

From: [carl aiken](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Planning and Design Code
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Thank you for the opportunity to comment on the new code.

As a precursor, the current design code has already delivered a number of problems that I noted in my submission to the previous consultation. They were ignored and I expect these will be too. At least I can tell my kids we tried!

There seems to be no consideration of the social and community effects of the new code, what I would term second and third order effects. These impact significantly on the neighbourhood and its amenity.

If government is serious about increased density housing it should be equally concerned about the health, well being, community and mental health impacts of the proposal. I seen no intention to reserve increased green space or parks. It would of course require the purchase of land/dwellings to create this.

Increased density has already impacted upon our area. Streets have become unsafe for traffic, and while you will blow this off as a local government problem, you have created it, so all ideas and no responsibility. I can for-see the accidents happening but no planning thought has been given to this and other public health issues.

The buildings in our local area are effectively 'dog boxes' and overpriced at that. The evidence from overseas is that over the next 20 years they will breed social and economic problems. The short term influx of fees into government coffers will be minimal compared to the cost of health, policing, environmental and other costs. As is often the case, a short term solution to a non-existent problem driven by developers.

Adelaide is a linear city, and without a viable transport system. We are often asked to consider the density of housing in overseas cities, and having spent significant time in them, I agree that they are. But they have also built in the protective human measures I have noted above, including a metro/tube system. Melbourne has its plans, creative, thoughtful, innovative. So, why is our plan so pedestrian?

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Carl Aiken
