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To: [DPTI:Planning Reform Submissions](#)
Subject: Draft Planning and Design Codes - Historic Areas
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We reside in the area described in the Draft Planning Code as Willunga Historic Area Statement (Onka7), and we support the belief that heritage and character is important to the social and cultural fabric of our community.

In the "Community Guide to Heritage and Character in the new planning system" it states *"The State Government believes it is crucially important to ensure heritage and character **places and spaces** receive the protections they deserve..."*

We suggest that if State Heritage land is currently undeveloped then it should remain so. This will assist in keeping a legible connection to the historic development of the locality. Green spaces are crucial to wellbeing and are worthy of retention for present and future generations.

We would also encourage the idea that any development on land adjacent to an existing State Heritage land or property should be subject to close scrutiny. This will ensure that the proposal does not impact in any way on the heritage and cultural values of the State Heritage listed property. Any criteria used for building approval on such a site should include the architectural style (including building height), specified building materials and roof forms in keeping with the area and sympathetic with the style of properties that already exist. The criteria should also include a ruling on proximity to the Heritage building (currently not in the proposal). The requirement should be at least double that of the current legislation. This ruling should include non-permanent structures including shedding, garaging and outbuildings.

Our heritage listed buildings are vital to the fabric of the Willunga community and are places that embody important aspects of the area's history and are of significant cultural value. Any new construction (whether it is permanent or non-permanent - including fencing/shedding etc) must not impinge on this.

The Community guide also states that currently *"...the Heritage Minister is only empowered to provide advice on such development proposals, not a final direction. This means that the ultimate decision regarding new development within a State Heritage Area rests with the council"*. Councils and councillors change regularly, and if this rule is to stay the same, we feel that there needs to be a stronger postscript to this statement and that any council needs to refer to the State Heritage Advisor (at a minimum) for advice and follow that advice.

However the community guide also suggests that a new ruling would state *".... any proposal to undertake development within a State Heritage Area will continue to be referred to the Heritage Minister, the Minister will now have greater authority to direct decision-making (i.e. if the Minister recommends that an application be refused, the application cannot progress)*. This does not seem to appear in the new proposals, and one hopes that the Minister would seek advice from heritage professionals and not just building developers.

Thanks

Paul and Allison Reynolds

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Willunga

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