainability.
If we want to market as a state being clean + renewably, have to fully commit and not keep one foot in the door with fossil fuels + nuclear power.

Have we missed anything?

- Electric transport, including public transport and industrial transport.
- If we are going to have suburbs cities, connect them by rail.

The Diverse voices, leadership etc.
First Nations and culturally diverse ideas and planning. Ethical and inclusive economy built on different ways of thinking and doing.

If still remaining in power generation industry, moving to renewable industries, can export elsewhere, makes up for the higher manufature costs.
more local ~~reduc~~ production.

A greater choice of housing in the right places

What does this mean to you?

- Building houses that are going to last → climate resiliant based on heating + cooling, flood, wind etc.
- Making affordable housing that doesn't have additional costs later (as ~~things~~ fall apart etc.)

What do we need to start or do more?

- insulation for heat
- testing and building to higher ~~sta~~ resiliance standards
- more thoughtful medium density → aesthetics, communities, power costs, longevity.
- Nightingale housing
- Shared ammenities and shared spaces
- local energy generation and shared energy production
- like community gardens but for power

What do we need to stop or do less?

What else would you like to say?

- ~~Dev~~ Developers are in an industry to make money back → how do we switch to a different model that provides housing for people
- more public housing

Have we missed anything?

Parking Lot

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Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

- Little villages sharing self generated electricity, community garden, school, arts/play facilities
- Bio diversity - Bees etc. - Fungi
- Community hubs that are accesable for everyone. (regardless of income)
- Fruit trees.
- Community Gardens
- Free e-scooters / E-bikes
- All the things in your zine
- Zoning for both residential and businesses in one location

What else would you like to say?

- Catching rainwater, sunlight
- Good soil

Where should Adelaide grow?

- Adelaide should grow in existing in IVD mixed areas, apartments, townhouses, density, by developers, not shopkeepers, reallocate prices. block living spaces (communal)
- stop growing on our fertile agricultural land
- when agriculture is not prime like
- suburbs shouldn't be barriers. Fill the gaps between
- these days we live in cities, communities (work, be ourselves (wear) socialise) thesselves, shady, social hubs

(5) ~~certain ratio~~ community spaces : private homes ratio

Do we want our city to grow in?

garden allotments
~~semi-private~~ individual, small plots in the one big space.

medium density without loss of green space
increase shared/mix use facility/gardens
shared gardens, laundries, carpark,

Do we want our city to grow out?

Not that much! NO!

Reverse the greenfield zoning that currently exists

(Make the ones that are already too grown out more beautiful, funky & pleasant)

- Instead of building 3 or 4 bedroom single standing homes on land that is currently zoned to be built on (such as in mount Barker) build medium density housing with houses/apartments suitible for single person living. Also with businesses close by/on the same land.
- business on the ground floor, residential on floors above.

What do you think about growing in (infill)?

we need to do it, but equitably - we can't just infill in undesireable ones

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

We have limited rail lines that need to be better utilised!
Our current space - particularly inner-burbs - allow people to ride bikes, no one can ride in the outer suburbs

b. What are your concerns?

That what is profitable will win!
That developers get to develop without consequence!
That it's easier to just build outward!

c. How could your concerns be best addressed or avoided?

By proper and more equitable zoning laws - not ones that ingrain social-inequality.

d. What balance or mix of growing out or growing in would you like to see?

STOP OUT - Let's do in right!

What do you think about growing out (greenfield development)?

We need better infrastructure there - ~~XXX~~
BETTER - NOT MORE

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

NONE - It's not cheaper and ingrains social-inequality.
It's more likely to increase chronic heath issues!

b. What are your concerns?

That we won't be listened too :(

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

What does this mean to you?

What do we need to start or do more?

- keep / increase tree canopy cover in suburbs to keep suburbs cool
- green spaces
- more compact
- biodiverse than
- just ovals in
- middle of Suburbia.
- more young people will be able to be outside and enjoy green spaces.
- dry tempstead to
- extensive dead dusty
- areas alongside footpaths,
- in parks, and ovals
- have to be watered to
- stay green. why are verges
- grass? Stop! plant trees
- and native ground cover
- instead.
- less reliance on vehicles, roads are hot and prevent shade. more cycle infrastructure, shared pedistrian / car zones in CBD, More greenery in laneways.
- Slower speeds in (western) suburbs to encourage shared use of quiet streets for play → riding, Street cricket, Waterfights. used to so often
- Stop building new 3 story townhouses with thin walls and poor insulation on the top floors become so hot.

