

**COMPLETE**

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**Q1** Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

**My submission relates to Urban code. (click here for council areas)**

Page 2: Planning and Design Code for South AustraliaPersonal Details

**Q2** Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name **Samantha Tucker**  
Postcode **5043**  
Email Address [REDACTED]

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**Q3** Which sector do you associate yourself with? **General Public**

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**Q4** Would you like to make comment on **General comments**

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**Q5** Enter your feedback for Rules of Interpretation **Respondent skipped this question**

**Q6** Enter your feedback for Referrals **Respondent skipped this question**

**Q7** Enter your feedback for Mapping **Respondent skipped this question**

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**Q8** Enter your feedback for Table of Amendments

**Respondent skipped this question**

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**Q9** Please enter your feedback for overlaysclick next at the bottom of the page for next topic

**Respondent skipped this question**

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**Q10** Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

**Respondent skipped this question**

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**Q11** Please enter your feedback for general policyclick next at the bottom of the page for next topic

**Respondent skipped this question**

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**Q12** Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

**Respondent skipped this question**

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**Q13** Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

**Respondent skipped this question**

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**Q14** Please enter your general feedback here

I agree with the need to simplify the Planning and Design code.

I have issues with the minimum block sizes suggested under the new code. Living in a suburb with lots of infill there are a lot of issues coming up.

1 -lack of trees when older homes demolished. Yes, some developers put in a cheap garden, usually consisting of shrubs, but with smaller block sizes large trees that provide shade to dwelling and improve the appeal of the area can not be accommodated. Also how can there be any enforcement of the suggestions on page 59 regarding vegetation and rainwater tanks. There is no minimum size of rainwater tank mentioned. There is a big difference in sizes. Maybe fencing between properties needs to consist of rainwater tanks, or the tanks need to be plumbed into laundry or toilet to make good use of the water, not just a requirement to have one.

2-Make the minimum block sizes for detached or semi detached dwellings 350m and force a bigger area of non concreted area. People want bigger blocks, but are forced to accept smaller blocks as that is that developers are squeezing onto land to make more profit. Yes affordability is an issue, so restrict the mark up/profit infill developers can make. What is not addressed in the Code draft is that people are getting fatter, younger. With smaller yards and letting kids go to the parks by themselves no longer a safe option a larger yard will allow more space for play in a safer environment.

3- Do not allow the minimum frontage to be reduced. There is already lack off sufficient off street parking with new houses. Most are single garage, yet there are up to 4 bedrooms in these houses - with teenagers or non family group rentals I have been witness and currently deal with 5 vehicles coming and going from one residence and only one or 2 parked in garage/driveway. As more houses have been demolished and subdivided I have seen a street where there might be 4-7 cars on street overnight change to 15-20 most nights and during the day the situation is worse with cars having to weave, stop and give way in both directions to navigate my street. Reducing the frontage further will further reduce the availability of off street parking as there will now be even more driveways. Also the law of leaving a metre either side of a driveway needs to be brought back in as with more cars parked on streets it is making it close to impossible for to get out of driveways with less swing room.

While the draft documents address that these are issues the proposed changes do not in my opinion do enough to address the issues.

Another issue I see with the new homes is that the build quality is exceptionally poor, even though the design might be more energy efficient. I see worn timber, cracked blue board, significant cracks in homes less than 5 years old, poor drainage and render disintegrating and having to be repaired. Combined with builders going bankrupt I'm not convinced the Building Industry has it's clients long term satisfaction as a goal.

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**Q15** Do you have any attachments to upload?(pdf only)

Respondent skipped this question