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**Title:**

Speech opening "Clovercrest Estate", Tea Tree Gully

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SPEECH BY THE PREMIER, MR. DUNSTAN, OPENING "CLOVERCREST ESTATE".

TEA TREE GULLY.

30.3.73

MR. HANNAFORD, LADIES AND GENTLEMEN;

THANK YOU VERY MUCH FOR ASKING ME TO OPEN YOUR NEW "CLOVERCREST ESTATE".

IT WAS AN INVITATION I HAD NO HESITATION IN ACCEPTING BECAUSE I'VE LONG BEEN AN ADMIRER OF BOTH THE STANDARD AND QUALITY OF A HANNAFORD PROJECT. THE FACT THAT BILL HANNAFORD'S LETTERHEADS CARRY THE INSCRIPTION "MASTER BUILDER AND DESIGNER" IS VERY APPROPRIATE AND AN ACCURATE REFLECTION OF THE PRIORITY HE GIVES TO BOTH CRITERIA. AND IN THAT, OF COURSE, I INCLUDE PAMELA HANNAFORD WHOSE INTERIOR DECORATION AND LANDSCAPING TALENTS ARE WELL KNOWN.

2.

ALL THIS IS EVIDENT HERE. EACH OF THE FOUR HOUSES IS OF DIFFERENT DESIGN BUT THEY HAVE IN COMMON A BASIC ATTENTION TO DETAIL AND CONCERN FOR QUALITY WITHIN A FIXED PRICE RANGE.

JUDGEMENT HAS ALREADY BEEN PASSED ON THEM: THREE OF THE FOUR HAVE BEEN SOLD AND PEOPLE ARE WILLING TO WAIT SIX MONTHS BEFORE MOVING IN.

IT'S PROOF THAT QUALITY PAYS. AND IT IS, I THINK, A SALUTARY LESSON FOR OTHERS.

THESE ARE PARTICULARLY DEMANDING TIMES FOR ALL OF US CONCERNED WITH DEVELOPMENT, GOVERNMENTS, LOCAL AUTHORITIES, DESIGNERS AND BUILDERS.

THERE IS A HEAVY DEMAND FOR HOUSING IN THE METROPOLITAN AREA. AT PRESENT WE NEED SOME 10,500 NEW HOMES IN METROPOLITAN ADELAIDE A YEAR.

AT THE SAME TIME THERE IS ACUTE PUBLIC AWARENESS THAT UNCHECKED AND UNCONSIDERED DEVELOPMENT MAY SPOIL, FOR ALL TIME, OUR ENVIRONMENT.

THESE CONFLICTING DEMANDS PLACE A HEAVY BURDEN ON ALL OF US, BUT MOST PARTICULARLY ON THE ELECTED AUTHORITIES WHO HAVE THE ULTIMATE TASK OF RECONCILING THEM.

WE CAN'T DO A CANUTE AND SAY: "RIGHT. THAT'S IT. DEVELOPMENT IS HEREBY HALTED." WE HAVE TO PROVIDE, THROUGH THE PUBLIC AND PRIVATE SECTOR, THE THOUSANDS OF HOMES WE NEED. BUT WE MUST ENSURE THAT, IN DOING THIS, WE DO NOT LOSE THE AESTHETIC AND ECOLOGICAL FEATURES THAT MAKE ADELAIDE SUCH A BEAUTIFUL PLACE TO LIVE IN.

NO GOVERNMENT IS MORE CONCERNED TO PROTECT THESE FEATURES THAN THIS ONE. INDEED, WE'VE PIONEERED IN AUSTRALIA MANY OF THE PLANNING AND DEVELOPMENT LAWS DESIGNED TO SEE THAT IT IS DONE. WE HAVE APPOINTED AN ENVIRONMENT MINISTER AND GIVEN HIM REAL POWER. WE ARE PREPARED, IF NECESSARY, TO INTRODUCE STILL MORE RIGOROUS CONTROLS TO BALANCE THE DEMANDS OF DEVELOPMENT AND CONSERVATION.

