

From: [DPTI:Planning Reform](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: FW: Phase 3 Planning Reforms
Date: Tuesday, 21 January 2020 2:35:33 PM

From: James Norris [REDACTED]
Sent: Thursday, 16 January 2020 10:19 AM
To: DPTI:Planning Reform <PlanningReform@sa.gov.au>
Cc: James Norris [REDACTED]
Subject: Phase 3 Planning Reforms

Hi,

Thanks for allowing public consultation on this important planning process.

I did have concerns about a number of aspects of the General Neighbourhood Zone.

I am very concerned about this being an online platform. For transparency and ease of access to some this also needs to be in a PDF format to read through online. (Not just a page on a website) Also there needs to be an online order site to purchase printed full copies of this code.

Also can there be some clarification about building a garage / shed on the side property boundary. If the garage is not on the boundary but some distance from it. What is the minimum distance the garage can be built to the side property boundary? Because obviously a gap of 50cm is not enough to even walk through.

When a garage / shed is build close to the property boundary, it should be mandatory to have a licensed surveyor pin the boundary line. Because otherwise one neighbour could be worse off and once the structure is in place it is unlikely to be taken down or moved over a dispute of 5cm, so is best to get it right from the start. Can something be included to alert when a property is close to a permanent survey mark? Because if it is close it is highly likely to be damaged when demolition happens.

In terms of wall heights, where is that being measured from? Is it the top of the foundation to the underside of the eve? Can a definition for this please be included.

If my neighbour was to build something on the block next to mine i would like to have a copy of plans of what is being built with dimensions so i can have an understanding and not be in the dark.

Also for wall height on a second story can it state that this can be higher if it is set back again from the 1st story wall.

What is the minimum main building set back from the rear property boundary? What point of the building will this be measured to? Is it the outside of the wall or the closest point of the eve?

In terms of car parking, there needs to be a minimum of 1 undercover car park space and a minimum of 2 additional on property car parking spaces. Also it needs to state that a car cannot be overhanging over your front property boundary.

Thanks for taking your time to read this.

James

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Wednesday, October 02, 2019 1:44:49 PM
Last Modified: Wednesday, October 02, 2019 3:44:37 PM
Time Spent: 01:59:47
IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

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	James Norris
Address	[REDACTED]
Your Council Area	Holdfast Bay
Suburbs/Town	North Brighton
Postcode	5048
Email Address	[REDACTED]

Page 3: Planning and Design Code for South Australia

Q3 Which sector do you associate yourself with?

General Public

Page 4: Planning and Design Code for South Australia

Q4 Would you like to make comment on

Specific Topics for example : - Rules of Interpretation
- Zones and Sub-zones - Overlays - General Provision - Mapping Land Use Definitions - Administrative Definitions - Referrals - Table of Amendments

Page 5: Planning and Design Code for South Australia

Q5 Enter your feedback for Rules of Interpretation

It states the Planning and design code commencement date was 1 July 2019, this may be true for outback areas but not for rural and urban areas.

The SA Planning database for overlays etc should be backed up in a non digital way i.e. in paper maps in case of unforeseen glitch. The way the tables in "deemed-to-satisfy development" are written does not make sense. Instead of referring to certain points every line, just write in sentences.

Although it may take up more pages it will be so much easier to interpret.

I know it is aimed at an online application, but surely it can be written in easy to understand language too in a book / pdf.

Q6 Enter your feedback for Referrals

The Environment and Food Production overlay currently does not have referrals to any agency. I would suggest there are activities to be undertaken that the EPA or Department of Environment should be involved with.

Q7 Enter your feedback for Mapping

Bowker Street Oval is classified as a General Neighbourhood. I believe the land use would be better reflected as an Open Space Zone. Secondly the residential houses at 1C, 1D and 1E Winton Avenue, Warradale are in the Suburban Activity Centre zone. As these are only peoples houses i believe this zone should be called the General Neighbourhood zone.

Q8 Enter your feedback for Table of Amendments

There is currently nothing in the table of amendments... Will these amendments be incorporated into subsequent versions of the code? Will there be public consultation on these amendments.

