

Thank you for the opportunity to provide input into the draft Planning and Design Code, which is on public consultation until February 28 2020.

I have attended 2 sessions about the proposed changes to the planning and design code for SA in the last 6 months. At a recent community meeting (January 30th 2020), I listened to the Planning Commissioner present the proposed code and that is why I am presenting this submission. I know that PoANT has made a detailed submission.

The code is extremely confusing and lacks clarity. It appears that developers, once again, will have the upper hand and the opportunity for the community to protest, object and raise concerns about respecting the very unique heritage of Port Adelaide Enfield Council is very likely to be ignored.

The maritime heritage and the vestiges of past industries e.g. boat building have been threatened and demolished by developers over many years. One would think that our heritage is an asset to be respected, maintained and cared for as it represents the past stories and lives of people, who enriched our culture by building homes, institutions and industries that inform locals and visitors of our history.

Fremantle, Hobart and Darling Harbour are prime examples of adaptive re-use of heritage buildings. PoANT has consulted with Robert Morris-Nunn (a renowned architect) several times and facilitated meetings with PAEC, Renewal SA and state government MPs.

I have included a quote from Robert Morris-Nunn:

"Over 50 percent of all of Australia's heritage-listed buildings are in Tasmania. This means that a large percentage of people's work here, including my own, involves recycling buildings in one way or another and hardly ever restoring them, whether the existing structure is a grand Neo Gothic cathedral or a humble vernacular shed. This is very different from the rest of Australia where there is little of historic remains and what is there is feverishly restored."

<https://www.architectureanddesign.com.au/features/features-articles/in-profile-robert-morris-nunn-and-tasmania-s-stubb#>

With the current development happening in Port Adelaide (Cedar Woods and Starfish), we are losing the cultural fabric of the Port River and its surrounds. Shed 26 met 4 out of 7 criteria to be heritage-listed (it only had to meet 1 of the criteria) but it was demolished and the community were ignored. Consultation is not being told what will happen; it is about talking with and listening to the community and reaching a consensus. The Planning and Design Code leaves me very sceptical, cynical and doubtful when it comes to development. It seems that the "big end of town" hold all the cards because of greed and profits seem to come before people.

My other concern is about the contributory items that add to the cultural fabric of our council. I live in a home that was built in early 1900 and many of the streets in Semaphore, Largs Bay, Port Adelaide, Alberton, Rosewater and Birkenhead have buildings that are of architectural interest, historic merit and stories that are unique. One only has to walk along the Esplanade and see the boxes that are replacing the character homes. Many with large footprints that have little room for trees or soft surfaces. Where one house once stood, we now see at least 2 or 3 on the same space and they all look the same although I have seen a new building on the Esplanade at Semaphore just before Hall St that fits in with the character homes. Some builders seem to go the extra yard but big developers leave much to be desired.

I also attended a workshop on February 4th 2020 facilitated by Adapt West that focussed on a cooler, greener Adelaide. The process and facilitation of this workshop was excellent because all the participants had a voice. I know that a submission has also been made by this group representing 3 councils. The scenarios we were presented with focussed on the development of a block of land that had 4 units built/squashed on it. Some of the issues we discussed were the environment, water collection and storage, green space, hard surfaces, tree planting, and community. Our scores out of 10 for the discussion points were mainly between zero and 1.5. None of us wanted to live in such a place.

If developers continue to build boxes that all the same and don't allow for deep soil and spaces for trees and other plants in backyards, other soft surfaces that will soak up storm water, space for adequate water tanks (at least 5000 litres), front gardens and trees on the verges then our environment will not only become an eyesore (everything looking the same) but it will also become hotter. We all know about climate change and we know that we need to be planting more trees and harvesting more water.

I would ask that the time for actual consultation be extended to allow answers to the many questions that were raised at the meetings on January 30th 2020 and February 4th. With ingenuity, creativity and passion we don't have to accept "JUST MEETS THE STANDARDS". We could have "EXCEEDS THE STANDARDS" of the planning and development code. Make developers contribute to places where people want to live with space to plant trees, have a garden and a vegie patch.

Thank you for reading my submission.

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