

SUBMISSION ON THE PLANNING AND DESIGN CODE

By Laura Pieraccini

Coordinator: Residents for Environment and Conservation Character (RECC)

We wish to express our concerns regarding the new Code especially in regard to the Historic Zones overlay.

- Adelaide is known overseas as the “City built inside a Garden” referring to our iconic Parklands, and as the “City of Gardens”, for the wonderful private gardens of our residential suburbs. It is also known as the “City with the greatest concentration of Victorian buildings” anywhere in the world, including the UK. Adelaide is also renowned for our stone buildings, villas and cottages. This is what attracts tourists, not the very plain, crammed together, anonymous, high-rise buildings which are dwarfing and suffocating our remarkable Heritage in the City.
- With the proposal of the New Plan to achieve 85% of new developments through “infill”, the very character that makes Adelaide unique in the world is at risk.
- The aim of the 30 years Plan to achieve a 30% canopy cover for Adelaide is denied by the lack of conditions for new developments in the Code. This is alarming especially as we are already experiencing Climate Change. We need more trees and open space and these are at present mainly located in those private gardens developers aim to erase. To cope with Climate Change and water needs Water Tanks should be mandatory for all new developments.
- The e-map and overlays are very hard to decode. First of all: the map is NOT linked to the written plan and has only a very limited range of 50 m radius to see neighbouring properties. We, the residents and community, are not able to see the proposal for our whole suburb. Secondly the overlays contain very scanty information regarding set backs, open space ratio, character, trees etc.
- The Historic and Heritage zones overlays have no information on the historical context. Demolition controls are very weak and we will see a continuous fading away of the historic character of our suburbs. All our stone houses should be protected from demolition. That would make sense for the future of Tourism and the building restoration and renovation industry.
- We feel that Councils should have central role in the management of local Heritage and Historic conservation zones and Contributory items. As is, the centralised system is totally undemocratic. To have five non-elected people in the State Planning Commission (three being developers and doing business in Adelaide) to make all the decisions for the future of this unique city, is definitely a totalitarian approach and denies residents the right to make decisions for their lived in environment. To make this worse to extend the deadline for the implementation of the Code for the “stake holders” and “Community” but NOT for public submission is another nail in the coffin of democracy.
- The latest report on Heritage by the four members of the Expert Panel (None of them being a Heritage specialist) leaves the door open to more uncertainty and changes on which the public will not have a chance to comment.

We know the Minister wants to get this right. Do not rush it and give us a voice.

Yours sincerely

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