

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Friday, 18 December 2020 3:12 PM
To: DIT:Planning Reform Submissions
Subject: FW: Concerns regarding new planning code in City of Marion

Categories: Deb

From: Danielle Page [REDACTED]
Sent: Friday, 18 December 2020 7:32 AM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: Concerns regarding new planning code in City of Marion

To the State Planning Commission and the Minister,

I have been a residence of the City of Marion for 41 years & I have seen the area change a lot over this time and unfortunately it has not been for the better.

My list of concerns for the new planning & design code are the following:

Theme

CAR PARKING & TRAFFIC CONGESTION;

I have to completely agree with the City of Marion with regards to increasing the car park spaces per bedroom for each house built. 1 carpark space is not enough even for one bedroom houses. Your data indicates that there are more single people or one car per house that constantly changes all the time people do have visitors or they may have someone else live with them in the future (not everyone stays single) another example my elderly neighbour lived by herself (no car) went into nursing home the house was sold now rented out to 3 people all who have a cars. Houses down the road were all knocked down 4 disability houses built all of these residence have 2 to 3 carers each per day & night plus ambulances or disability taxi at least one a week to Transport them all to appointments. They all park on the road gets extremely congested in this situation there is no way 1 extra park is not going to make a difference it needs to be more off street parking plus that's not including a further 9 houses getting built down the road that only have one car park. The garages on most of the new builds are not even big enough to fit in the average size car or because the houses are built on such small blocks most people use their garage as storage or another room not even for a car. I am sure your data will also show due to covid most people aren't catching public transport they are driving which means more cars parked on the roads plus driving on the road.

SITE COVERAGE:

I have to agree with Marion council 60% site coverage of a block is far too big for the block. Houses are too close to each other currently where you can hear your neighbour flush their toilet or the gutters are nearly touching or the new houses garages are built on the fence line (poor neighbour ends up with an ugly brick wall) plus where will the room be for a garden or grass or even the TREE that is meant to be planted as per new code. With the current covid pandemic surely this has taught us how important backyards are for residence especially with children. My child was so lucky we have a backyard when we were in lockdown & schools and parks/playgrounds were

shut. With no backyards more children stay inside playing computer games which has follow on effect for mental health. I have room in my backyard to have 9 fruit trees, 8 citrus trees 6 veggies beds a dog & chooks & grass area which not only has health benefits, financial benefits it teaches my child about agriculture. With 60% coverage on a block this will not be able to happen in the future to the detriment of our children. It's a FACT less green means more HEAT let's try to encourage more green & less concrete.

TREE PLANTING:

This needs to happen as soon as possible. There is so many trees being cut down to make way for subdivision of new housing they are not being replaced. Our bird & wildlife is suffering an example of this is Castle Plaza cutting down all the trees in the carpark to make way for solar panels all the birds that lived in those trees still circle the area at 6pm looking for their homes extremely sad. During the day you don't see any birds at all, it's just noisy congregated traffic & exhaust fumes front South Road it's disgusting. In the past you couldn't see the hills because there were trees in the way (how it should be) now all you see is concrete from the neighbours two story concrete blocks with just pavers an no grass or trees. Something needs to change or the area is going to get far to HOT.

The list of my complaints are endless but if some of my above mentioned concerns are noted it will be a good start.

Regards
Danielle Marion Council Resident