

DTI:Planning Review

From: Daniel Arrowsmith [REDACTED]
Sent: Monday, 5 September 2022 1:44 PM
To: DTI:Planning Review
Subject: Review of the Planning & Dev code and policy

To the panel, and The Hon. Minister,

For around 25 years now I have lived and worked in the Mid North, and have enjoyed the lifestyle and what is on offer. Whilst I agree that we often do not enjoy what our city cousins have on their doorsteps, I also believe that certain safeguards need to be put in place to protect what we do have that the cities do not. This is a complex matter.

For some time I have watched as blocks of land have been cut into several smaller blocks, with urban in-fill becoming a blight on the landscape. As a nation we should be concerned about the heat bank effect of the urban landscape, yet we do very little to actually prevent the problem from becoming worse. The minimum block size for subdivided blocks is so small that for the average family home to exist on a parcel of land, there is insufficient room for any yard space to grow a vegetable garden, have room for kids to enjoy and learn in outdoor spaces let alone plant a tree. 'Medium to high density living' is perhaps fine for a regional city or the metropolitan city, however that term is often misrepresented or poorly defined. Unit blocks or low rise blocks of units or flats may be better suited than cramming 3 or 4 full size houses on the old suburban block of ¼ acre.

I relocated from the metro area to the mid north some years ago now. I moved for more open spaces, a better lifestyle, relaxed living and larger block sizes. Block sizes are getting smaller with there becoming fewer and fewer ¼ acre blocks. South Australia has the worst policy for the protection of trees and the green-scapes in the nation, and with more paved surfaces we are pushed to send all water catchment to the street and off to the sea. Our land becomes drier and therefor our reliance on piped in water sources greater. I can count on one hand the smaller towns I have visited with a local water runoff recycling facility. We are the driest state on the driest continent on earth. How can we continue in this fashion? Our creeks no longer flow or do so only in flood events. What can we do and when will those who protect our interests be able to act to protect our environments?

In years gone by, when a neighbour wanted to develop a block, raise large sheds or plan expansions to their homes, neighbours were sent details of proposed development plans and they were also published in the local newspapers. I guess with regional papers closing down, fewer and fewer opportunities to publish details to the greater community exist. However we still have postal mail. In recent times several blocks in and around our neighbourhood were developed with housing additions within a meter of boundary lines, blocks being subdivided with two large houses existing with barely room for a clothesline between them let alone a fence with two concrete paths. Yet it would appear that at some stage the requirement for neighbours to be given the opportunity to raise concerns vanished. Living in a regional town with the protection of the state heritage board, I find it staggering that it is listed as no requirement on Development Approvals for notification to neighbours and the wider community so they can raise any potential concerns.

Something is wrong. I know enough to know that I don't have the answers. As mentioned previously this is a complex matter with many stakeholders to consult. As a regional property owner in the township of Burra, in the mid north, I find this matter frustrating and quite disturbing. I would like to be kept in the loop with any progress, with perhaps some level of state wide ability for residents to be given opportunity to respond to any proposed changes before they become law.

I hope this letter to be of use in consideration of this review.

Regards,

Daniel Arrowsmith



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