

## DIT:Planning Reform Submissions

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**From:** Denise Gaskell [REDACTED]  
**Sent:** Friday, 18 December 2020 4:49 PM  
**To:** DIT:Planning Reform Submissions  
**Subject:** Urban in-fill  
**Attachments:** Too many houses.docx

**Categories:** leah

Please find attached my letter and the links to a small community survey that we have conducted.

Regards,  
Denise Gaskell

The first page is the summary:

[https://www.surveymonkey.com/summary/l1tnj7HZ7loYrhcVMx9TzEzTCcJgYVeadfM\\_2F2IH3ve8\\_3D](https://www.surveymonkey.com/summary/l1tnj7HZ7loYrhcVMx9TzEzTCcJgYVeadfM_2F2IH3ve8_3D)

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The second page shows more details in the results. We can get the responses as a whole record per response. I've also collected emails so you can use them again.

[https://www.surveymonkey.com/analyze/l1tnj7HZ7loYrhcVMx9TzEzTCcJgYVeadfM\\_2F2IH3ve8\\_3D](https://www.surveymonkey.com/analyze/l1tnj7HZ7loYrhcVMx9TzEzTCcJgYVeadfM_2F2IH3ve8_3D)

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Denise Gaskell  
[REDACTED]  
Blair Athol 5084

27 November 2020

To Whom It May Concern:

I am writing to put forward my concerns, and the opinions of many of my neighbours, that there is too much urban in-fill happening in Blair Athol and surrounding suburbs. Perfectly good solid brick homes which are good sized, well maintained family homes and at a price point that makes them accessible to families are being pulled down to make way for many single or double story houses. By allowing the possibility of pulling down every house that comes onto the market, buyers are up against developers, who are not interested in the house, only how many units the council will allow them to fit on the block. Therefore, the price of the property becomes too expensive for anyone interested in living in the house and making it their family home. The developer can afford to offer an inflated amount because he can see the profits come at the end. These developers do not live in Blair Athol. They probably live somewhere where there isn't the degree of infill we are being subjected to. This area is just seen as a place to make money and pack the houses in as tightly as possible without any thought to the quality of life of the inhabitants.

The former generation who built and lived in this area were primarily labourers. The property was affordable and should stay affordable. Young people should not have to take out a \$500,000+ mortgage to get into a reasonable home.

The erection of a double story house next to a single story existing home blocks out the sky and the sun, and reduces the value of the existing home which often has been continuously occupied by the same family since it was built. The heating and lighting expense will then increase, the exposure to the sun will have deleterious effects on the occupants directly, but also on their garden. It can be very disheartening when your garden starts to die due to lack of direct sunlight, and for those that take exceptional pride and joy from their garden, this can be quite depressing and will reduce their enthusiasm for spending time outside.

The other problem that seems inevitable is that the cheaper courtyard homes are often bought by investors and then rented. Gardens are often not well maintained which adds to the general degradation of the suburb.

Small courtyard homes and flats that are occupied by households with children have a problem. There's not enough garden space for the children to play outdoors at home and there's not enough open space areas around Blair Athol to provide for children who live in these small houses either. Children also cannot go to the park alone these days, so they stay at home sitting in front of a screen all day. This is detrimental to the health of the child and would be contributing to the child-obesity problem that we are supposed to be trying to alleviate.

There is often too many cars belonging to the household to fit on the property, so they're all parked in the street. It's becoming more and more precarious to navigate between all the parked cars on both sides of many streets.

These small houses don't offer any facilities for those who wish to partake in hobbies of any kind. They have small kitchens, often with no room for a dishwasher. The kitchen does not allow the room for an enthusiastic cook to work effectively. This would discourage the enjoyment of cooking at home and preparing a good nourishing meal. It also discourages home entertaining because cooking dinner for a crowd requires a bit of counter-space which these kitchens don't have.

Courtyard houses and units have almost no garden, and in some cases almost the entire block is paved. This doesn't allow for a gardening hobby, or encourage the occupants to spend any time outside. This may lead to vitamin D deficiencies, especially in those people who don't go out to exercise. The lack of gardens and substantial trees also result in a reduction of habitat for birds in particular. Our suburb will take on a very sterile look and feel, which is not attractive or healthy.

The owners of these homes do however often own dogs which are left to run in the postage stamp sized front garden behind a railing fence. For people choosing to take a walk around the suburb this results in being constantly barked at by multiple dogs as you walk past the front fences. If you have your own dog walking with you, the result is a nightmare, not just for those walking, but also for the neighbours who are subjected to the constant barking of the dog.

There is also no room for a shed/workshop. Usually the garage is only just big enough for a small car. This lack of shed facilities doesn't allow for any carpentry type work/hobbies/home maintenance projects which for many people is a necessity due to the expense of tradies, and also gives a sense of achievement and ownership which is very fulfilling/rewarding/fosters a sense of pride in achievement.

I'm not arguing that we don't need any smaller houses within close proximity of town that lend themselves to single or elderly occupation, but I'm objecting to every house that comes on the market being knocked down. We are losing heritage. A few years ago I rang the council to enquire about the building guidelines with regard to a monstrosity that was being constructed in our street. I was told that because we were not a heritage area people can build what they want. It may not be Norwood or North Adelaide, but homes we have in this area represent different eras of construction, and many of them are good quality, solid, well maintained, handsome houses. We are losing houses that should become homes again, and that people want to live in, just because a developer wants to make a dollar.

Around my home we feel like we're living on a permanent building site. There's always the sound of building – cement trucks and building material delivery trucks trying to navigate the narrow streets, nail guns, hammering, tradie music blasted loud. This starts early, six or seven days a week. There is never a reprieve from the constant noise.

If developments like the north end of Blair Athol and Lights View are going to be copied in terms of density throughout the rest of the council area, the crowding of people, parked cars and rubbish bins will get to the point where no-one will want to live here and it will become a slum.

The demand for courtyard homes may decrease as there are a lot of people who, as a result of having to sustain a lockdown during the current pandemic, have come to the realization that living in a small home without the advantages of a private garden and extra room to work or get out of each other's way for a while or pursue a hobby, clearly has its disadvantages. Having to work from home is very difficult without the facility of a spare room to use as an office, and it looks like many people will continue to have the option of working remotely. The courtyard homes currently for sale in our street (2) have been on the market substantially longer this time than the last time they were for sale.

Kind Regards,

Denise Gaskell

