

COMPLETE

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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 Australia Personal 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 **Sam Ryan**
Postcode **5173**
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**

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

After attending a consultation session, I believe that the new code does not adequately address the problems associated with urban infill, especially as the effects of climate change will make many of the worst aspects of new development in suburbia worse.

The maximum total building footprint is too high to allow a reasonable front or rear garden, which also has effects on stormwater management, urban heat island effect, and reduced biodiversity. By reducing the maximum size of building as a percentage of the total land size, more room for gardens, whether current or future occupants plant them or not, will be maintained. There is great potential for housing to be 2 storeys in many cases where a sprawling bungalow is currently designed (and would be designed in under the proposed code).

The minimum size of rainwater tank is also insufficient to adequately address intense rainfall events, and will put severe pressure on current stormwater infrastructure. There are also economies of scale associated with larger tanks, which need to be plumbed into a minimum number of uses in the house - laundry and all toilets at the least.

I would also like to see sensible guidelines for passive solar orientation, but understand this may be beyond the scope of the code.

Sincerely,

Sam Ryan

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

Respondent skipped this question