Q9 Please enter your feedback for overlays click next at the bottom of the page for next topic

Advertising Near Signalised Intersections Overlay

There is no overlay in the Adelaide CBD, even though there are major intersections.

Affordable Housing Overlay

Jetty Road Glenelg, is that affordable? Need to state a percentage of the median wage. e.g. these houses are Three / five times the median wage or less.

Aircraft Noise Exposure Overlay

Does not give an overlay for the end of Adelaide airport's main runway?? There is aircraft noise there.

Airport Building Heights (Aircraft Landing Area) Overlay

Does not give any overlay around Adelaide airport

Airport Building Heights (Regulated) Overlay

Why does Jetty Rd and Anzac Highway Glenelg have a 44 m restriction but the are between them only have a 15 m maximum? Aircraft aren't going to fly over a high building go down then up again in the space of two streets.

Building Near Airfields Overlay

Glenelg Wastewater treatment plant would not be allowed to be built since it is within 3km of ADL Airport. Are you going to demolish this?

Coastal Areas Overlay

This does not appear on the online map for any of Adelaide's beaches , not even for the Coorong beach.

Key Railway Crossings Overlay

This does appear for any crossings on the Seaford Railway Line

State Heritage Area Overlay

Permanent Survey Marks are currently not listed under this overlay or the Local Heritage overlay. These marks formed and still do form the basis for the lay out of every building in the state. These permanent survey marks do need to have state heritage listing.

State Heritage Place Overlay

Permanent Survey Marks are currently not listed under this overlay or the Local Heritage overlay. These marks formed and still do form the basis for the lay out of every building in the state. These permanent survey marks do need to have state heritage listing.

State Significant Native Vegetation Overlay

Does not appear, nothing in Belair NP or Cleland CP

Water Protection Area Overlay

Happy Valley Reservoir noes not appear in the overlay

Water Resources Overlay

Happy Valley Reservoir noes not appear in the overlay. Nothing does in fact.

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

Conservation Zone

Belair National Park and Cleland Conservation Park, are currently under the Hills Face Zone. I think these would be better protected by being called a Conservation Zone.

Education and Innovation Zone

Cannot find this zone in the list. Can only find the Innovation sub-zone.

Open Space Zone

Bowker Street Oval needs to be added to this zone.

Rundle Mall Subzone

Does not extend all the way to King William Street.

General Neighbourhood Zone

Brighton Secondary School is in this zone. Is there a separate zone for Primary / Secondary schools.

Page 8: Planning and Design Code for South Australia

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

Design in Urban Areas General Policy

DPF 1.4 "Not incorporate any structured protrude beyond roofline". So does this include TV Aerial, Solar panels? Satellite dish??

Page 9: Planning and Design Code for South Australia

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

Agricultural building definition

good

Detached dwelling definition

More detail needed as to how this is different from a Dwelling.

Group dwelling definition

Not sure what land use term a battle axle allotment comes under?

Page 10: Planning and Design Code for South Australia

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

Building height

Please include an illustration here

Building level

Please include an illustration here

FFL (Finished floor Level)

Please include an illustration here

Secondary street

Please include an illustration here

Wall height

Please include an illustration here

Page 11: Planning and Design Code for South Australia

Q14 Please enter your general feedback here

For the General Neighbourhood Zone:

Did not see a section that states habitable room windows need access to winter sunlight.

Did not see a section which states how far development can be from the rear boundary of the property.

Did not see a section which states if a wall is not on the boundary how far can it be to that boundary? 900mm?

Did not see a section which states you must have one side of your boundary a 900mm passage way for access.

Is there a minimum sill height for windows on second story building to maximise visual privacy?

At the end of the document can you have an appendix of the DTS numbers so it is easier to search.

Where it states "Primary Street Setback" this should be changed to say "Setback from allotment boundary facing the primary Street" otherwise people may think it is from the "Road"

In the section for the construction of a new detached or semi-detached dwelling it does need to mention it is mandatory to have a licenced surveyor mark out the plan boundary. Otherwise there will be encroachment issues.

Please again, make the pdf easy to read and understand. Don't refer to all these DTS sections scattered throughout the document. Write what you want to say on that page.

