

For
the
Future

Planning
for SA



South
Australian
Labor



Acknowledgment of country.

We acknowledge and respect the Traditional Custodians whose ancestral lands we live and work upon and we pay our respects to their Elders past and present. We acknowledge and respect their deep spiritual connection and the relationship that Aboriginal and Torres Strait Islander people have to Country. We also pay our respects to the cultural authority of Aboriginal and Torres Strait Islander people and their nations in South Australia, as well as those across Australia.

Foreword

SA Labor is looking to South Australia's future. A future that honours where we have been and forges a clear path to building the state for future generations; a future that places South Australia on the front foot to be the first choice for people to live and work.

While we push ahead with securing South Australia's future, we must ensure that Adelaide remains Australia's most liveable city with ease of access to public transport, green open space and vibrant local communities.

Adelaide is consistently ranked among the best places in the world to live. Without a bold vision and strong planning laws in place, we risk losing the character of our streets and neighbourhoods.

Good planning and urban development is a tightrope walk between growth and liveability. While we need to continue to grow, we must not compromise on the liveability of our city – the way we live is the envy of the world.

A Malinauskas Labor Government will repair the damage caused by the Liberal Government's failed implementation of the new Planning and Design Code. We also know our way of life has changed of because COVID-19. We will assess the long-term impact of the Code and COVID-19 on our community to ensure our planning rules are up to date.

We will commission an implementation review of the *Planning, Development and Infrastructure Act* and the Planning and Design Code to ensure planning decisions encourage a more liveable, competitive and sustainable long-term growth strategy for Greater Adelaide and our regions.

It will address the key concerns identified in our consultations with industry groups and local communities, including:

- ✔ Protecting the character and heritage of our local communities;
- ✔ Ensuring greater tree canopy coverage and green open space;
- ✔ Providing certainty to business, industry and communities by implementing appropriate design standards; and
- ✔ Improving to the e-planning system and processes.

The outcomes of both good and bad planning decisions are years in the making.

We must develop a long-term vision of what we want South Australia to look like in 30 years to ensure that bad planning decisions of today do not hamper our good decisions for tomorrow.



Peter Malinauskas MP
SA Labor Leader



PLANNING NEEDS COMMUNITY VOICES

South Australia's urban areas have expanded significantly over the past 30 years. Adelaide, once known as the 'Twenty Minute City', now has urban developments as far north as Buckland Park and Roseworthy, and all the way south to Aldinga.

The development of Greater Adelaide and our regions occurred under a patchwork of development plans and rules that stretched across our State. This was followed by the Marshall Liberal government's poorly managed rollout of the Planning and Design Code, cutting short public consultation with residents, business, industry and local government, resulting in an implementation that is failing our community.

The character of our established suburbs is being erased with an increase in urban infill, as poor designs infiltrate our streets, setbacks disappear, on-street parking increases, and the loss of green space creates heat spots in our neighbourhoods.

The new planning system's original intent was to create certainty and equity, and for our communities to ensure that developments met community expectations.

We have consulted with a wide range of stakeholders and we understand that there is work to do to address ongoing and complex issues arising from the rollout of the *Planning, Development and Infrastructure Act* and the new Code. We also acknowledge that COVID-19 has and will have an impact on the future of planning and urban development in South Australia.







IMPLEMENTATION REVIEW

A Malinauskas Labor government will commission an implementation review of the *Planning, Development and Infrastructure Act* and the *Planning and Design Code*, with the aid of an expert panel, to ensure that planning decisions encourage a more liveable, competitive and sustainable long-term growth strategy for Greater Adelaide and our regions.

The review will address the key concerns identified in our consultations with industry groups and local communities, including:

- ✔ protecting the character and heritage of our local communities;
- ✔ ensuring greater tree canopy coverage and green open space;
- ✔ provide certainty to business, industry and communities by implementing appropriate design standards; and
- ✔ improvements to the e-planning system and processes.

We will also consider the 30-Year Plan for Greater Adelaide in the wake of the impact of COVID-19. The pandemic has changed the way we live and work and we must ensure the 30-Year Plan reflects that.

We need to consider the impact of COVID-19 on our suburbs and regions, as well as ensuring we have a thriving CBD. We know how we want to live, so now we need a vision to ensure that we can continue to live that way.

In addition to the implementation review, Labor will seek to address the ever-increasing threat to home ownership - housing affordability. Labor will secure our land supply to make housing affordable for future generations including by having an emphasis on greenfield and brownfield developments with strong interface rules, and appropriate infrastructure and transport options. Labor will maintain protection for our environment and food production areas.



PARKING CONGESTION

Labor will fix the problem faced by many in our suburbs, on-street parking congestion.

We will ensure future developments provide a minimum of at least one off-street car park for every dwelling, or two car parks for dwellings with two or more bedrooms with limited flexibility to deal with specific circumstances (e.g. developments in the CBD).

We have witnessed in recent years too many development approvals for townhouses, apartment blocks and subdivisions which have not adequately addressed the need for off-street car parking for residents.

General infill has contributed to approximately 37 per cent of the net dwelling increase from 2010 to 2019. It is this pressure that people are seeing in their streets and around their neighbourhoods, making urban infill become synonymous for congestion and inconvenience.

We need urban infill to meet the demands of our growing population, but development must not compete with community, it must serve our community. By ensuring that future development applications suitably accommodate off-street parking, we will assist our streets in remaining clear and easy to navigate.

DESIGN STANDARDS

Labor will ensure the State Planning Commission implements design standards.

We must ensure new developments accommodate the needs of modern housing requirements and that new developments will not impact on the amenity of our local streets or our environment.

Design standards can be used to protect and enhance the character of our local communities.

This will also provide certainty to industry as to the standards required of it, because the most important thing to our economy is certainty.

GREEN OPEN SPACES

Labor will work with the Green Adelaide board to prioritise projects that actively green neighbourhoods.

This will support biodiversity and the quality of life for families getting out and enjoying the outdoors.

Where we live should be as green and pleasant to live in as possible, not hemmed in only with buildings and roads, and nowhere to breathe. While we all understand that a rising population means a busier capital city, we can manage this while also keeping Adelaide cool and green.

Labor will ensure we have Australian best practice for tree loss regulation and a targeted plan for tree planting.

This will address the loss of trees that has seen us become one of the capital cities with the least green canopy by undertaking serious urban forest management.

Labor will use the Open Space Fund to invest in green space.

We will offer 10 per cent of the fund every year to councils to buy land to create pocket parks, to balance the spaces lost as more dense housing is built. We will make every effort to spend the funds from new developments in the same council area as the contributions are from.

From an empty block



to a pocket park



