

## DIT:Planning Reform Submissions

---

**From:** DIT:Plan SA  
**Sent:** Thursday, 17 December 2020 5:57 PM  
**To:** DIT:Planning Reform Submissions  
**Subject:** FW: The planning and design code in the City of Marion

**Categories:** John

Good Afternoon,

Please accept Mark Tonkin's feedback below as his submission for the Revised Planning and Design Code.

Kind regards,  
Leah

### Plan SA Service Desk

Planning and Land Use Services | Attorney-General's Department

E [PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au) | [www.agd.sa.gov.au](http://www.agd.sa.gov.au)

P 1800 752 664



*We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.*

*Information contained in this email message may be confidential and may also be the subject of legal professional privilege or public interest immunity. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any use, disclosure or copying of this document is unauthorised and may be unlawful.*

---

**From:** Mark Tonkin [REDACTED]  
**Sent:** Thursday, 17 December 2020 10:23 AM  
**To:** DIT:Plan SA <[PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)>  
**Cc:** [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
**Subject:** The planning and design code in the City of Marion

Good morning,

I would like to provide comment on the above document left in my mail box yesterday. In particular I am very concerned that the proposed planning and design code provides for minimum 9 metre property frontages and 300 square metre block sizes, both of which are inadequate.

I have lived in the City of Marion for most of my 62 years. The last 8 ½ years I have resided at [REDACTED] Clovelly Park. Many of the streets in this area are relatively narrow, and congested due to inadequate off-street parking provided by recent real estate development.

In the area I live in Clovelly Park I have seen a number of 1950s houses demolished, and replaced by new duplexes. Some corner blocks have been redeveloped to fit 3 houses. Most of these duplexes have a frontage of approximately 9 – 9 ½ metres, but some have even smaller frontages.

In nearly all of these redevelopments the property consists of a single driveway and a single garage. Many of these properties are then cited as having 2 off street car parking spaces, when that is rarely the reality, as garages are used for storage and 1 car is parked in the driveway and 1 car parked in the street. The only available parking for visitors is street parking.

I can refer to one current development at [REDACTED] where the property frontages are less than 9 metres and the overall property sizes are less than 300 metres. Celtic Avenue is a main thoroughfare and I can see problems and accident risks with cars routinely parked on the street. There is a nearby rail crossing. Opposite this redevelopment is Renown Avenue which is very busy at school drop-off and pick up times due to its proximity to Clovelly Park Primary School. Nearby is also the Champagnat campus of Sacred Heart College.

There is also a bus route along nearby Beaumont Avenue which is frequently congested with cars parked on the street.

I note that Council is calling for minimum frontages of 10 metres, however the Code suggests that 9 metre frontages with minimum block sizes of 300 sq m is sufficient. I think that suggestion is ludicrous and would not be supported by too many residents. That proposal must be at the behest of property developers, without any consideration for residents in the area. Our streets are difficult for normal vehicular traffic, and must be a nightmare for garbage trucks and buses alike.

I submit that the minimum street frontage should be 12 metres to allow for each property to consist of a double driveway and adequate off-street parking for both residents and visitors.

Instead of allowing a single 18-20 metre block to be subdivided down the middle, we should require that 2 blocks with 18 metre frontages to be subdivided into 3 blocks. This would greatly improve the aesthetics of the area and improve the flow of traffic along relatively narrow roads. Additionally this would have the impact of improving property values in the area and result in increased revenue for local government.

Mark Tonkin  
[REDACTED]

Sent from [Mail](#) for Windows 10