

From: [Neil Morris](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Feedback on People and Neighbourhoods Policy Paper
Date: Monday, 23 September 2019 9:42:11 PM

Hi,

The Paper refers to the current subdivision in Adelaide suburbs as “minor” infill. The number of developments and row dwellings resulting in streets that are no longer driveable and are best described as car parks, would not be defined as minor infill.

The Paper indicates that this density stimulates greater resident interaction. Since living on top of each other, you would expect some increase interaction, but from what has occurred in my case, the opposite. We have gone from supporting elderly, putting up x-mas lights, changing smoke detector batteries etc, to now the only interaction is usually a profanity, so do not believe that this level of infill is positive to the community spirit.

The paper raises a number of concerns, “such as on-street car parking, privacy, overshadowing, local amenity, risks to heritage and character, site coverage” – These are real concerns and continue be issues already being created and not being addressed by DPTI or Councils.

The impact of runoff and drainage is already real. The last winter highlighted again that the over development of property with 90% impervious area, roads were flooded with medium to heavy rainfall. This is only going to get worse as additional development and pergolas etc occur and are added.

Current code is not perceived as falling short, issues are being created and no action is being taken to address. No thought is being made to existing residents, driveway locations, stobie poles etc.

Key Challenges – Response to the code

- Does not provide the car parking rates - 1 useable carpark (or inline parking, as people are too lazy to move vehicles) is not addressing this issue. A 3 br house needs more than 1 carpark. min 2 useable is a must.
- Street parking should be for visitors, not default carpark for permanent residents.
- Wide driveways is the only way people will use them. If not able to have a dual width driveway, then the property is too narrow to be developed. Say no to the dog boxes. Min width 9.6m.

Action needs to be taken now. There should be an immediate ban on anything less than 9.6m wide until the code can be reviewed and a more sustainable approach to infill made.

The paper does not consider the future. Will we have electric vehicles? Where will these be charged when everyone parks on the street?

Feel free to see further comments at the below link.

<http://chng.it/qZpgjFkKVf>

Regards

Neil