

COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Monday, December 09, 2019 9:53:12 PM
Last Modified: Monday, December 09, 2019 10:42:56 PM
Time Spent: 00:49:43
IP Address: [REDACTED]

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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 **C.Peters**
Postcode **5000**
Country **Australia**
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

Bringing consistency to the planning and design process across council areas is well overdue, along with the treatment of heritage and infill developments. An issue which appears to be missing both in this plan and the current situation is the right of objection/appeal for the surrounding homeowners. Building a six bedroom property on a block of 7.62m wide in a narrow street with no offstreet parking creates a number of issues in relation to noise, overshadowing, breach of privacy, parking for example. Without going to planning committee our council approved demolition of a 1980s extension on an 1890s single fronted cottage and building of a new, wider double storey extension which is neither in keeping with the surrounding properties or appropriate for a block of this size.

The council failed to check on the build allowing it to be built closer than approval, failed to follow up on excavation within 600mm of the boundary causing damage to our property, failed to check on the lowering of soil levels, approved a retaining wall as it was under 1m without adequate moisture barrier with soil placed directly against our foundations and soil higher than the bottom of the iron fence, signed off on an upper storey window where the privacy fins do not meet the specifications agreed or give the agreed level of privacy. We have spent \$\$\$ in legal and building certifier fees and court action with our neighbours to get this fixed with advice from the court that there is nothing we can do about the development being too close and the upper window overlooking our garden and pool as the council will just give retrospective approval and as they have unlimited funds it is not worth objecting or fighting the issue. The council throughout has responded to every enquiry with it is a civil issue nothing to do with Council take the matter to court. Relationships with our neighbours of 15 years are now completely fractured affecting more than just the two homes. The noise level from 4 children in such a confined space with development so close to the boundary, thin single brick walls and massive flimsy windows is a constant intrusion as are the huge windows overlooking our verandah and upper windows give the feeling of constantly being overlooked from all angles.

Development and renewal are necessary but there has to be a process whereby neighbours can raise concerns without having to front up to a committee to raise concern and be intimidated by neighbours so that developments get approved. Neighbours should be able to get the support of councils to take action when for example owners move back into a property without completing privacy measures without it taking 5 months before they issue a section 84 notice.

Posting notices on fences to get other neighbours input into development is a great idea so long as the notices stay displayed and are not taken down by homeowners.

Our council say they have too many developments and too few inspectors and that they are powerless to do anything as whilst architects are pushing every boundary to build ever bigger properties on smaller blocks and create diversity in design they can do nothing so long as the design meets the building regulations. How therefore do you get developers to meet the design specification and approvals and for people not to do whatever they want knowing that there are no repercussions from council or the courts? Our neighbours worked on the fences and boundary without notices under fences act - the repercussions - nothing - we should apparently have called the police to stop the work - how does this encourage good relationships. As the court appointed inspector said - many of the issues affecting our property could have been headed off by the council if the council were given the powers to act - the new plan and design code seems to create even less regulatory control?

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

Respondent skipped this question