Wild spaces dedicated to non-humans

Nature Playgrounds

↳ proper planning of materials - more natural (sustainable) wood, less silly plastic/metal

What do we need to stop or do less?

- fake lawns
- dark grey roofs
- lawns and grass, opting for native vegetation that is drought resiliant
- building suburbs with ~~hardly~~ hardly any trees, such as in mount Barker, as these new suburbs get very hot in summer

What else would you like to say?

- buses/trams/trains that you can bring bikes on
- building homes which are well insulated and designed to stay cool in summer and warm in winter
- Houses with rainwater ~~tanks~~ tanks & vegetable gardens, therefore people are not as reliant on mains water

Have we missed anything?

Native bugs + plants.

An equitable and socially cohesive place

What does this mean to you?

For everbody to have the foundations nessasary for human flurishment. Basic food and shelter. A place to feel safe to express yourself freely.
B

What do we need to start or do more?

- consulting traditional custodians of the land!!!
- investing in ~~poor~~ lower social economice communities.

we NEED
- Public owned spaces and infrustructure - stop selling pubic land!!
- planning for the vulnernable (elderly / young) empowering them! they have GREAT ideas!
- listening to people with disabilities!
- access to basic ~~food~~ and means to grow and ~~education~~ facilitating around how to work as a community. community gardens.

What do we need to stop or do less?

- stop working in the ~~int~~ interest of profit - we all who want a life worth living.
- deincentivises property as comodity.
- stop building big houses - need to downsize.

What else would you like to say?

People should be able to live where they want, not where they can afford ie. being priced out further and further

MENTAL HEALTH - if we are serious about making a change in our communities we need to remember that people want to thrive, isolatation, and disempowering people is the opposite to thiving. when ~~someone~~ communities is are generationally oppressed and disadvantage equity ~~is~~ becomes crucial not equality.

Have we missed anything?

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

What do we need to start or do more?

Consider ~~curbing~~ implementing economic policies that curb the demand for investment properties.
Investing in local automated manufacturing that created good that are in demand ~~from~~ for the surrounding communities. ~~From where~~

What do we need to stop or do less?

less reliance on crops and rocks' industries to get wealth as a state, move to skills based/education exports.

What else would you like to say?

SA should not just focus on space and defence, have our own civilian climate corps → jobs in enviro

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?

- moving towards public or affordable housing
- reducing dominance of standalone, 3-4 bedroom housing
- increased choices foster personalisation and self-expression → better mental health
- ~~Me~~ Simpling collective ownership of land, with new types of legal entities, ~~to~~ e.g. having standard terms and conditions regarding groupe ownership of Land and how it's governed.

What do we need to start or do more?

Zoning Areas for medium density living.
~~How~~ build housing closer ~~&~~ to where people work.

What do we need to stop or do less?

Mass producing ~~to~~ home and land packages.

What else would you like to say?

Have we missed anything?

Parking Lot

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Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

Communal gardens
Community spaces with a purpose/activity
Highly utilised community centres

Accesible transport and transit stops
Frequent public transport that runs 24/7

Spaces feel safe

What else would you like to say?

Where should Adelaide grow?

Do we want our city to grow in?

Do we want our city to grow out?

What do you think about growing in (infill)?

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

Infrastructure may already exist
People can live close to work and recreation
Allows for cheaper housing

Choice in housing types

b. What are your concerns?

Exceeds limits of infrastructure
Not done strategically to upgrade transport
Overshadowing

c. How could your concerns be best addressed or avoided?

Strategic infill - upgrading infrastructure
High quality design - sound proofing apartments
Greenspace targets

d. What balance or mix of growing out or growing in would you like to see?

Maintain the 85:15 infill:greenfill target

What do you think about growing out (greenfield development)?

