

From: [REDACTED]
To: [DPTI:Planning Reform Submissions](#); [REDACTED]
Subject: Submission about the Metropolitan State Wide Planning and design code.
Date: Friday, 3 January 2020 7:13:05 PM

Submission about the Metropolitan State Wide Planning and design code.

Robert Allanson

[REDACTED]

Plympton 5038

Mob [REDACTED]

email [REDACTED]

I am writing this in response to a letter from the West Torrens Council telling us about replacing the council based planning with state wide planning.

I am confining myself to the area around my home specificity the area bounded by Marion Road, Beckman St., The Glenelg Tram Line and the Urban Corridor Boulevard along the Anzac Highway. This area has been r12 and is being changed to “Housing Diversity Neighbourhood Zone”.

My submission is in letter form because I could not see how to make it fit the online form. If anyone can make it fit that form I am ok with redrafting it.

Firstly the concept of the Housing Diversity Neighbourhood Zone. The Council notes say the new zone “seeks to replace existing dwellings with medium density housing” this is at a density of 70 dwellings per hectare. I do not think that is viable for the area around my home.

When an old house is knocked down and the block reused for new buildings the trees, bushes and lawns are seldom replaced. They are not wasted space but a valuable resource to cool the air, clean dust and pollution from the air, make oxygen and reduce climate change. Birds and butterflies(they live here too) need more than just street trees. If one goes to <https://maps.wtcc.sa.gov.au/mapviewer/> you can select an overlay that loads a heat map of West Torrens . It is easy to see that areas of vegetation are a lot cooler than areas of housing. Just down the road there used to be an old rental house with out air conditioning. You could see the parents and kids in the yard sitting under a big Jacaranda happily playing with water pistols during heat waves. On the heat map it was the coolest spot in the area. Modern houses are highly dependant on air conditioning to remain survivable in very hot weather, those trees and bushes are valuable. We are currently experiencing the hottest weather on record. It will likely get hotter. A combination of a heat wave and a power failure may kill a lot of people. The science is in, people who knock down urban trees will be responsible for the horrors they create.

For health, happiness and correct development Children need a place to play. They also enjoy interacting with birds and butterflies. The nearest play ground to here is at the Plympton Primary School across a very busy highway impassable to young children. The only play areas are on private land. If the area is redeveloped to high density there

will be nowhere for Children to play.

We have recently had a home at the end of our street rebuilt as 4 units. It took a year. Because the building occupied most of the block there was no room for a rubbish bin or even building supplies the builder took over half the road and the footpath. There was lots of rubbish up and down the street, noise and the tradies parked out the street. It was far more unpleasant than a new greenfields housing area because in a new area there is plenty of room for tradie parking ,building materials and rubbish. In all an unpleasant year. If the houses are replaced one by one for 10 or so years we are going to suffer massive disruption, not what one buys in an established area for.

The old houses in this area are designed to fit their blocks. If the house is on a corner the house, fences ,garage and garden are built to allow a car a good view of the intersecting street. Modern corner flats are not. They do not allow a good view of intersecting traffic. There is something in the regs about maintaining sight lines but it never happens. The traffic around here is increasing all the time ,I greatly fear a terrible accident between a car and an inattentive child on a bike.

There is a real quality issue with the new flats that are being built. The one down the end of my street has shabby mortar stains on the brick work, spots where you can see between the wall board and an eccentric design with a big ledge under the eaves that is going to make a wonderful pigeon roost. If the things a casual untrained passer by can see are poor there may be severe problems with the hidden things like wiring , foundations and paving fill. We built a new room about 10 years ago, the current buildings would never have passed the inspections.

The new houses that sell are the bigger ones on half blocks. The units and flats(that the planners want) often take a year to sell. The building of these unloved buildings can take 4 or more years as it halts when they can not be sold off the plan. The streetscape is littered with empty blocks where building has stopped. I am told many of the flats are sold to property trusts and rented(I hope my super company doesn't buy any). Old type houses and maisonettes in good condition cause traffic jams and parked out streets when they come on the market, they often sell within hours. The type of housing that you want to construct is not what the people want to buy and live in.

I have read the new regulations very carefully. I think they should have a lot more on

- who approves the plan
- maintaining sight lines around corners
- increasing suburban traffic flow on streets that are not designed for it
- allowing high density housing miles from public play grounds
- does the plan reduce urban wildlife and plants
- disturbing existing residences and streets during construction
- how long will construction take
- who inspects the construction of the building

Why is this specific area selected for destruction? It is currently a nice spot. You can count about 20 different bird

species and lots of butterflies. The only houses in poor condition are the ones speculators own . I presume they are hoping for a sale to a developer. All along the tram line from Glenelg to the city old houses are loved and maintained. Some high density housing is permitted but it usually high quality and fits into its streetscape. It seems that the only part not protected is the part under the West Torrens Council.

I think taking planning away from them is a great idea but you ought to try to do a better job.

High density housing can be good, but it needs a specially designed streetscape. I have seen examples over seas and interstate where ordinary people have affordable houses close to work and ample facilities near by. They look nice with lots of multi story buildings and row houses arranged around squares ,parks, playgrounds, schools and lakes. You can not create such an area by simply changing the building regulations in an old area. All you will get is an unliveable dangerous unsustainable mess.