BUT WE HAVE TO DO SO IN A RESPONSIBLE FASHION. IT'S VERY EASY TO SIMPLY CONDEMN ALL BUILDING OUT OF HAND AS, IPSO FACTO, BAD. IT CAN BE EMOTIONALLY VERY SATISFYING. BUT IT ISN'T VERY FAIR TO THE YOUNG FAMILY, WHO, AS A CONSEQUENCE, EITHER CAN'T GET A HOME AT ALL OR WHO ARE FORCED TO PAY AN EXORBITANT PRICE.

WHAT WE CAN DO (AND, I BELIEVE, WE'RE HAVING SOME SUCCESS) IS TO LAY DOWN CONTROLS REQUIRING THAT DEVELOPMENT TAKES PLACE IN AGREED AND DEFINED AREAS, THAT PEOPLE ARE AWARE OF ITS IMPLICATIONS AND THAT ADEQUATE PROVISION IS MADE FOR POPULATION DENSITY,

OPEN SPACE AND RECREATION AREAS, PROPER SERVICES, AND DECENT STANDARDS OF DESIGN, CONSTRUCTION AND LANDSCAPING.

IT'S NOT AN EASY JOB AND GOVERNMENTS CAN BE AS FALLIBLE AS INDIVIDUALS. I AM PERSONALLY VERY GLAD OF THE NEW CONSCIOUSNESS IN THE COMMUNITY OF ACTUAL OR POTENTIAL THREATS TO THE ENVIRONMENT. BUT I WOULD MAKE THIS POINT; A GOOD CASE CAN BE DESTROYED BY OVERSTATEMENT.

IF SOUTH AUSTRALIA AS A WHOLE IS TO RETAIN ITS PRESENT ATTRACTION AND AMENITIES WE NEED THE INVOLVEMENT OF THE WHOLE COMMUNITY AND PRACTICAL CONCERN ABOUT HOW TO DO IT, RATHER THAN MILLENIAL CRIES THAT EVERYTHING MUST STOP.

ONE INNOVATION WHICH I BELIEVE WILL HELP THIS PROCESS IS THE PROVISION WITH EACH MAJOR DEVELOPMENT OF AN ENVIRONMENTAL IMPACT STATEMENT SETTING OUT THE CONSEQUENCES OF A PARTICULAR PROJECT AND STEPS WHICH MAY BE TAKEN TO AMELIORATE THEM. THIS WILL ALLOW

FOR INFORMED PUBLIC CONSIDERATION, DEBATE AND POSSIBLE AMENDMENT OF A PARTICULAR SCHEME.

SUCH STATEMENTS WILL BE A POSITIVE MEANS BY WHICH WE CAN SEE THAT ENVIRONMENTAL CONCERN RECEIVES THOROUGH, AND PROPERLY BASED, CONSIDERATION. THIS WAS PART OF OUR ELECTION PROGRAMME AND ITS IMPLEMENTATION IS NOW BEING WORKED OUT.

THIS IS RATHER GETTING AWAY FROM THE OPENING OF CLOVERCREST. BUT IT'S IMPLICIT IN WHAT I'VE BEEN SAYING THAT DEVELOPERS, EVEN ON A SMALL SCALE, MUST TAKE SUCH FACTORS FULLY INTO ACCOUNT WHEN PLANNING ANY NEW PROJECT. IT'S NO LONGER ENOUGH TO CLEAR A BLOCK OF ALL IMPEDIMENTIA - SUCH AS TREES - AND SLAP A HOUSE AND A 'FOR SALE' SIGN ON IT.

MR. HANNAFORD IS OBVIOUSLY WELL AWARE OF THIS AND IS BUILDING HOMES OF WHICH HE, AND THEIR FUTURE OWNERS CAN BE PROUD.

I CONGRATULATE HIM, HIS WIFE, AND ALL WHO'VE TAKEN PART IN THIS PROJECT, ON A JOB VERY WELL DONE, AND HAVE MUCH PLEASURE IN OFFICIALLY DECLARING IT OPEN.

THANK YOU.