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

Allows for detached dwellings

b. What are your concerns?

Sustainability
Infrastructure

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

What does this mean to you?

What do we need to start or do more?

Street trees that grow fruit
Design that minimises the urban heat island effect
Road design that reduces the impact of flooding

Zero emissions transit
centralise active transport planning as councils are inconsistent
more quality bike racks

What do we need to stop or do less?

Equating greenspace to grass patches
On street parking on main roads
Having minimum parking requirements

What else would you like to say?

Keep national parks accesible

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you?

Affordability
choice in housing type/location

What do we need to start or do more?

Reduce travel distance for ~~access~~ basics/groceries/etc.
Supporting smaller, local businesses
Expand affordable housing requirements to include rentals

Disperse public housing in existing communities

What do we need to stop or do less?

Listen to Indigenous people
Development without essential services

What else would you like to say?

Focus on historically disadvantaged areas

Have we missed anything?

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

Electric Cars
Innovative renewable solutions
Logistics (Transport of goods)

What do we need to start or do more?

Decentralise services from CBD
Shortening supply chains
More production locally
Made to degrade/recycling
Co-ordinate waste manggement

Highlight environmental creds
Encouraging secure, sustainable Jobs
Planning for more WFH style arrangements
Childcare

What do we need to stop or do less?

Less fossil fuels
Bottlenecks in logistics/Transport
Privatisation

What else would you like to say?

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?

Connections to essential services
Increase Density throughout Adelaide

What do we need to start or do more?

Promoting quality design
Promoting pets in apartments
Affordable 3 bedroom apartments

What do we need to stop or do less?

Building detached dwellings
thinking of housing as an investment rather than a right

What else would you like to say?

Reducing front setbacks
renters rights - rent increase cap.

Have we missed anything?

Building in areas that are at risk of natural disasters that in return can affect affordability such as insurance.

Parking Lot

Don't want to interrupt the conversation but have a great idea? Park it here and we can come back to it later!

I think we should rethink the materials we make housing out of
- with ↑ bushfires hemp concrete is a good fire retardant material, also mud/tyres/old glass bottles (earthships?)

Empty heritage buildings (- Brickworks old market) could be turned into community spaces again /for the first time

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Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

- Community noticeboards
- More libraries + community spaces
- Create housing to be a community
- Local clubs + community opportunities → planting, markets, events etc
- Dedicated youth hubs + spaces in all communities.

What else would you like to say?

More like the Netherlands, not LA!!!

- Layered intimate housing / community plans
- Local based public transport
- Subsidies for driving lessons
- ** More railway transport!!
- More interactive bus rostering on bus steps in communities
  - and more easy to understand
- Kid-friendly protected ~~bus~~ bike paths.
- Family-friendly streets.
- Lawn-centric streets

Where should Adelaide grow?

- Build around rail stations
  - Each has their own communities + hubs with food, shopping + entertainment
- Build out if there are railway access
- Spines should be rails

Do we want our city to grow in?

- Grow houses in the city to include more than one storey
- More 1 bedroom houses in both the city + metro areas
- Housing age diversity
- Mixed medium density housing
- Outdoor spaces

Do we want our city to grow out?

- Only if rail connections exist first

What do you think about growing in (infill)?

- good if centralised around rail stations
- preserve green spaces
- Infill can increase green canopy with good design

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

What do you think about growing out (greenfield development)?

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

b. What are your concerns?

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?

- ~~Less~~ Disincentives around Lawns / fake lawns
- Encourage curb + public space greening
- Local Biodiversity garden guide & given when people move in)
- City wide protected family-friendly bike lane that's greenified
- Public spaces that are heat refuges (even on fire danger days)
- Greenified walkable/cycle corridors

What does this mean to you?

What do we need to start or do more?

- Lots of tree canopy
- Protect trees
- Support building of quality homes with low running costs (eg passive house)
- Stricter standards for sustainable building
- Grey water systems
- Community batteries

What do we need to stop or do less?

- cutting down trees for new developments / houses
  - ↳ plan around existing older trees with large canopies
- stop building in climate risk areas (designate as no res building)

What else would you like to say?

