

plan.sa.gov.au/planning_review/have_your_say

Introduction

First, a comment about consultation, “Have your say”.

Societal expectations and societal norms are broadening in relation to consultation. We want enough information to enable us to understand what is being discussed and to provide feedback. We want to be heard and have taken into account what we said and have considered what measure(s) might be put in place to address concerns that have been raised. When I left the community forum on Saturday 3 December, a person said that she did not trust politicians (or perhaps she meant the review process) for a better outcome on planning issues.

Action

Conduct a follow up forum to tell us:

- what is changing in the Act and Code, and
- why it is changing.

This forum would revisit the role and responsibilities councils and the state government have in dealing with the problems caused by suburban infill.

Cars, garaging

Although the garages at Numbers 9, 9A, 9B and 9C on Michel Avenue, Plympton, meet the Australian minimum standard, these garages are significantly smaller than the average Australian garage.

(A google search for one of these four properties shows two dwellings, not one, in the image. Even the real estate brochure advertising the sale of *one* dwelling has an image that shows *two* dwellings, see below.)



The street view design of these four dwellings is pleasing enough, and a casual glance at the front of the dwellings provides an impression of two dwellings. However, there are in fact, four dwellings. The inside living area is 100 square metres. If the garage, which includes laundry space, is used for storage, then only one vehicle only can be parked on the property. This can ass to the street parking problems.

Action

Revisit and amend the Australian Standard for width of cars to inform garage size and car parking spaces in new dwellings.

Interior design

House design should provide adequate storage spaces. Dwellings with three or four bedrooms may benefit most from good storage design. The garage parking space is often used for storage of household items and so the car is parked in another space, either on the property or on the street. A second car parking space, at the very least, needs to be provided on the property (for second car, visitor, etc).

Where two or more cars belong to the dwelling, and there is only room for one car, car parking pressure increases along the street.

Action

New dwellings should be designed with generous household storage options.

Car Parking

Designated car parking width in public car parks. When I lived in Lobethal, a Lobethal Auto Bodies panel beater told me that he gets most of his car body repair work from car damage at the local super market car park; the car parking widths are too tight for damage-free parking.

Diagonal car parking allows better reversing vision and safer exiting from the vehicle without damaging cars parked in the next bay.

New developments with car parking should allow more room for cars to park and be damage-free. Large SUVs are very popular choices nowadays.

Action

The planning review should investigate and promote more diagonal car parking.

Street car parking demand

Infill development is approved on the assumption that residents use public transport rather than private vehicles. Denser development is allowed within 500 metres of public transport. However, some dwellings have three or more cars, such as at 13B Michel Avenue, Plympton.

As infill has taken place, the increased number of driveways decreases the available street parking, while increasing the demand.

Action

Improve public transport options that respond to residents' needs. For example, smaller and more frequent buses. Use evidence-based information to ensure greater use of public transport.

Change of amenity due to infill

South Australia householders are leading the nation with rooftop solar panels and batteries. What consideration will there be for installed solar panels if a dwelling next door is built and prevents the solar panels from providing people with power?

Action

Address.

Building design and materials

Climate change and the need to lower carbon emissions have driven innovation in Australia, including in mitigating and adapting building design and materials for the challenges we face. Climate resilient homes make greater use of well-understood sustainable building practices.

Action

Support and require best practice in building design and materials to address the demands of climate change, particularly for households to cope with hotter and colder temperatures.

Strata Act and regulations

The development of medium-high density housing raises the question of *Is the **Strata Titles Act 1988 (SA)** and **Strata Titles Regulations 2018 (SA)** fit-for-purpose?* I do not have experience in holding a strata title property. However, I refer to the recent column, Flat Chat, in the 10-11 December 2022 *The Australian Financial Review*, by Jimmy Thomson. (I am a regular reader of this hair-raising column.) Victorian Strata holders have attempted to rectify issues in their building, but claim the Owners Corporations Act was “defective and practically unworkable”. The owners concerns have bounced back and forth between the Victorian tribunal, Consumer Affairs and the Dispute Settlement Centre, with no satisfaction in addressing serious and damaging problems in Victorian strata.

The South Australia government website states, “There is no government agency to oversee the management of strata titles or to resolve disputes.”

Action

Confidence in purchasing strata titles can be supported by a similar review of the Act and Regulations, gaining feedback from users of the Act and Regulations, with reference to the improvements made or in process of being made in the Eastern states (NSW, Vic, QLD) Acts and Regulations and dispute mechanisms. Please refer this request to the relevant authority.

Trees

Infill has removed green space and trees, reducing the temperature and health advantages of greenery while also increasing urban water runoff issues.

Green spaces provide a cooling effect on the surrounding areas, for example, the Morphettville Racecourse to neighbouring areas. Green spaces that contribute significantly to cooling need protection from mass heat developments. Mass heat developments should have a requisite of reliable and significant green cooling space, as a percentage of area.

Street tree planting by councils is pleasing to see, but is often limited by lack of verge space caused by infill and associated driveways decreasing the verge area capable of having a tree.

New tree saplings are not a replacement solution for mature old-growth trees, which provide many services to wildlife and nature.

Action

Protect existing trees from removal to a higher level than currently practised.

Kathryn Featherstone

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