

**From:** [bob and jill](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** SA PLANNING AND DESIGN CODE: COMMENT  
**Date:** Tuesday, 3 March 2020 2:41:28 PM

---

SA PLANNING AND DESIGN CODE: COMMENT 28/02/2020

My comment centres around the ability of the residences' and nearby streets to allow for parking of cars which are in some way associated with those residences.

I live in Fullarton and have noted with some concern several multiple residences are being built on single house blocks, in particular on both corners of Culross Avenue and Fullarton Road.

I believe that initially approval for ELEVEN UNITS or APARTMENTS were applied for on the block which is the standard size (60' x 120' in the old dimensions)

Eventually SEVEN residences were approved and construction continues at February 2020. on the other side of the street again SEVEN residences are under construction.

Side by side with no space between so no side windows for light or ventilation.

Additionally there is concern as the 60' dimension of the block runs up Culross Ave and as the shared driveway enters to the rear of the buildings, there is insufficient room for 14 waste/recycle bins to be placed along that part of the boundary kerb remaining for pick up on rubbish bin day.

Parking would have to be restricted on that section of Culross Avenue to allow for bin pickup. This would have to be a continuous restricted area to prevent inadvertent parking on bin day.

At the Culross Avenue site each of these residences has at least three bedrooms.

These residences have only parking (in a garage) for two cars. Where would all the other cars from all residences there in a similar situation find room to park.

Across the street construction of another seven apartments is under way.

These seven residences do have an individual driveway where a car could be parked due to the building orientation on the land, the block running up Culross Avenue.

But there would be a similar but not as difficult problem with parking.

In my family our son and his wife have two boys, all four have a car. They have room to park all four cars on their land. As these residences may house families with 2,3, or 4 drivers, most young people want to have a car so they will add to the

The future heralds ELECTRIC CARS. Electric cars require charging frequently. They can travel about 500 to 600 Km on one charge but can take overnight to charge each one so where are these cars to get their charge. They need to be in a garage or close to the residence.

With the climate getting hotter greened areas are going to be necessary to lower the temperature. In the first Culross Ave example, where are the fruit and ornamental trees, green lawns and flower gardens going to be to soften the appearance of buildings and reduce the heat on hot days? there is not much room for a garden on the Fullarton Road side and a driveway all across the back of the building.

Further down Fullarton Road near Wattle Street four residences are also under construction. There is a bus stop adjacent to the land and the No Parking continues in front of this block to the Traffic Lights.

Across Fullarton road on the corner of Wattle street, a further construction of four residences continues after a beautiful historic home was destroyed to provide this opportunity for builders.

Again, where are the residents to park the over-flow of cars. At least there are short driveways and some space for gardens.

IT IS NOT ONLY ALL THESE RESIDENTS WHO NEED TO PARK CARS. VISITORS TO THESE RESIDENTS WILL ALSO NEED TO PARK THEIR CARS.

WHERE?

Fullarton Road has Clearways morning till 10.00 am and afternoon from 4.00pm, further

restricting the spaces where cars might park.

Perhaps the council or State Government should purchase some run down houses and provide free parking to accommodate the excess of cars as it is they who have allowed this problem to get out of hand.

BY CONTRAST I live on a divided block where there are two residences.

Both these have a large double garage, and space to park two more cars on the land.

There are windows on both sides of the houses, the only common wall is restricted to the garage and porch, a fence with paths both sides divides the rest of the block.

The rooms are spacious and airy unlike the more recent designs where the rooms are small. We have a front garden and a pleasant back garden with fruit and ornamental trees in both. Courtyards provide a pleasant outlook.

This style of urban reuse was condemned initially and now, apparently because there are no front windows, is not readily approved today. Looking at the front of our home you can't see if there are windows or not due to the trees.

However it is a far more acceptable alternative to the residence design above. So somewhere between, where the residences are separated, have sufficient land for garden and/or for parking of cars would seem to be a more acceptable alternative.

IN SUMMARY from the extreme to the comfortable use of land, catering for the cars the families might have in the future must be considered along with many other factors.

Some sense of rationality must prevail and reduce this absurd cramming of residences into spaces where two to four dwellings could exist comfortably and attractively.

Bob Burton



Virus-free. [www.avast.com](http://www.avast.com)