Dear Members and Supporters,

Our AGM will be held on Wednesday the 29th of June next at 7.30 pm in the Don Pyatt Hall in the Norwood Town Hall complex 175 The Parade Norwood (entrance off George Street). Our supporters and members of the public interested in protecting the character and heritage of our suburbs are warmly welcome to attend. We need people to turn up to continue to support the battle for your quality of life. Our guest speaker for the evening will be Ms. Sandra Kanck the former Australian Democrats leader in this State. As the national President of Sustainable Population Australia, Sandra will be speaking about urban development pressures and population growth.

Population Growth
For some Australians, population increase is a taboo subject. University educated people are particularly worried about being accused of “racism” if anyone questions Australia's population growth rate. In fact, we have the highest rate of population growth of any developed country fuelled mainly by high levels of immigration. We are currently adding over 300,000 people to our population each year – about 138,000 from natural increase (excess of births over deaths) and about 162,000 from net immigration. At 24 million now, our population is heading for 38 million by 2050 at the same time as our real GDP per capita, a measure of living standards, is in long term decline. Some interstate campaigners are urging voters to write “Reduce immigration” on their ballot papers in the current federal election. In 1983 a similar campaign urged voters to write “No dams” on their voting papers. This was a huge success.

State governments are responsible for housing policy and all of them are committed to slowing the expansion of our cities. This means that to accommodate a growing population, housing densification is being imposed on local communities. The destruction of garden suburbs as infill housing takes over is lowering the quality of life of many Australians living in cities. As well, the enormous increase in congestion on our roadways is closely related to our growing numbers. While property developers and retailers benefit from non-stop population growth, the host population bears the costs and successive governments struggle to cope with the infrastructure costs. So an open debate on our rate of population growth is long overdue.

Review of 30 Year Plan
If you are interested in reading glowing references to Adelaide's future development contained in the 30 Year Plan for Greater Adelaide, you can email “DPTI.30YearPlan@sa.gov.au”. A slight reduction in the population projections for Adelaide has now been published.

Planning Development and Infrastructure Act
John Rau's Bill has now passed both houses of Parliament. The Liberal Party, after some internal dissension, managed to have one elected councillor allowed to sit on a local or regional Development Assessment Panel. This was a very small victory for community representation in development assessment. One wonders what this lone representative of the public interest will do on Panels dominated by technocrats. The destruction of councillor representation on Development Assessment Panels is equivalent to John Rau dismantling the jury system in our law courts. The roles of common sense and reasonable expectations have been dismissed from our planning system by Chairman Rau.
As we have discussed in earlier newsletters, the new Act will usher in a large-scale centralization of planning powers in a State Planning Commission, Regional Planning Boards and Regional Development Assessment Panels. What will eventuate from the new Act will be a more centralized, authoritarian and less transparent planning system. Many councillors and their planning staff are dismayed by these changes. Residents will be the main losers here.

Workshops are now being held by planning organizations to discuss the “Citizens' Charter” outlined in the new Act. This Charter, when it does eventuate, will hopefully ensure that the community is “consulted” when rezoning changes occur. However the loss of the public's right to comment on significant development proposals in their neighbourhoods will increase community angst about development.

**WHAT THEY SAID ABOUT DEVELOPMENT**

“Up to 30 per cent of foreign-owned city apartments are likely to be left empty after a splurge by mainly Chinese investors, says National Australia Bank chief economist Alan Oster. Mr. Oster estimates more than 60 per cent of off-the-plan apartment purchases in the Melbourne CBD and half in Sydney are being financed outside the big four banks, likely through offshore institutions and cash. The offshore buying spree … has led to the Melbourne CBD apartment market being three times over-supplied, while Sydney is two times over-built.”


“Over the past 12 months in an effort to curb urban sprawl the government has been aggressively pursuing the development of tall apartment towers over a wide range of locations in Adelaide including extensive areas of the city centre, high streets, major arterial roads with high traffic volumes, major freight routes and urban regeneration areas. A number of the developments approved are seriously at variance with (Council) Development Plans so it's no wonder that in its new Planning Bill it has scrapped the “seriously at variance” clause.”

Kevin O'Leary “Adelaide's current tower building frenzy”

“Researchers have discovered a downside to the high life, with the chances of surviving dangerous heart attacks evaporating in high-rise apartments. A Canadian study has found that people housed above the second floor are 40 per cent less likely to live through cardiac arrests than those at or near ground level. And the higher they are, the lower the odds. … Researchers say precious moments lost in elevators can make the difference between life and death.”

J. Ross “Heart attack risks in high life” *The Australian* 19th January 2016, p.8

“Australia must slash its' breakneck’ immigration rate by up to 50 per cent or risk tens of millions more people cramming on to the country’s east coast, former Labor foreign minister Bob Carr said. ... Mr. Carr said the country's rapid population growth was flooding major cities and putting huge pressure on house prices. 'People wonder why their youngsters can't get housing in the big cities' he told reporters in Sydney. 'And the answer is we are going for breakneck population growth, and it's all about supply and demand ... We've got a Third World style population growth rate and I think the Australian people need to be alerted to this,' he said.”

Australian Associated Press 16 Feb. 2016 SBS News
Regards
from
Save Our Suburbs
Committee

Please contact us if you have any issue you wish to discuss.

Tel. 0407 973 321/8362 1152

Hope to see you at the AGM. Membership fees are now due.
Donations welcome.

Members/Supporters Application Form

You are invited to join, either as:
A Member, with an annual fee of $10 ($15 for a group)
Members have voting rights at general meetings
and are eligible to stand for office, or
A supporter, with a minimum yearly donation of $10
Concession fees $8 per annum

I hereby join/support SAVE OUR SUBURBS- ADELAIDE
Mr./Mrs./Ms./ First Name…………………………….Surname………………Member/Supporter
Address……………………………………………………………………………………………………
Post Code……Phone (optional)……………email………………………………………………

Payment enclosed $.………………………

Please send to – K.Kaeding, PO box 520, Torrensville Plaza, 5031