

## **DIT:Planning Reform Submissions**

---

From: [REDACTED]  
Sent: Thursday, 17 December 2020 8:37 AM  
To: DIT:Plan SA <PlanSA@sa.gov.au>  
Subject: Planning and Design Code in the City of Marion

To whom this concerns,  
I was very pleased to have received a copy of "The Planning and Design Code in the City of Marion" information yesterday. It is indeed a very informative document.

I have attached a letter with some of my opinions.  
I am happy to discuss this, if needed.

Regards,  
Hewina Jackson

To whom this may concern,  
I was very pleased to have received a copy of "The Planning and Design Code in the City of Marion" information yesterday. It is indeed a very informative document. I understand that infill is needed. Urban sprawl is unsustainable.

However, I am concerned that Plan SA and Marion Council are at odds about planning and design in Marion Council. I have read the document, and for me, I agree with the opinions of Marion Council on most matters that are addressed in this document as I am living with those outcomes now.

I live at [REDACTED], South Plympton. There used to be a spacious, very green and, also old, block social inclusion housing across from our house. Currently a new social inclusion housing is moving towards completion. While attractively painted, it is still a lump of a thing that where no room has really been allowed for the tall trees to be planted to help support the people who will live in it in the future, or soften the landscape for those of us who have been, and will be looking at it every day for the foreseeable future.

What pre-existed was a very green area that was conducive to all who lived in and around that block. (I am not talking about the interiors, just the exteriors.) No thought seemed to have been given to renewing that area without demolition of the entire established green areas: "The Code proposes tree planting and soft landscaping requirements for all new homes in established areas (infill development)."

I am of the thought that this area was planned without The Code in practise?  
I find it laughable and lamentable that in the section titled "Tree Planting and Landscaping" Marion Council is correct and that Plan SA is not, even in relation to the social inclusion housing that is already established.

"Car Parking" and "Traffic Congestion"

Mavis Ave is already experiencing parking congestion and that is before any private development has begun. To say that "The Code will not cause more traffic congestion" is already a myth. I will be delighted with the very clever people from Marion Council or Plan SA who will be able to remediate the current parking and traffic congestion that for our street and Monash Street are currently experiencing with the private housing infill yet to occur. I shall be exceedingly delighted with those clever people, as the private housing is going to be gutter to gutter, with room to park one car in the front of each property.

I am already grateful when I manage to drive out of my property without hitting a car travelling down [REDACTED], and this is again, before the private dwellings have been constructed. ( I've only had two near misses so far.)  
Will the solution be a simple "No Parking" sign that will move cars further down the street and onto [REDACTED] ?

“Tree Offset Fund”

This area has lost some large established trees due to the clearing of the block across from me. It does need trees to be planted in another area of Marion Council. We need the trees here, in our streets, no matter what the soil type.

“Housing Quality”

Marion Council has already allowed far too much gutter-to-gutter infilling.

It seems to me that Plan SA has done the same, or does the planning for across the road pre-date that?

I do think all Councils and State Planning need to address the density and type of infilling currently in progress. The only type of trees that will “grow” in the current infilling are dwarf trees or plastic ones.

I could keep writing; however, I need to get ready for work.

I apologise for any grammatical or spelling errors, as I am rushing to get this sent off.

In summary, I do not want my council, Marion Council, or my state planning, Plan SA, wasting money on arguing.

Get your heads together, listen to your architects, environmental officers and any other wise and useful people who understand Adelaide’s dry and fragile Mediterranean climate, and come up with a liveable solution that does not cause more negative impact for our future inhabitants of urban infill, the current residents and the birds and animals that also call Adelaide home. I think that all falls under the ecologically and sustainably friendly environment for all, which does mean that profit isn’t the be all and end all of urban infill planning.

Plan SA – listen to Marion Council. Not every suburb has the same issues.

Marion Council, listen to your own advice too.

I remain disappointed by the lack of clear, intelligent and thoughtful insight into planning for Adelaide’s future, when so much relevant, constructive and future-proofing information and advice is available.

This is the twenty first century.

It seems to still be the twentieth century when it comes to planning for Adelaide though.

Yours truly,

Hewina Jackson