

Community Alliance SA Inc
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Engaging for Reform



Community Alliance
South Australia

31 May 2012

Attn: Mario Barone
The Presiding Member, Development Policy Advisory Committee
Capital City DPA
c/o Department of Planning, Transport and Infrastructure
GPO Box 1815, Adelaide SA 5001
Email: dpac@sa.gov.au

Ministerial Capital City Development Plan Amendment

Dear Sir,

Community Alliance SA is a coalition formed to campaign for ethical, transparent governance, provision of genuine information to communities, real participative decision-making in planning, and for comprehensive reform of South Australia's planning and development regime.

The Alliance recommends that the DPAC reject the Ministerial Capital City Development Plan Amendment (DPA), and **requests the opportunity to be heard** at the public meeting in support of this submission.

The Ministerial Capital City DPA (South Australian Government Gazette, No. 20, Wednesday 28 March 2012) intends to fast-track implementation of ill-conceived aims in the 30-Year Plan through amendments to the Adelaide (City) Development Plan. It makes unjustified assertions that growth in the city has 'been delayed by restrictive planning controls that tend to block investment'.

In destroying fine-grained and nuanced *planning controls* developed over several decades with remnant (albeit diminishing and increasingly inadequate) provisions for community engagement, the Capital City DPA is yet another example of illegitimate government action squandering the State's planning heritage, making a farce of consultative processes, and undermining the rights of communities to enjoy real, effective participation.

Current development processes are no longer based on sound planning principles for building sustainable communities, and deny South Australians meaningful participation in decision-making and in defining the future shape of our communities and our State's capital.

Putting a permissive policy like the Capital City DPA into interim effect, and then purporting to hold the consultation process afterwards is an abuse of process. We do not consider this to be a reasonable measure or 'necessary in the interest of the orderly and proper development of the area affected' (John Rau, Deputy Premier, Minister for Planning, SAGG, 28 March 2012, p. 1099).

What happens to development applications approved under this policy if there are revisions as a result of consultation? Will Development Approvals then be disallowed or scaled back? Irrespective of the rights and wrongs of the policy content - this process is wrong!

Our aim is to put the people back into planning. Interim operation of DAPs usually protects an area or object, but in this case, (and in the Significant Tree DAP) the opposite has occurred. This is most concerning for the 26 member groups of this organisation and is something we wish to see changed in the future.

The DPAC's role places it in a position to assist the Community Alliance in progressing urgent reform of the State's development regime. Rejection of this Capital City DPA is the next step towards restoring the proper role of communities in South Australian planning, and for orderly and proper development of the City of Adelaide. Commence the reinvigoration of the CBD by asking the people of South Australia what they would like to see in their capital city. If you initiate this DPA from the ground up you will receive a far greater success rate with the implementation strategies.

We thank you for the opportunity to be heard.

Kind regards
Dianne

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