

From: [Steve "](#)
To: heysen@parliament.sa.gov.au; [DPTI:Planning Reform Submissions](#)
Subject: Submission regarding Planning Act changes
Date: Wednesday, 26 February 2020 12:41:07 AM

Hi,

I would like to make the following submissions about the proposed changes to the Planning Act.

I understand that this Act will change the way that land developments are done throughout the State so that there is one planning code that affects all developments. I think that these proposed changes are the worst planning idea that any SA Government has ever come up with.

My Points:

1. Adelaide will become an Eyesore.

Current Planning in the City area is already turning the Adelaide streetscape into an urban eye sore. Large, historical homes are being replaced by multiple two story dog boxes, they are just terrible. The worst thing about it all is that no one has any power to stop this demise of the unique character of Adelaide.

2. Planning Controls need to be given back to the locals.

The State Planning Authority that is located 20 kms away from our local Stirling village has made a decision that has allowed Aldi to build a store over the top of a significant natural creek in the township. This is despite widespread opposition from the local community that will be impacted most by this decision. This is not democracy.

Our local council has senior engineers that know what is expected of our local environment, of how dense we want our area in terms of population. They know how important it is for the local character to be retained. We don't want centralised control of this, by a group of individuals and planning regulations that are completely disconnected with the wants and needs of our local community.

3. There has been no consideration as to how high density will impact upon Adelaide life.

We used to be a 30 minute city, where it took little time to get from one side to the other side of the city. With high density living, with no extra public transport, our roads are going to become completely congested, work commute times will increase, pollution will go up, noise levels will increase (both in intensity and over longer hours), social disharmony will increase. This isn't fanciful conjecture. Do as I have done, and live in these big overseas concrete cities and get a first hand understanding of what it is like to live in these places. What is being promoted shows absolutely no vision. It shows insular ignorance. It is such a retrograde step.

The big cities of the world, Bangkok, Seoul, Beijing, US cities are not the urban models that we should be seeking to emulate. People want to live in Adelaide for the simple reason that it is not big like the Eastern State cities. Simply increasing urban density and removing the character of this city is not going to produce jobs. It is simply going to erode all that character that makes Adelaide such a great place to live.

4. The current system does need adjustment.

The current system does need adjustment, to give control back to local communities of how they want their local community to evolve. Situations where the State overrides local intent with Planning Authorities so far away, detached and disconnected with local communities needs to stop. Not get bigger. Not to make the Planning decision making process worse.

5. Why not keep Country Living zones?

What was the whole intent of removing these? These zones protected the local culture, the local landscape, the local environment, the local heritage. These should be preserved and safeguarded, not removed so that the whole area becomes blocks with multiple two storey dog box homes on very small land sizes.

6. Why is the Government so unconcerned about the environment?

Country Living zones and watershed areas were defined to protect the environment, to protect our drinking water supplies, so Adelaide was not as reliant upon the River Murray. Now they are getting the desal plant running to help source our water supply - this is not a carbon neutral solution. It is a decision that will affect the ecology of our local seascape. The natural waterways across the State will be able to be physically altered and blocked under these changes, these resources are not protected. The Stirling Aldi store will completely change the flow of that Creek. Its not rocket science. Anyone with eye sight can see how the landscape will change. Except of course if you work 20 kms away in an insulated Planning Office. The Development setback from creeks is to be reduced from 25 to 20m. All this at a time where we have Climate Change approaching us rapidly. Our land is drying up, more and more habitats of birds and wildlife are being threatened. These planning changes will only do more damage to our fragile ecosystem. Does the SA Government believe that there are no birds on the Adelaide Plains? That we need to keep trees, grass areas, not cover everything over with concrete and small dog box homes?

7. This whole exercise is a complete farce.

For whatever reason, the SA Government has decided to override public opinion and good judgement.

There have been so many times where the Government has sought to overturn complete local community opposition to land developments. At the top of Norwood Parade, it made a decision to override local community concerns regarding a huge building that will overshadow the historical Wesley Church. I have not seen one member of that local community support that building project. The local Council was totally opposed to it, and yet the Government did not listen to the will of the people and it approved this abomination. We are supposed to be in a democracy where the Government does what the community wants. Not the other way around. Not where the Government does not want to listen.

This whole Planning Review exercise is a complete farce, yet another example of a foregone conclusion whether the Government will go against all the community opinion and go down a path that the community does not want. The Government clearly does not care about the people that it is supposed to represent. There is no word that can be used to describe this form of behaviour. It is disgusting.

8 If 6 senior managers have resigned from the Task Force that has been charged with looking into all the Planning Act changes, this clearly indicates that decisions, pre-determined outcomes and agendas are being forced onto this team that these people are unwilling to support, causing them to reconsider their tenure.

Why is there so much pressure being forced onto these people to make decisions that clearly they were so uncomfortable with that they had to resign? This is clearly not an exercise that is balanced or will end well for the SA Community.

9 Why is the community given no rights at all under this Act?

There will be no such thing as a non-complying development application. Therefore the community will have no say in being able to oppose or make suggestions about how an application should be modified to improve amenity.

10. Regardless, I was going to send in a submission about the proposed changes, but then read an article from the Stirling District Residents Association, that paints an even bleaker view of the proposed Planning changes. Mr John Hill has made many excellent points that I completely agree with and support, as do all the members of the family that I also represent. I certainly hope that his comments are read and seriously considered.

This whole process is just completely out of touch with community standards, their desires, it prohibits communities from having control over their own environment, and totally ignores the ecological environmental considerations.

Do the right thing here. Listen to the opinions of local councils. Listen to the community about what they want. Do not approve these proposed Planning Regulation changes. Give control back to local communities and councils. Don't bring an Urban Disaster to our State.

Yours Sincerely,

Stephen Way