

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Monday, 21 December 2020 8:08 AM
To: DIT:Planning Reform Submissions
Subject: FW: The Planning and Design Code in the City of Marion

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Adin Sabic [REDACTED]
Sent: Saturday, 19 December 2020 10:30 AM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: The Planning and Design Code in the City of Marion

Hi,

I have read the flyer with title as per my email subject. I would like to make 3 valid points and question the flyers logic in countering Marion council.

1

We are already over developed. The flyer mentions 1 in 3 households are occupied by 1 person. However approx 50% of the houses on my street and surrounds of Glengowrie have already been subdivided and replaced with multiple smaller dwellings. This is leaving fewer choices in types of housing in the area for those that desire larger blocks and open space. There is also limited shared open space near by. This is why people have had enough and the DPA was supported by Marion council residents. We have already absorbed our share of urban infill to support the census stats, yet the eastern suburbs haven't been touched.

2

Traffic and car parking. While any design may require a car park, given the reduced size of the blocks, in most cases garages are being used for storage, sheds, home gyms etc as they lack space on their block for this purpose. Most people who live in these houses on smaller blocks (300-400m²) simply park on the street as do their visitors. As a result the streets have become dangerous. I find it difficult to reverse out my driveway. I also fear for someone being run over due to limited visibility for drivers navigating the maze of cars on the street. There is also the issue of emergency vehicle access. The issue needs to be contained not exacerbated by further subdivision.

Also, with covid we have seen people use less public transport and more buy a second or third car. There is also more working from home (ongoing) and not taking their car to work but still needing it. I can't see this trend reversing anytime soon in the new normal.

3

The world is becoming warmer and we need urban canopy cover. Nationally, some of Adelaide's council areas have the lowest canopy coverage. Everytime a block is subdivided, large trees are often removed. These trees

have large canopies that cool in summer and support wildlife. While the design may require 1 tree planted, in reality the trees on small blocks are small shrubs and provide very little canopy/shade.

The State code overrides the DPA meaning more subdivision. As outlined above this will only result in more traffic, more on street parking and dangerous traffic conditions and hotter suburbs.

Thanks,

Adin