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Questions relating to Infill Policy

Design Guidelines

1. *Do you think the existing design guidelines for infill development are sufficient? Why or why not?*

“Raising the bar on Residential Infill: Policies in the Planning and Design Code” is a well documented design regulations for development of various size blocks rather than design code exclusively for infill development. It is hard to understand how it is related to creating quality infill development. Quality infill development is not only about number of potential new houses but how these houses should be built with required facilities to avoid traffic and parking congestion and create healthy neighbourhood. This document requires to be improved and needs expansion of design regulation at block, cluster, precinct, and neighbourhood level.

I would like to draw attention to a good booklet by the City of Burnside called “*I want to build... new house in Burnside*” is a very well documented design guideline. Very similar to “Raising the bar on Residential Infill: Policies in the Planning and Design Code”.

2. *Do you think there would be benefit in exploring alternative forms of infill development? If not, why not? If yes, what types of infill development do you think would be suitable in South Australia?*

Strategic infill development integrated with infrastructure and service delivery funding is fundamental to the success of compact urban development. Infill development is much more than subdivision of blocks. Ability of infill development to sustain higher population in terms of infrastructure, services, access to retail and public spaces, parking, on street parking, crossovers, number of car ownership is crucial. Infill development should not worsen standard of liveability or widen social disadvantage. For example, in Linden Park after subdivision of blocks streets are packed with parked vehicles making it very hard for residents to reverse the car from driveway. The current practice of subdivision is also creating tension within the community.

In my opinion alternative forms of infill development should be explored to address the requirements of diverse socio-economic population and provide affordable housing and housing choice.

Research on infill development need to focus on how infill development works successfully around the world – better land assembly, public transport and amenities would be an important issue in this regard.

- a. The comprehensive infill plan at council and metropolitan level should establish a policy basis, goals and objectives for the infill strategy and identify desired characteristics for infill development opportunities.
- b. The following also need to be considered.
 - i. Flexibility in design code and zoning to allow better design,
 - ii. Increase in on street parking is a big hinderance in infill development. Parking regulations should be revised to accommodate infill development, and
 - iii. Land assembly system need to be revised to address additional demand for services and amenities.