

Friends of Willunga Basin inc.

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Attn: Andrea Thompson

Residential Infill and Desired Character DPA Submission

Friends of Willunga Basin thank the City of Onkaparinga for this opportunity to contribute to what we believe to be a critically important change to the Development Plan.

We would like to be heard at the public hearing on August 25th.

Issues of sustainability and wise planning have been core interests of our organisation since its inception. Although the issues addressed in this DPA are not new, the imperative of dealing the following issues is now critical:

- The need to decarbonise our way of living in response to climate change
- Looming liquid fuel scarcity (peak oil)
- The need to protect food security – like viable agricultural land protection (especially in the light of Murray Darling Basin's possible demise as a food bowl)
- the ageing population
- diminishing household sizes
- population increase

We do wish to make clear at this point that Friends of Willunga Basin strongly question the State Government's desire to increase population to two million people, increasing strains on our fragile and dry environment.

In broad terms we believe this DPA to be an excellent document, responding responsibly and sensibly to the above and other issues. While at risk of being parochial 'nimbys' in desiring that growth be centred around transit nodes to the North, we believe there are excellent sustainability, equity and planning reasons for increasing density in existing suburban areas. We do accept the need for some infill in our townships, and would prefer sensitively designed infill to expansion of township boundaries.

The new focus on transit oriented and pedestrian oriented planning is very strongly supported by us, as is the introduction of cycling as serious transport.

A further general comment is that it is vital that medium and higher density dwellings be of excellent design and construction to enable acceptance of these fairly radical proposals. The development industry must not be able to get away with the cheapest, lowest quality designs to maximise their profits.

Specific Comments and Proposals

Executive Summary

- Page 4 *Need for Amendment* we believe the first dot point should be separated into two, the protection of primary production land is a separate issue to security of land supply for development.

- Page 5 we propose the addition of an extra dot point, probable steep increase in liquid fuel costs (peak oil).
- We agree with comments (page 6) that there will be resistance to the proposals from some residents.

Analysis: Background

- We support the focus for development until 2028 as indicated on the map, P11.

Analysis: Strategic Context & Policy Direction

- Para 1.7 we comment that much open space at present is not effective, it simply fulfils the planning requirement of open space. Plantings for biodiversity, community gardens, bbq picnic areas and 'wild-style' playgrounds would help a lot.
- As already stated we strongly disagree about the planned population increase (first dot point Strategic Plan section). We also expect there to be a need for public transport use to increase more than 10% as we decarbonise the city.
- We propose a lower figure than the 30% of new housing on the fringes by the end of the planning period (Planning Reform section). It will not be possible to achieve necessary carbon pollution reductions if there is continued fringe expansion.
- Re housing affordability, smaller house sizes will assist this, they are appropriate with ageing population.
- In climate change dot point (Planning Reform Section) there is a need to build for a hotter harsher climate as well as using less energy.
- We agree that the DPA aims to move the City in an appropriate way to the intent of the Planning Review and State Government policy.

Investigations

- *Affordability related issues - car parking* (p24) could include the projection that an ageing population and peak oil will lead to less car use.
- *Notions of affordability* (p25) – we strongly endorse this.
- *Sustainability – energy efficiency* (p26) – we also strongly endorse this, as well as *Perceptions of medium density housing* (p27).
- In *Design Policy for Infill Zone* (p29) we endorse the need for sustainable design as a core principle. We agree that modern dwellings can be designed for very small allotments, the popularity of Christie Walk in Adelaide City indicates this.
- In the *Parking Considerations, Maximise on-street parking opportunities* paragraph, (p33) the use of angle parking might be considered, as in old suburbs of Melbourne where streets are wide. We agree with other aspects of Parking Considerations section.
- *Townships* (p38) introduces important elements in the style of infill for Willunga and McLaren Vale. We are in agreement with this section.
- *Broadacre areas of the Residential Zone* (p40) might include comment on the severe limitations of the present 'gutter to gutter' style usually seen in such developments today. This needs to be guarded against, and other housing types such as row houses might provide much better privacy and use of the space available.
- *Centres* (p41) – we agree with the proposal for shop top housing, and limiting the size of supermarkets. Residential use of spaces in centres brings them alive outside shopping hours.
- *Transit Oriented Development* for Noarlunga Centre (p47-48) is endorsed by us

Amendment Instructions Table and Appendices

- In *Attachment B* (p15) the final statement *that is accessible to all occupants of the dwelling* needs tighter definition. Just how accessible is critical – for young children,

for the aged, for people with impaired mobility. The quality will also be vital if it is to be used.

- *In Attachment C, Aldinga district Centre Policy Area 17 (p24) para 6 of Form and Character* should include reference to preserving views from the Centre to the Sellicks Range to the South East when discussing landscaping. The magnificent vistas and views from Aldinga Beach Road were largely lost with residential development of the Sunday and other estates, what remains of the vistas from the Centre is of great value and must be preserved.
- Changes to *Historic Conservation (Willunga) Zone – Residential Policy Area* has caused us some confusion. Items 8 to 12 of the Amendments Instructions Table relate to this. Do these changes relate to both the Residential Character (McLaren Vale/Willunga) and the Residential policy areas as shown on map Onka/170?
- We are in broad agreement with the proposals for the above and Pages 76-77.

Conclusion

In conclusion we repeat our belief that higher density development is desirable and required, but there will be serious challenges to get such development widely accepted. Clearly there has to be excellence in design and implementation to ensure that smaller living spaces are good places to be. Another critical issue is the very high levels of amenity, functionality and amount of open space that will be needed adjacent to high density living to compensate for reduced personal space.

We also wish to confirm that Friends of Willunga Basin endorse the submission of the Southern Community Coalition, of which we are a part.

Signed:

David Gill, Secretary Friends of Willunga Basin