

DIT:Planning Reform Submissions

From: Nadia Clancy [REDACTED]
Sent: Friday, 18 December 2020 5:01 PM
To: DIT:Planning Reform Submissions
Subject: Submission regarding draft Planning and Design Code

[REDACTED] [REDACTED]
To whom it may concern,

This submission relates to the process to date regarding changes to planning systems in South Australia along with specific issues in the electorate of Elder.

The majority of Elder is covered by Park or Garden suburbs – Clarence Park, Clarence Gardens, Cumberland Park, Westbourne Park, Colonel Light Gardens, Melrose Park, Daw Park, Ascot Park and Mitchell Park. These areas have a wonderful history of open space, trees and a great quality of life amongst other features. Local residents want to make sure that these are protected.

Electorate of Elder

Despite the planning reforms being a major change that will affect the area in the long term, the government didn't undertake any consultation in the local area. In contrast, the Labor Party held a forum and undertook months of conversations with local families and households during which a number of concerns were consistently raised.

The linked issues of reduced allotment sizes, smaller dwellings, higher buildings and increased population density all contribute to noise issues, overlooking into private spaces and more cars on local streets that also compete for scarce parking. More vehicles on local streets present issues with congestion, safety and amenity. This issue is likely to grow in importance in the absence of a comprehensive plan for public transport and the risks we face from the Liberal government's privatisation of trains. The new boundaries of Elder have train lines on both the east and west.

Planning processes and systems were a key concern. Locals want greater consistency and transparency in planning decisions along with improved consultation and notification regarding new developments.

Protecting our heritage was already a major concern before the Liberal government's recent announcements about the intended destruction of the Waite Gatehouse and its surrounding trees. This has again demonstrated the government's lack of commitment to protecting our natural and built heritage.

Lack of safeguards in Planning and Design Code compared to Labor's proposed Bill

The Liberal government has often demonstrated bad faith in executive actions under regulation and policy where they are not bound by legislation. We have seen many recent examples where the government has repeatedly reintroduced regulations that have been disallowed by the Parliament. Further, the government refused to support multiple local Councils who asked to

remain GM free. This raises further concerns about trusting the Liberal Party to respect the wishes of local communities. In the planning portfolio itself, the removal of money from the Open Space Fund to prop up the e-Planning system has diminished our ability to deliver quality open spaces where the community can gather and enjoy the local neighbourhood.

In view of this, the Labor Party introduced the Statutes Amendment (Colonel Light Gardens Character Protection) Bill 2020 in April this year. To date, the government has refused to even debate the Bill that proposes a range of safeguards that minimise the ability of government to make troubling planning changes with the stroke of a pen.

Delays in consultation and implementation

The government has now missed two deadlines for the new planning system – July 2020 and September 2020 – with implementation now delayed until at least 2021. Families who want to establish a long term home need certainty about how their suburb will look and function in coming years.

The level of community consultation on the draft Planning and Design Code has been negligible relative to the size and complexity of the planning reforms. Draft documents ranging in length up to almost 8,000 pages aren't workable or easy for community members to understand.

I wish you well in finalising new planning arrangements and trust that local views will be respected while local heritage – both natural and built form – will be protected.

Yours sincerely,

Nadia Clancy

Labor Candidate for Elder