Page 12: Planning and Design Code for South Australia

Q15 Do you have any attachments to upload?(pdf only) Respondent skipped this question

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Monday, October 14, 2019 9:30:29 AM
Last Modified: Monday, October 14, 2019 9:35:40 AM
Time Spent: 00:05:11
IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

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	James Norris
Address	[REDACTED]
Your Council Area	Holdfast Bay
Suburbs/Town	North Brighton
State	SA
Postcode	5048
Email Address	[REDACTED]

Page 3: Planning and Design Code for South Australia

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

Page 4: Planning and Design Code for South Australia

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

Page 5: Planning and Design Code for South Australia

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

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

Page 6: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 7: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 8: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 9: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 10: Planning and Design Code for South Australia

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

Respondent skipped this question

Page 11: Planning and Design Code for South Australia

Q14 Please enter your general feedback here

I have looked through the new regulations at the General Neighbourhood Zone for a detached dwelling, and have a few comments.

I can't see to find a section which states

Minimum single storey component setback from rear boundary?

Minimum second storey component setback from rear boundary?

Can this please be added in for this zone.

Also setback distances for side boundaries of buildings not on boundary line:

Minimum single storey component setback from side boundary?

Minimum second storey component setback from side boundary?

Can there please be a pictorial guide for differences between a Detached dwelling, a semi-detached dwelling and the row dwelling.

On this point what do you call it when a large block gets demolished and a private driveway gets put down the centre with four houses around on the same block. I think this may be called a group? Is there a section on this?

In DTS 5.1 primary street setback where it states 5m from any other road, can you clarify that this is actually from the property boundary facing the road and not what most people think of as a road being the bitchumen.

In DTS 5.2 primary street setback the elements that can extend 1.5 m closer to the street than the minimum primary street setback. Do these have any height limitations? How close can these be to the side boundary next to the neighbours. If not build on the boundary?

In DTS 7.1 Boundary walls where it states a wall can't be over 3m in height. Where does this 3 m start? Is it the top of the foundations or the soil level outside? And the top height is it where it meets the underside of the eave? Or height of top of roof?

In DTS 3.5 Vehicle access I believe some trees should be allowed to be cut down, considering they were not planted by the housing occupants.

In exchange a smaller type of tree can be planted in a more suitable place.

In DTS 3.6 where it talks about driveways what is the 20m ? A 20m property boundary site frontage or a 20m road length?

If it is saying your site frontage is less than 20m and can only have a access point up to 3.5m in width this is restrictive.

If you have a larger driveway on your property you can have greater vehicle parking on your land as opposed to on the street.

In DTS 5.1 vehicle parking rates the detached dwelling and the semi-detached dwelling should have 2 parking spaces if it is a 1 or 2 bedroom house and 3 spaces if it is a 3 or more bedroom dwelling.

This is to take into account caravans, camper trailers and trailers. (I have added in one more parking space in addition the minimum described in this section.)

Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Check 16.1 is on page 2237??? That is Ancillary development?

Check Flooding is on page 2238 17.1 not 18.1 in reference to the sections given out in the General Neighbourhood zone.

Check the section numbers for External appearance – DTS 19.1, 19.2, 19.3 (16) External appearance appears as 18.1, 2 and 3 not 19.1, 2 and 3. In the section of RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

In DTS 23.1 Car parking, access and manoeuvrability can you please elaborate what a covered car parking space actually means? Is this a garage? Is this a carport?

Consultation Submission Form

the garage. Is this a support.

In DTS 23.5 Car parking, access and manoeuvrability here there is a maximum gradient for a driveway, is there a minimum gradient, to make sure there is enough stormwater runoff?

Before any of this building work starts, you first need to know where your boundaries are. So I believe it should be a mandatory to hire a licensed surveyor, when building a new dwelling. Can this be added in please?

A separate section on page 436 where it talks about above ground water tanks, I believe a total floor area of 15m² is small, especially if that is total area between two water tanks on your property. This should be closer to 25m² considering water is a precious commodity that needs to be re-used.

Page 12: Planning and Design Code for South Australia

Q15 Do you have any attachments to upload?(pdf only) Respondent skipped this question
