

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Friday, 18 December 2020 3:12 PM
To: DIT:Planning Reform Submissions
Subject: FW: Marion Planning & design Code

From: Rod [REDACTED]
Sent: Thursday, 17 December 2020 9:36 PM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: Marion Planning & design Code

I would like to address a number of concerns I have for the document which I received in the post from The Marion Council in the order of a flyer.

The reference to the less affordable housing through out the document implies that the general population is to suffer for the rules to be implemented to satisfy a few.

1. Parking : However many bedrooms a house has it needs to have off street parking for that number of vehicles, eg 3 bedrooms 3 off street car parking spaces, 4 bedrooms 4 off street car parking spaces & so on. Reason is that these properties are sold by the developers & then the owners sublet each bedroom to recover Rates & costs resulting in on street parking being used for those renting the bedrooms, everyone has a car, & restricting or even preventing the access of Emergency service vehicles to residences. This requirement is related to the small block size being suggested of 350sqm.

2. Traffic Congestion : All planning regulations should ensure that the parking for the Residence housing be off street parking with the on street parking to be for guest visiting the residence, not for the street to be used on a regular basis by the resident of the house. refer to point 1.

Tree Planting : If the code requires 10 to 25% of a house block to be retained for gardens & trees on a block of 350M2 that is 87.5 M2 of a block plus space , plus for off street Parking for 3 cars at 15m2 per car(3X15 = 45M2) & this would just allow a person to exit from the vehicle, would results in a loss of 132.5M2 of space for the house on the block. This has no allowance for side or back boundary distance for the house which further reduces the house area. The resulting house would be so small it would almost be not livable with out causing mental issues for the occupants .

Tree Offset Fund : This is a system to placate the developers & government with the ability to still be able to chop up blocks to the size developers want & for the Government to put funds in to General

revenue . It will have no significant value to the living standard & conditions of the average South Australian, Marion Council or otherwise.

Housing Quality : Lowering the standard & quality of housing approved will only devalue the whole of our state & the housing we have. The standard & level should be increased as the current house construction will not last the rigors of time & remain aesthetic in appearance or have longevity.

Design Standards : Refer to Housing Quality above. The general level of design standard is structured to satisfy the Developers , Builders & the Government & they all will benefit financially from the lowering of the design & the building quality. The existing residence do not get any consideration as to their standard of living by the squeezing more people into the same space & no consideration has been given to the social & domestic issues this creates, eg the hammerhead block.

Block Size : A minimum 350m² block size is far too small to provide all the requirements listed above & for a livable house to be constructed. Also the advent of COVID19 has forced people to self isolate, given such a small space it will result in South Australia & our country suffering the problems that high density living has brought to England & Europe . Heaven help us & you.

Site Coverage : With the 40% Maximum coverage the minimum block size of 350M² is again too small for a livable house. The 40% figure will be used by Developers & builders as the space provided for the parking ,trees & Landscaping when that should be extra space & therefore the house smaller or build on bigger blocks.

Frontages : A 10m minimum frontage will not allow for the provision of sufficient off street parking or the provision of garaging under the house main roof of house.

Services : This has not been addressed in any of the information provided but for all the infill & development projects the Sewer , Power & Water services are not upgraded to accommodate the additional load. This is provided by developers of new subdivisions but not by developers of existing block subdivisions. The new subdivisions service provided is always at the lower end of service scale as they are paying for it, though they recoup their cost from land sales & the residents then have to endure the results of service level issues once the developer has moved on.

I have not commented on the remaining points detailed in the flyer as my concerns for all are encompassed in the above.

Regards

Rod

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