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Date: 15th December, 2022

Attention: Expert Panel,
GPO Box 1815,
Adelaide SA 5001

Dear Expert Panel Members,

Re : SUBMISSION re The current Expert Review Committee of the PDI Act of 2016 (as amended) Regulations, the Planning & Design Code and attendant documents.

Thank you for the opportunity to provide feedback regarding the state wide planning system. I wish you well in your independent review of the performance of the above planning system and hope that my input is considered. As an experienced planner in all aspects of planning and professional work in heritage, development, strategic planning, and community consultation, as well as tertiary lecturer, tutor, and course programming in planning topics and volunteer adviser to communities on planning I would like to make the following recommendations:

1. Review the current marginalisation of local government strategic planning and elevate inclusion into state policy.
2. Review membership of the State Planning Commission to include independent and experienced non-government members with ecological, heritage, business experience, planning knowledge and acumen.
3. The State Planning Commission maintain integrity of decisions by having regard to departmental advice, but the expert panel consider and review ex officio voting rights by any departmental employees. This would address the obvious conflict of interest perceived by the public by separating an advisory role and decision making role to advisory only.
4. Heed the Heart Foundation's research into the impact upon public physical and mental health of how our settlements and rural areas are being developed and lived in. Heed the population's need for healthy living by prioritising access to open space, physical activity and public transport as a part of state rezoning and in reviewing the Code content .
5. Review the massive transfer of non-complying developments to performance assessed processes, for evaluation 'on merit', with an absence of clear standards in the Code.
6. A minor number of non-complying development proposals transitioned to 'restricted' developments further restrict third party appeal processes by limited notification to adjoining owners. Wider notification for restricted developments should be more widely notified and assessed under clearer limitations of height within the Code.
7. Reinstate notification for developments of significant impact beyond the 60 m notification area, when proposed heights, activity, parking etc of third party appeal rights adversely impact locality character and patterns of movement and relevant considerations of impacts on the natural environment, its biodiversity, natural and cultural heritage.
8. Reinstate demolition as development to further provide timely notification to the public regarding new changes that may affect them.
9. Of real concern is the fact that state government departments are not leading by example with regard to the retention of tree canopy. I totally support the moves by SPC to improve policy in this area and as advocated by Conservation SA in its submission on the topic. It is suggested all trees,

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including historic plantings of introduced species, should be examined for their capacity to produce shade and shelter and be protected from unnecessary destruction.

10. Please provide clear standards of height consistently within zone, sub-zone and overlays to reinforce clarity and limits of variation.
11. The Code remains a complex structure of the planning system on-line that discriminates against our citizens who are unable to either own a computer or comprehend, let alone navigate, the on-line system. The system is anti-Ageist in approach. The Code enables a very wide flexibility of interpretation. Despite consistent emphasis on the planning system being 'advisory' only, the Code content lacks protection of community and personal investments in property and public assets. Consider public education courses with practical steps for those who are not tech savvy.

12. Catalyst Sites

The lack of evidence of social or economic benefits to the public realm enabled by catalyst sites suggests a critical review is needed of the scattered catalyst sites within the City of Adelaide and consideration of their contribution to the economy and social well-being of people. It is recommended that catalyst sites should not be within the residential areas of the City – SE and SW of the City and North Adelaide.

13. Code Amendment Reports

Improve community consultation processes for Code Amendment Reports rezoning by:

- a. Facilitating inclusive communications between the state and developers, the community and neighbours to avoid and resolve potential conflict by reviewing notification procedures prior to plans and Code Amendment reports being released for the statutory period of consultation
- b. engaging citizens in determining what constitutes 'existing residential amenity' references in the P&D Code.

14. The committee consider what role can strategic planning play in the provision of emergency services, location of housing and the safeguarding of public and private investments in coastal areas, flood and wildfire prone areas. Engaging and listening to residents' input is essential.

15. Consult with the relevant traditional Elders of SA's First Nations regarding any major development proposed by state or private developers, which impacts on their traditional country prior to and during early stages of development. Be clear about the changes proposed for cultural places of traditional significance.

16. Reverse the current inability of the public to comment and participate in Deferred Urban land release when subdivision design is being proposed, prior to formal assessment.

17. Council Assessment Panels (CAP)

- a. CAP members should be required to allow time to physically inspect development sites as a group, in the company of the assessment manager to ensure understanding of context and consistency with existing urban and/or rural amenity within the locality prior to formal meeting.
- b. Consider the inclusion of 2 local elected members to individual CAPs and RAPs. Local knowledge of the area as a component of assessment adds to better informed decisions by the panel, and compensates for the reluctance of many professionally accredited planners to do so.

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- c. To promote a progressive response to ensure sustainable development, planning needs to establish consistent standards of design and future proofing of infrastructure systems to manage the increasing number of extreme weather and bushfire events attributed to Climate Change. Adapting to emerging communications, energy and market distribution systems, the housing industry is faced with increasing costs.

15. Consider Adaptation, rather than Growth alone, driving planning policies to avoid destructive and wasteful building projects in areas most at risk due to climate change. Planning has a key role to look to protection of valued environments where natural and built heritage forms part of the design process. I recommend holiday reading for the expert committee of the book by ecologist and author: Prideaux, M;(2023) Fire- A Message from the Edge of Climate Catastrophe, Stormbird Press, KI – obtainable from Dymocks, Adelaide.

16. Most importantly - I fully support the following submissions that are based on research, experience and/or based on wider consultation of those who are unable to be heard:

- The Local Government Association's detailed submission on the basis that it represents all local councils in the state and makes a number of recommendations based on consultation with members, workshops, research and experience of using the current system.
- The well-researched and well informed submission by the WACRA, a 50 year old coastal resident association, and those by coastal members of the Community Alliance SA Inc.
- The Community Alliance SA Inc. who represent 36 resident action groups and individual residents and who have endeavoured to consult with members in a pro-active manner.
- The Conservation Council of SA Inc, and Conservation SA.
- Personal submission by Dr Michael Lewellyn-Smith
- Documented evidence of canopy destruction by Yuri Poetzel (may be supplied if requested)

It is much appreciated the Minister's willingness to consider all relevant issues and the knowledge, skills and experience of the Expert Panel's membership devoting time to listen to many submissions. There are many other comments I could make, but acknowledge personal time based restrictions in sending in this submission. I would be pleased to respond directly to any queries from the Panel if desired.

Yours Sincerely,

Dr Iris Iwanicki, PhD, M.Env.Law, GDTP, BA, M. ICOMOS

Accredited Professional Level 2, Past President PIA(SA) 2011-2013

Volunteerism: Advisor & Past President : Community Alliance SA Inc.

Past Chair. Environmental Defenders Office, Adelaide

Past Hon.Sec to CCSA, member and Chair Planning ESC CCSA

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\Developments and schools' impact on green spaces

Trees often seem to be razed to allow for temporary construction convenience. It's unfortunate that there isn't more emphasis in the Development Act to Ecological, Environmental, and Mental Health benefits of old growth habitat, as we'd likely have less contentious designs for major projects

Renewal SA's portfolio has a huge foot-print, which includes public assets such as Housing Trust homes, former schools, TAFES, fire stations and health facilities such as Glenside

Renewal SA has been selling off many rezoned allotments all over town, catalogued on their website.

<https://renewalsa.sa.gov.au/for-sale/land-sales/>



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