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you?

↳ Accessibility → physical features + lifestyle choices
Policies to stop exploitation of marginalised communities last
policies to stop building of crap housing stock (poorly built, won't ~~last~~, expensive to heat etc)

What do we need to start or do more?

Plan communities that promote inclusion, resilience and multi-culturalism
~~co~~planning policies explicitly integrate diverse cultures
planners working closer with councils
mixed living suburbs designed for diversity (mix of income, mix cultures, mix household sizes etc)

- cultural centers
- events that promote diversity

What do we need to stop or do less?

Less isolation
stop building car dependant suburbs
stop approving huge houses (A well designed 3 bedroom townhouse is less than 150sqm)
An increasing levy the more residential property you own (1st house is ~~taxed~~ ~~at more~~ affordable)
Limit approvals of fast food / big box stores (promote local business) → promote local economies

What else would you like to say?

— community sharing initiatives

Have we missed anything?

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

CIRCULAR ECONOMY ♡

What do we need to start or do more?

Investment in repair sector
- → right to repair (repair cafes...)
- ~~(stop inbuilt obsolesence)~~
- → community skill sharing & workshops - education, learn to grow, cook, repair (community noticeboards)
- → open access facilities (community kitchens

- community co-working spaces, "floating-desk"
- Free community meeting spaces + a nice, well designed space
  - ↓
  - accessible to all
- SOLAR PANELS AS A GIVEN ON NEW HOUSING
- INVESTMENT IN EFFECTIVE TRANSPORT CORRIDORS (RAIL)

What do we need to stop or do less?

- slow down consumption
- inbuilt obsolesence (incl. housing)
- Car-centrism and building roads for the sake of it. Roads by themselves don't fix anything.

What else would you like to say?

- Government support open source software
- Government support open data (consumers should own their data)

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?

Mixed living, medium density, diverse housing and the agency to ~~choose~~ be a part of a community

What do we need to start or do more?

- Innovative housing options for different groups (case study: New York - Common Living)
- ~~A~~ A lot more 1/2 bedroom options (Live next door to friends/community!)
- Medium density - lower levels = store fronts/markets - upper = residential (multifunctional community spaces)
- Grow & invest in third spaces (space ~~between~~ that is not work/home → space for community, not consumption (strictly)
  e.g. libraries, cafés, hubs...
  (case study: bonus to live near your old people - Singapore)

What do we need to stop or do less?

Build housing on risk-prone areas (climate vulnerability)

What else would you like to say?

Urban sprawl is bad for families. We don't want this. X X
:(

Have we missed anything?

Parking Lot

Don't want to interrupt the conversation but have a great idea? Park it here and we can come back to it later!

Tell your friends and family about the #GARP and have their voices heard too via the feedback survey:
bit.ly/48yEsBZ

Greater Adelaide Regional Plan Discussion Paper
Youth Forum

What do local communities need for people to thrive?

- Green space
  - ↳ options (inclusive, adjacent hubs)
    - ↳ different people need different things
- Functional spaces
  - ↳ & more youth spaces that are free to exist in
- More sharing of tools/resources → ↳ community sheds
- Public transport
- Clean stuff!!
- Walkability & sense of community

What else would you like to say?

- Creating ~~more~~ liveability in the CBD to create foot traffic

Where should Adelaide grow?

Do we want our city to grow in?

- Repurposing existing buildings into more functional uses (eg. C-Grade office buildings to affordable housing)
- Re-zoning west side of City to encourage residential development and amenities to service livibility.
- Using existing buildings to reduce forthgoing carbon footprint (renewable)
- Will utilise construction industry

Do we want our city to grow out?

- using more non-renewable resources
- opportunity to create sustainable housing

What do you think about growing in (infill)?

- Infill Post Adelaide ~~character~~)
-

a. What do you see as the benefits of redeveloping current spaces to increase housing supply?

- Renewable resources (existing)
- Utilisation of construction industry
- Building a bustling culture & foot traffic within CBD → create activity → drive economy

b. What are your concerns?

