

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Monday, 21 December 2020 8:24 AM
To: DIT:Planning Reform Submissions
Subject: FW: Marion Planning & Design Code

From: Michelle Slow [REDACTED]
Sent: Saturday, 19 December 2020 12:17 PM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: Marion Planning & Design Code

Hi PlanSA,

Today is the first time I had the time to read the flyer dropped into my letterbox this week. One point...in our busy life styles please do not drop a letterbox brochure into the letterbox with in 4 days of comments closing...this is not enough time for the average person to read & comment. I'm hoping that even tho this is a day late you will still read & take on board my comments.

In response to the flyer:

- I feel Marion is only responding to most residents feelings. Long term residents don't want the value of their homes taken down by over crowded street scapes. Most developing blocks are cleared completely of all plants...just because a tree or garden has not being grown long enough to be considered significant and therefore possibly stopped from being chopped down doesn't mean it that it has no value. What about all the smaller plants & animals, reptiles & insects that rely on these established gardens? Established trees, grass & gardens are important to any eco system. Often being replaced by artificial grass & no plants.
- The average house hold has two or more cars for the new builds. The census may have highlighted that house holds often only have one resident...however these residents are often not in the new housing. The streets are already congested so the smaller blocks will only create more. The designs usually allow only one car garage or 2 at an extremely tight squeeze both in length & width. Plus the driveways are often not long enough to have a caravan on. You only have to drive thru the streets to know that the congestion has grown worst. For example the corner Paslow Road & Finness St... down to Douglas St previously had only 5 houses....it now has 11. Driving down this once spacious street is now an exercise in navigating thru street parked work utes, work vans, visitors cars & a caravan, it is the most congested after 5pm & before 8am.
- Developers can be less than honest chasing the almighty dollar...while paying into a fund instead of planting trees could be good. It could also be open to abuse...this is the fear. Residents often feel powerless now, against developers who may have different goals. Previously, I had voiced my concerns about the proposed Westfield development losing valuable mature trees after the Warradale train station development has caused the loss of so many trees. I was told that my concerns would be put to the developer & they may or may not take them on board (by this department). This suggests the decision making power already rests in the hands of the developers not the government or people.
- The infrastructure of streets in established areas doesn't support the new density of housing...this is most obvious after rain. Warren Court Oaklands Park once had 4 houses & a doctors surgery on it.....its future plan is for the doctors to remain, however all the houses have been cleared to make way for 21 townhouses & 3 lofts yet the street infrastructure remains the same, more burden on the sewage, drains & traffic congestion.

I urge the State Planning Commission to find a better balance between urbanisation & establishment for the welfare of people, suburbs, children, plants & animals.

Regards Michelle Slow



Marion SA

Sent from [Mail](#) for Windows 10