
From: Tricia O'Donovan [REDACTED]
Sent: Friday, 7 February 2020 6:04 PM
To: DPTI:Planning Reform
Subject: 7 Hakea Walk Aldinga re Historic Areas overlay

Follow Up Flag: Follow up
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Attention Michael Lennon

Dear Michael

thank you for your letter of 31 January 2020 advising of proposed changes to the Planning and Design Code.

My home is located within the Aldinga Arts Ecovillage (AAEV), which abuts the Onkaparinga 'Aldinga Village' historic character precinct 29, proposed to be replaced by an Historic Areas overlay.

AAEV has a strong presence in the locality and demonstrates water sensitive urban development with innovative, colourful, ecologically focussed dwelling design, permaculture gardens, irregularly shaped lots, stormwater swales, roads designed with reference to contours, and significant amounts of open space intended for shared use. In short, AAEV was a visionary project conceived in 2001 by a group including well regarded architect and planner: John Maitland. It was planned to be future-proof and certainly achieves performance objectives for stormwater management, recycling and energy use. It does not reference the historic character of the adjoining Aldinga Village and we object to its inclusion in an overlay intended to conserve historic structures and characteristics.

The current Development Plan states as follows:

"Precinct 29 Aldinga Village:

It is envisaged that the precinct will be developed in line with its historic character. The town is to incorporate residential development and small-scale tourist facilities such as hosted and self-contained bed-and-breakfast establishments supported by local level shopping and community facilities, particularly where it involves the adaptive reuse of historic buildings. It's town boundaries will continue to be defined by Willunga Creek to the north, Main South Road to the east, the Recreation Area to the south and west, and the Aldinga Eco-Arts Village. These limits accentuate Aldinga's distinct historic country town character by providing an appreciable gap between Aldinga and suburban metropolitan Adelaide."

That is, the creek, Main South Rd, the recreation area and the Aldinga Arts Ecovillage comprise the boundary of current precinct 29.

The Aldinga Arts Ecovillage comprises dwellings constructed from a range of materials including rammed earth, straw bale, stone, galv, and reverse brick veneer to achieve high energy efficiency. Planning approval to establish the Village was provided by Onkaparinga Council in 2001 and our bylaws were submitted at that time because we include specific building requirements. There is no reflection within the ecovillage of the historic character which is evident within 'Aldinga Village' Precinct 29. None of the Ecovillage development has heritage or historic character, instead it is characterised by innovative, ecologically focussed homes with permaculture gardens and no fencing.

We've been frustrated by Council requirements since 2008 but have not identified the reason for Council's insistence on heritage consideration until your recent correspondence and our subsequent research into the history of planning controls affecting the AAEV. A copy of the Planning Submission and approvals provided by Council in 2001 is no longer available from Council or internally and corporate memory within Council of the innovative development is understandably long gone.

In 2008, confusion between 'Aldinga Village' and 'Aldinga Arts Eco Village' resulted in an amalgamation, via DPA, of the AAEV within the Aldinga Village precinct 29. Since then we have been frustrated by Council insisting on heritage provisions that are not contemplated by the AAEV scheme description, bylaws or the initial planning. We note that Heritage studies conducted in the region in 1985 and 1997 clearly define the extent of historic character within the area: Aldinga Village main street (Old Coach Rd), historic buildings along Old Coach Rd and Little Rd and historic building materials, fencing and vegetation evident at the intersection between Old Coach Rd, Port Rd and South Rd. I have marked the extent of heritage study areas and the relative location of AAEV on the attached precinct map.

We would be grateful if this error could be rectified as part of your intent to bring equality, fairness and consistency to the planning system. We have no issue with the proposed residential design code, it is the overlay relating to historic conservation that are at odds with the character of AAEV.

Please don't hesitate to call if you require further clarification or a tour of the Aldinga Arts Eco Village in order to assess the Planning and Design Code appropriate to the AAEV.

Cheers

Tricia ODonovan
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