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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 Statewide code

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	Tracey Davis
Address	[REDACTED]
Your Council Area	City of Charles Sturt
Suburbs/Town	Kilkenny
State	SA
Postcode	5009
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

My comments in regards to the new design code are as follows:

HERITAGE CONTRIBUTORY HOUSING

I would like to see heritage/contributory areas retained within Adelaide for generations to come. I am not sure that the code is properly protecting these older dwellings which may not have solitary significance but do present well-built housing that far exceeds the new styles of housing that are springing up around the suburbs. While I know they are expensive to buy I would rather see these houses re-modeled and divided into units rather than being ripped down and rebuilt. Dividing them and selling them as units would also ensure they could not easily all be bought at once and demolished.

ENVIRONMENTAL CONCERNS

EXISTING GARDENS

The eradication of existing gardens in the urban areas of Adelaide is heating up our fair city and reducing the vegetation and tree cover in local areas. I would like to see a rule introduced to evaluate and keep older trees and garden beds by incorporating them into newer developments. Old-growth trees are invaluable. We should not be relying on heating and cooling as a way to live in these new developments.

It would be great to see trees and plants recognized with a dollar value as a way to protect them.

PASSIVE HOUSING DESIGN

I would like to see Passive housing design introduced as a way to tackle climate conditions inside houses. This would eradicate the need for air conditioners and heating and free up home income to send in other ways within our society.
<https://www.yourhome.gov.au/passive-design>

SOLAR

All homes should be built with solar panels and solar battery storage systems or else a system whereby we share our electricity with our neighbors within the block that we live on. This would localize our electricity production. If we coupled it with passive housing designs we would reduce our need for electricity.

ROOFING

Light coloured roofs/materials that reflect heat should be made law in our local building laws in order to cool our suburbs. There is no excuse for having dark coloured roofs.

RAINWATER TANKS

I would like to see larger rainwater tanks put into new developments as a way to capture rainfall. Underground tanks would allow for great catchment areas for stormwater runoff. There is potential to have greywater taken from rainwater catchments in all new developments.

STORMWATER RUN OFF

Long strip of landscaping along the property boundary could be used for a raingarden or other combined green space/ stormwater management function.

There is great potential in capturing and reusing stormwater within a property. The future costs of upgrading our stormwater runoff will far exceed the short term benefits of income that some people receive due to in-fill developments. I think the current plans are short-sighted and do not take into account the environmental challenges we face as a community.

INCREASING GREENING

I would like to see an increase in green space in new development plans. I believe while it a start the % of greening in a development could be bigger to keep our streets and cities cooler. Soft landscape areas of 25% to 30% of the site should be the new target for each development.

This policy will not contribute sufficiently to the 20% increase in green cover target in the 30 Year Plan, given on most sites there is a net loss of green cover.

I strongly support green spaces near dwellings to provide for cooling cross breezes. Need a DTS solution/guidelines for this policy or PO21.1 that provides details on where the greenspace is provided for maximum microclimate benefit to the household.

GREENING & WELLBEING

I have read a lot of the research about the interaction between humans and outdoor spaces. There is a huge amount of research that backs up the benefits of interaction with nature. I do not believe that the new plans provided enough greenspace. These homes will assist in making people sick rather than keeping them well. Surely we should be designing for the benefit of mankind not the potential of profits/wealth for just a few.

GREEN ROOVES & WALLS

There is great potential for greening through the introduction of green rooves and green walls in all new developments.

LAND TAX

Land tax laws being amended to only tax the impervious portion of the site. Revenue SA could manage the implementation of Land Tax to be cost-neutral overall on the revenue collected, in supporting a percentage discount based on the area dedicated towards trees and gardens (not lawns). hose properties that have been transitioned to multi dwellings with near-zero trees and gardens are using more of the land and should, therefore, pay more. Rooftop gardens and green walls could potentially be included at a reduced discount.

CAR PARKING

Bringing in undercroft parking would free up outside garage space for developments allowing for further greening in multiple story developments.

Each home should have two off-street car parks per dwelling to reduce the issues that many suburbs are facing from in-fill developments on local streets.

PERMEABLE PAVING

Permeable paving is supported as an excellent way to increase soakage of water into local soils to sustain plants and reduce runoff, however, it should not be permitted as a predominant feature of soft landscaped areas. All outside paving could be permeable.

COMMUNITY SPACES

I don't not like the separate small garden spaces in the new design code. I do not believe that people will spend time in such small spaces nor benefit from them in any major way. I believe that larger communal garden spaces for neighbours to meet and socialise in together would by far provide opportunities for community interaction and development. As human beings, we need to spend time socializing with others. the new design plans will only isolate/alienate and separate people. Please see the new communal housing being developed in German via: <https://www.metropolismag.com/architecture/residential-architecture/dont-call-it-a-commune-inside-berlin-radical-cohousing-project/>

INFILL & HEATING

It would be great to limit in-fill re-development to 30-40% of each street. This would allow for an evening out of in-fill development in the

Consultation Submission Form

suburbs and a great spread of plants and trees over a suburb.

Thank you,

Tracey Davis

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