

DTI:Planning Review

From: Adin Sabic [REDACTED]
Sent: Saturday, 6 August 2022 6:54 AM
To: DTI:Planning Review
Subject: Feedback from Glengowrie

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Hi,

I would like to provide the following feedback for you to consider as part of the review;

As a resident of Glengowrie (City of Marion), my family continues to see the suburb torn to shreds with new developments at a rapid rate, with single dwellings being replaced with 2, 3 or 4 boxes. While some urban density makes sense, there should be limits as it's now creating more problems than it's trying to solve.

In my conversation with residents, no one supports what continues to occur and people have had enough. The only people benefiting are property developers. The issues being created now span the environment, safety and livability and are getting worse each week. This includes:

- Removal of significant tree canopies, we already have low canopy coverage. Requirements to plant something small will never replace what is being taken away when established homes and trees and bulldozed for subdivision
- More building footprint replacing green space
- Reduced on street parking availability as more cars parked on street and more driveways cut out for subdivisions
- Dangerous flow of traffic due to more on street parking, and limited 2 way vehicle flow on many streets, including emergency vehicle access
- Lack of open play space and reduced backyard sizes for children and pets
- Reduced housing diversity (now more semi detached than detached dwellings)
- Capacity issues e.g Kintergartens, High schools etc.

Immediately preceding the introduction of the state planning and design code, the Marion Council introduced local planning and zoning in the Marion plains area to reduce the amount of development. These small tweaks would have made a significant difference ongoing. The Council listened and consulted broadly with the community on these changes, but unfortunately its life was short and overruled by the State Planning and Design Code.

The most simple yet impactful change the Council introduced at the time was increasing the required frontage for dwellings on a typical street from 9m to 10m. Meaning there would be a reduced number of blocks that could be subdivided (at least 20m frontage needed). Not only did the Stade code bring this back to 9m, it also reduced the min block size from 350m² to 300m² for a typical subdivision and even less frontage and block size for row developments.

Across Adelaide, some suburbs have taken the brunt of increased subdivision while others are fairly undeveloped and protected by the code. Glengowrie and others in Marion Council have taken their fair share of absorbing increased population density for the state and I believe things need to change for this area. The rate of subdivision is so rapid, that it needs to be addressed immediately before it's too late to resolve the issues that have been created.

Regards,

Adin Sabic
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[REDACTED]