- Perspectives of Australians to own large houses & have cars.
- Heritage character threat ~~Opportunity~~ to be lost/retained.
- Affordability of Housing & designs of future & existing housing

c. How could your concerns be best addressed or avoided?

- Influencing community perspective indirectly, by creating livability within CBD - sense of community & walkability.

↳ ~~Create~~ PRIORITISE CREATING HOUSING & SPACES WHICH PEOPLE CAN ENJOY LIVING IN

- Ask yourself: would I be happy for my children to grow up in this apartment / suburb / city ← everyone deserves a sustainable home that supports there well being.

! The return on investment (ROI) will be delayed but PERPETUAL. PLEASE LISTEN & UNDERSTAND

d. What balance or mix of growing out or growing in would you like to see?

- More growing in to utilise what's already here & improve spaces where people already live to reduce moving costs.
- Growing ~~out~~ controlled & regulated to benefit existing communities rather than for benefit of developer profits.

What do you think about growing out (greenfield development)?

- As long as Biodiversity ~~is core~~ impacts are considered & the land use benefits the wider community & isn't only for profit.

a. What do you see as the benefits of expanding into new space developing previously undeveloped land?

- As long as the ~~space's~~ Biodiversity is protected / ~~not~~ at risk from the development or the development complements the space ~~and/or~~ and/or communities surrounding the space.

b. What are your concerns?

TAKING CARE OF PEOPLE IN THE ECONOMY & environment ↓ ~~WHICH~~ WHO HELP KEEP EACH OTHER AFLOAT WILL PERPETUAL & MAKE ADELAIDE A PLACE PEOPLE DREAM OF LIVING IN.

- People suffering and living in worse conditions so we can "maximise" the economy

c. How could your concerns be best addressed or avoided?

d. What balance or mix of growing out or growing in would you like to see?

HOW would Greater Adelaide grow?

What would make Greater Adelaide greener, wilder and climate resilient?
— Required native and resilient greenery for new builds — relative minimums

What does this mean to you?
- Plan for greenery/wall and rooftop gardens in highrises — regulate for this?
  ↳ for temp./smell control — should be required
- More grow in should require more green belts — minimum greenery (resilient + native, not just invasive grasses)

What do we need to start or do more?
- New regulation
- Another botanic gardens, or more?

What do we need to stop or do less?

What else would you like to say?
- More WOMAD (twice-yearly)
- No cars in the city → punish them (including car retailers!)

Have we missed anything?

An equitable and socially cohesive place

What does this mean to you?
- Negotiate Treaty → and at the local level

What do we need to start or do more?
- Incentive and adoption → positive buy-in ←
- Accessibility of information → fact checking → dismantle capitalism?

What do we need to stop or do less?

What else would you like to say?
- Why only Melbourne and Sydney, Taylor? I'm a Swiftie too!

Have we missed anything?
- There will be strong resistance to any of this work

A strong economy built on a smarter, cleaner, regenerative future

What does this mean to you?

Better systems, better information, science backed innovation, bigger picture responsivity,

What do we need to start or do more?

- Public transportation & people movement studies
- Carbon negative

What do we need to stop or do less?

- "Clean" hydrogen — do green hydrogen you genocidial maniacs

What else would you like to say?

Have we missed anything?

A greater choice of housing in the right places

What does this mean to you?

- Affordability

What do we need to start or do more?

- First home buyer support
  - ↳ doesn't support a new home owner currently → supports the 'industry' unfortunately
  - ↳ we need actual support

What do we need to stop or do less?

- AirBNB → should be limited to rooms in lived in houses
  - should be commercial rates

What else would you like to say?

Have we missed anything?

