
From: Morag Lethbridge >
Sent: Wednesday, 17 October 2018 4:58 PM
To: DPTI:Planning Engagement
Cc: DPTI:Planning Engagement
Subject: New pathways

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Rhiannon Hardy, Project Lead, Assessment Pathways Department of Planning, Transport and Infrastructure Level 5, 50 Flinders Street, Adelaide 5000 GPO Box 1815, Adelaide SA 5001

Dear Rhiannon

I would like to raise some concerns about the 'new future' in planning terms.

I used to be of the belief that good people make good decisions for the good of all. My negative personal experience with planning consent in a Historic Zone which I thought would have standards they would adhere to, has left a pessimistic feeling in regards to a process which is quick and easy.

While houses are in the marketing as being expected to be in the deemed to satisfy pathway, I believe this will have a serious and significant outcome for most neighbours.

Unless the parameters are well thought out and well documented so there are no grey zones, it will result in unsuspecting home owners finding their homes impacted with no opportunity for comment.

I believe development is necessary in many many ways but I also feel strongly that the first question to be asked is how will this affect what is already there?

Everybody should be able to comment and maybe influence a decision that is going to perhaps impact their property value or their ability to enjoy their family home.

The items that are most worrying are over shadowing, noisy plant, decorative lights, destruction of existing fencing, sub division and overlooking.

Overshadowing- while shade documents are submitted with planning applications, I do not think the average person would want to engage their own survey at significant cost to test these claims.

Overshadowing can affect so many areas from solar heating, solar panels and general light into a dwelling.

Noisy plant - the worst impact with new builds is the amount of plant installed. Noisy 3 phase air conditioners, pool equipment. Often houses are large and require air conditioners to go for long periods of time. ALL plant should be acoustically housed and away from neighbours bedrooms.

Decorative Lights - new houses seem to want a full garden lighting scheme which is on from dusk to dawn as well as a number of wall lights pillar lights and automatic spots all impacting on neighbours Existing fencing- a nightmare for two parties to agree on

Overlooking- while one would hope this would be addressed with obscure glazing. It is hit and miss. Some have it some do not get asked to put it in. Even obscure glazing allows you to see in and them to see out and pick out figures and children swimming etc etc Subdivision - often requires the whole block to be developed resulting in storm water run off, lack of greenery, concentrated entertaining spaces and just a general congested site.

I think it is unfair that a fast tracked approach could impact so much on an innocent home owner who has purchased in good faith in a suburb with a development plan which they assumed would be enforced and is now going to change.

That is why it is critical to this one particular pathway to get the criteria for 'deemed to satisfy ' correct.

Fast, streamlined but wrong is not going to help Adelaide in the long term.

Kind regards

Morag Lethbridge