

DIT:Planning Reform Submissions

From: Steph Gaetjens
Sent: Saturday, 21 November 2020 11:11 AM
To: DIT:Planning Reform Submissions
Subject:

Dear Plan SA,

Thank you for the opportunity to comment on the proposed Planning and Design Code Phase Three. Following discussions with a Plan SA Planning Officer on 20 November 2020, could you please consider/respond to the following concerns as it relates to residential developments (detached house):

- The Code suggests that you can no longer build any part of a detached house on a side boundary. It is presently common practice for a home to have a garage wall on the boundary as this maximises useful space and provides noise control for the home. Consideration should be given to allowing this practice to continue.
- The Code indicates that side boundary setback must be a minimum of 1.5m. This is impractical in the context of metropolitan Adelaide average block sizes and application of other components of the Code:
 - Standard width of a block in metro Adelaide is 15.26m. Based on a side boundary setback of 1.5m, this means the maximum permissible building width is now 12.26m (as you can't build a garage on the boundary). Assuming a double garage of standard width (6m) and hallway (1m), the usable width of the block is now only 5.26m for the remainder of the dwelling frontage. This will result in all new dwellings being single frontage only, and present challenging/unattractive design issues.
 - In light of the above, it is impractical that there is also a requirement for garages to not be a 'feature' of the home. Street appeal should be based on the totality of the frontage and not the segregate components of garage + dwelling.
- The 1.5m minimum side setback seemingly offers no benefit – it does not provide any additional useable space, and does not contribute to tasks of daily living such as getting bins out or emergency access etc. Suggest keeping setback as consistent with other homes in the area (similar to the requirements of the front setback which averages the neighbouring properties), or a more reasonable default of say 800mm.
- Noting the minimum 1.5m side boundary setback requirements, the Code may have the undesirable and unintended effect of driving up land prices for blocks with width greater than 15.26m. This will make it difficult for key consumer groups in the residential market to purchase land, and seems at odds with other state/Commonwealth initiatives, particularly first home builders/new development (these consumers simply won't be able to afford land).
- Suggest amending the Code to enable you to build to the same building envelope as an existing dwelling. For example, assume demolition of an existing house and a new build. If the existing house was built 800mm setback off the boundary, and 7m off the front boundary, the new house should also be able to be built to this size.
- Side boundary walls cannot exceed 3.2m in height from lower ground level – this is unnecessarily restrictive. Consideration should be given to the scale and bulk of a design in context to its environment/other homes. From a design/architectural point of view, high ceilings (such as 3600mm) offer the illusion of space within smaller homes and are instrumental in creating design interest.
- Improve the clarity of language within the Code, including using graphics to describe key principles. For example, the Planning Officer was unable to interpret what the below excerpt means. Please provide further information regarding how to interpret this part of the Code – perhaps this would be a great paragraph to have an image that shows the boundary of the site, setbacks required, location of the boundary wall etc.

Boundary Walls			
<p>PO 21 Dwelling boundary walls are limited in height and length to manage visual and overflowing impacts on adjoining properties.</p>	<p>DTS/SPP 23 Dwellings do not incorporate side boundary walls where a side boundary setback value is retained in (a) below:</p> <p>(a)</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td>Minimum Side Boundary Setback</td> </tr> <tr> <td>Minimum side boundary setback is 1.5m</td> </tr> </table> <p>or</p> <p>(b) where no side boundary setback value is retained in (a) below, and except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</p> <p>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(ii) side boundary walls do not:</p> <ul style="list-style-type: none"> A. exceed 2.2m in height from the lower of the natural or finished ground level B. exceed 8m in length C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary D. encroach within 3 metres of any other existing or proposed boundary walls on the subject land 	Minimum Side Boundary Setback	Minimum side boundary setback is 1.5m
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Thank you for your consideration. All the best with the finalisation and implementation of the new Code.

Kind regards,
Steph.