

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Monday, 21 December 2020 8:27 AM
To: DIT:Planning Reform Submissions
Subject: FW: Planning and Design Codes City of Marion

Follow Up Flag: Follow up
Flag Status: Flagged

From: rbelding [REDACTED]
Sent: Sunday, 20 December 2020 5:01 PM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: Planning and Design Codes City of Marion

Speaking as a home owner at [REDACTED]

I received a flyer in the mail this week, and note that close-off for consultation was the 18th?

Prior to this late delivered flyer, my street has not received direct consultation from the City of Marion in order to provide feedback to this proposed plan. For something this major I would have expected a letter.

As with most blocks in my street and area, I have a 19m frontage (one reason I purchase 20 years ago) this enabling me under past & present Code to sub-divide (as has occurred on many blocks within this area). The new Code suggests that it will not be likely that a subdivision will be approved for blocks less than 10m frontage, hence my ability to sub-divide is negated and my land value, if this Code was to be accepted is greatly impacted. This impact has not been addressed in the flyer you provided and I would imagine not within the submission proposed by Marion.

What I would suggest is that infrastructure (Drainage etc..) within this side of Marion has likely not been suitably planned or maintained to manage in-fill hence the decision... Rate that I and others pay support Marion to support the Code as such expectation is that the infrastructure is maintained as suitable to accept in-fill.

Who is to compensate myself and others who's land value is to drop as a result of the plan? Quick calculations based on other sub-divided developments in the area shows a potential loss to myself of \$200k, this being the profit left over if I was to subdivide and construct.

Regards

Roger Belding