Parking Lot

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1/11/23

CITY OF ADELAIDE

ADELAIDE TOWN HALL

Greater Adelaide Regional Plan Discussion

Needs → Youth Affairs (children's thoughts)

- Positive experiences w/ adults
- Create hope & aspiration
- Chance to have a say & be heard
- More parks / green spaces
  - Trees / greenery / air quality = wellbeing
  - Less pollution
- Youth friendly spaces
  - comfortable, welcoming, well signposted
  - no spaces for youth to 'just be'
  - open air but well covered
  - Shared areas
  - all weather options
  - toilet (public) access → period products
  - wifi / charging facilities / solar powered / public transport
- Amenities within walking distance of home
- Safer & slower roads / Safe, direct & reliable Public Trans
- Street lighting
- Engaging spaces (purposeful / accidental)
- Green Spaces which are accessible (currently undesirable

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Excamples:

Mount Gambier Railway Land, Bowden, Lot 14

- Turning neglected/industrial spaces into community orientated green spaces

Less Amenities:

- isolating
- poorer incomes (poorest people in worst location - break cyclicle)
- cheaper initially but more expensive in long run w/ transpot & energy

Environmental:

+ Natural disasters
- Preserving nature
- Harmoneously integrating

Heritage:

- preserving history
- retaining character
- reconcilliation (Aboriginal custodians)

Housing:

- Livability
- Availability
- Single-Home housing (less 3-4 bedroom)

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Community ideas

- Circular economy
- Sharing opportunities
- Safer bike ~~paths~~ paths / lanes
- Accessible school localities

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Table (9).

(5)
- Themed nights at an innovation hub
  - Free internet in SA
  - like meshed but for other passions with different equipment
- Duel use schools - kids during the day, but after hours for teenagers (adult activities (mixed use) save on space, power, and resources.
- Turn public areas into multiple use places. (sustainable).

(6)
- more Housing choice
- Need more accessibility - evenly spread small cities & houses between it. Mini CBD's.
- Do less ~~of~~ Cookie ~~cutter~~ suburbs.

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Table (9)

(1) • Place for ppl to meet – like Rundle Mall
• Direct train route - cheap or free public transpo
• Good lighting to feel safe at night
• Cheaper activities 4 yo~~uth~~.

(2) Grow In:
+ Re-introduce Terraced Housing
+ Gated communities w/ Community Spaces.

Mix of both (up & out)

(3) Continue the development of linear parks and walking trails.

(4) • Access to a place to share experiences.
• Balance between cultural and economic diversity
• Lots of cultural villages

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DTI:PlanSA Submissions

From: YourSAy <notifications@engagementhq.com>
Sent: Monday, 6 November 2023 3:44 PM
To: Woods, Bret (DTI); DTI:PlanSA Submissions
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

Zephyr Freney

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

No

What is your age?

18-24

What do you think Adelaide will look like in 15 to 30 years' time?

Adelaide will have a much bigger population than we do now. Our city will have to deal with weather extremes and resource scarcity (water, food, and building materials [ie. wood]). Some facts of life will remain the same: the need for physical and social mobility, employment for people of all classes and levels of education, people's need for human interaction, and the appreciation of beauty in both the natural and built environment.

What is most important to you?

Climate change
Open green spaces
Inclusive Communities
Housing
Jobs

What are your concerns for the future of the Greater Adelaide region?

I'm worried that the continual expansion of Adelaide, largely as single storey urban sprawl is bad for biodiversity, the climate (and any "green" or "net zero" goals), and the inhabitants of said sprawl. As agricultural land (and the associated biodiversity secluded in between properties and along fence lines) and tracts of remnant native bushland are consumed by unsustainable single family residential developments (unsustainable in building practice, energy efficiency, land use, building life span, distance of home owners from jobs and essential services) many species of flora and fauna are pushed out of their habitats, some birds and mammals can flee but these creatures then face an increase in demand for resources in their new home range. Not the mention the plants that can't quickly migrate, jeopardising local ecosystems and microclimates. If demand continues to expand outwards into an abyss of suburbia the daily commute for workers expands as well, without any job prospects within their suburb they are forced to drive into economic centres every day. More car trips, more road infrastructure, more exhaust emissions, more road fatalities. We are not Sydney, our residents don't want to drive 2 or 3 hour round trips to work every day and our planet can't handle that many cars polluting everyday anyway. For inhabitants who have to drive more than an hour every day, their risk of type 2 diabetes increases by 5%, for those who use active modes of transport for 20 minutes a day their risk is reduced by 10%. Living in the suburbs is bad for children as well as the adults who have to drive to work. Kids are often out of walking distance of their schools and extracurricular activities, forcing children to become back seat passengers in their own lives, relying on parents to drive them places and limiting their freedom. On an economic note, areas of high density and mixed use pay higher property tax than urban sprawl and are actually the biggest net incomes in any city. I would like you to please consider the work of consultancy group Urban 3 and a video outlining their work found at: https://www.youtube.com/watch?v=7Nw6qyyrTeI

In the future, what type of home would you like to live in?

