

From: [REDACTED]
To: [DTI:Planning Review](#)
Subject: Subdivision of land----- regarding
Date: Tuesday, 13 September 2022 11:17:32 PM

Hi CEO,

Just want to say few words that Planning and Development department is doing good work but the way subdivision is being granted will lead to mushrooming of houses in the coming days. One side, govt is saying affordable houses for everyone but, on the other hand, encouraging the property developers to demolish one house and subdivide into two or three houses. But, whether the council has given a thought that how Big role they are playing in congestion, traffic, noise pollution and also in the property prices, which is sky rocketing.

People are selling there backyard or allowing to make another house or sometime, one house in the front and other in the back, is this the way of development?
Blair Athol, Kilburn, Enfield, Clearview are the most to suffer with the mushrooming of small houses or townhouses. Just one example of subdivision is in Ragless st Enfield 5085, where it shows one block, but it is subdivided into 3 pieces of land, so just imagine, before it was one house and in coming days it will be 3 houses. Its shocking and alarming.

For an example, if in one street there are 20 houses each side so total is 40 houses but after subdivision, they can increase to 60 or 70 houses so just imagine, before it was an average of two cars in a house and the total comes to 80 cars maximum or it can be 60 cars but after subdivision of land and from 60 new houses, the no may increase to 100 - 120 cars and not only cars but the parking in the street, three times the AC's, the noise pollution and no's of other problems, which you can not even think.

So my humble request to you, is to direct the Port Adelaide council and other councils to stop approving the subdivision or if they want to approve subdivision just allow minimum 400sq mt of land and big no to small block of 300 or 250 mt and that also help in reducing the price of the properties. It would be a great help for the community and also for the future.

Regards

Rajeev Kumar