

## DTI:Planning Review

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**From:** Hamish Price [REDACTED]  
**Sent:** Tuesday, 29 November 2022 10:01 AM  
**To:** DTI:Planning Review  
**Cc:** Elder  
**Subject:** Improving South Australia Planning System

Hello,

If the consensus is that character homes from circa 1970's or earlier need to be protected, then you also need to prevent single allotment sub-divisions. As developers will hunt the real estate pages for the opportunities to demolish anything that isn't defined as character and build low quality housing where they can. The result of demolishing one detached house to make two causes such a detrimental impact on the neighbours, streetscape and for the mental health of the future inhabitants of the dwellings. These poor-quality houses have no aspect, limited opportunity for quality green space and mature trees, lack natural light and ventilation, have high level glazing or obscured glazing where the children often reside upstairs – and all of this leads to very poor mental health outcomes and a loss of amenity for the neighbourhood.

Planning SA and local Councils in particular need to identify large areas of low quality or non-character homes and then allow developers to demolish a significant area e.g 8-10 standard allotments and allow them to build three or four storey medium density housing, providing enough return on investment, but with the caveat that 40-50% of the combined remaining allotment must be high quality, green urban public space facilitating onsite stormwater management, large mature trees with broad canopies, natural ecosystems and areas for respite and recreation. A trade-off if you will.

Planning SA could also start to advocate for the use of architects. Currently, SA has a very low bar with building designers involved with project inappropriate to their lack of qualifications and regulations.

I am also surprised why there are no Architects represented on the Expert Panel? Planning is more than large, big, broadcasted ideas, it is subtle, local, and nuanced.

I also feel Planning SA need to facilitate local Council's keeping their Planning Department in-house, to afford a sense of accountability and awareness of local issues (It has been out-sourced significantly in recent years). The fracturing of Planning decisions, particularly in regional areas, means locals are not making local decisions. It also reduces yet another professional not living and working in a regional town or district.

On a positive note, the introduction of the PlanSA portal has been successful.

As my points are not particularly concise, you are welcome to contact me for further discussion if you are interested.

Resident of Westbourne Park and unfortunate rate-payer of the lack-lustre City of Mitcham

Kind Regards

Hamish Price

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