Apartment

Who do you see yourself living with in the future?

Parents/Family

What part of the Greater Adelaide region would you like to live in?

City

How can Greater Adelaide be more sustainable and respond to climate change?

High density infill of the CBD and surrounding suburbs is one of the best initiatives for climate, social, and economic sustainability. As Urban 3's work demonstrates, cities that invest in and zone for mixed use and high density living actually increase property values and property tax income meaning that the state is in a better financial situation than before, allowing us to invest that extra money into other proven climate measures, like planting trees and increasing minimum canopy cover, or separated bike lanes and cycling infrastructure. In the Netherlands (outlined in the book "Curbing Traffic") mixed use and high density communities thrive and the social interactions benefit all inhabitants, contributing to a friendly and socially cohesive environment. Our current dependence on private car transport needs to be re-evaluated and alternate solutions need to be invested in heavily. Light rail is the best because unlike busses, trams provide economic benefits, not just easy transportation. This is seen in Urban 3's assessment of Auckland NZ where tram lines directly contribute to net property tax revenue of surrounding

properties. This is also excellent for tourists who, like in Melbourne, will be able to access new parts of Adelaide they couldn't have otherwise.

How would you like to travel around the Greater Adelaide region in 15 years time?

Tram

What do you like about your current local neighbourhood?

Nature, Peace, Community

What do you think your local neighbourhood is missing?

Options for public transport, Essential services in centres near me, safe options to ride (separated bike lanes), more tree canopy, rewilding and regeneration programmes.

Is there anything else you would like to tell us about shaping the future of Greater Adelaide?

I would also like to add my support to the measures called for by the three submissions by Sellicks Woodlands and Wetlands Action Network. I request that you consider consulting with Urban 3 to explore the economic feasibility of all future developments. Do not waste time with things like driverless vehicles or flying cars. We already have the most efficient and cost effective solutions available, walking, cycling, trams, trains. These modes of transport built our city and before the post WWII boom of car were a sustainable part of our lives. I call on you to return our city to the people on the street and leave our wonderful place better than when we found it. Thank you

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Thank you for completing the Greater Adelaide Discussion Paper Survey.

Your feedback is greatly appreciated and will help inform the drafting of the Greater Adelaide Regional Plan.

Do you have any further feedback you would like to provide for consideration?

I request that you watch this video: https://www.youtube.com/watch?v=7Nw6qyyrTeI referring to Urban 3's work and how it can benefit cities.

Pospisilova, Lenka (DTI)

From: YourSAy <notifications@engagementhq.com>
Sent: Tuesday, 22 August 2023 4:48 PM
To: Woods, Bret (DTI)
Subject: Anonymous User completed Greater Adelaide Regional Plan Discussion Paper Survey

Anonymous User just submitted the survey Greater Adelaide Regional Plan Discussion Paper Survey with the responses below.

What is your name?

ziggy

What is your email address?

[redacted]

Are you of Aboriginal or Torres Strait Islander origin?

Yes

What is your age?

65 or older

How strongly do you agree with the four outcomes guiding how Greater Adelaide should grow?

A greener, wilder and climate resilient environment	Somewhat agree
A more equitable and socially cohesive place	Somewhat agree
A strong economy built on a smarter, cleaner, regenerative future	Somewhat agree
A greater choice of housing in the right places	Somewhat agree

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What else could the Greater Adelaide Regional Plan do to contribute to a greener, wilder and climate resilient environment?

Get rid of battery cars solar panels and wind farms. These are in no uncertain terms clean and green when they are un recyclable and cost billions to build. The damage that is done to the earth to obtain the materials is devastating!!!! Let alone burying them when theyre obsolete and can no longer function!!!! Our plane, trees, enviroment needs CO2 to survive, look it up!!!!!
