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**From:** Debbie O'Hara [REDACTED] on behalf of [REDACTED]  
**Sent:** Tuesday, 18 February 2020 7:24 PM  
**To:** DPTI:Planning Reform Submissions  
**Cc:** [REDACTED]  
**Subject:** Planning Policy Phase 3 Urban comments

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To Whom it may concern,

I am a Building Designer and own my own business, which incorporates working very close with the Public on a Day to Day basis in the Designing and Drafting of New Homes, Renovation and Home Extensions. I also attended "Adapting Northern Adelaide / #Cooler Greener Adelaide/ New Planning Policy.

In regards to the Designing of Homes the Designing of smaller Gardens with taking in Stormwater run-off, permeable drainage materials on site, detention Tanks instead of " Tar and Cement", everywhere! Reform is needed!

The Discussion of what has been proposed and tabled of 1 small tree to a 200m2 Allotment and a greening area of min. 15% with a 2000L Tank. No Tree, small or medium should go into this space!

To capture Stormwater run-off is essential and more Detention Tanks I am fully in agreeance with!. My concerns are there are a lot of people or Clients that purchase an allotment and do not have any idea on what is taken into account to have their biggest investment come to fruition. The Small Tree policy to be noted on a small Block could be disastrous for Footings Drainage and pipe work to a New Build. One Small Tree Policy leaves it too open, as a small Tree can be up to 6 meters. Neighbouring Homes can be effected! What Species of Trees? How far and Close to existing Buildings? What species have evasive root systems? Who do Planning SA, propose will be overseeing these issues? As Designers can place plants and species on Plans which comes at an additional cost, but it does not mean the Client is going to do this. So who will govern this? Most Clients once they purchase their Land will want the House this is their Essential Major Cost and need, not wanting to decide on the Landscaping till after the build. An incentive needs to be in play, for New Home owners, to have a professional service in with a Designer and a specialist within the Horticultural scene, with all these tiny allotments.

A forum should be looked into to include Engineers, Hydraulic Engineers, Building Designers, Architects, Horticulturists, Arborists. Smaller Allotments, mean bigger challenges and a bigger demand for smart Design!

As a member of the BDAA SA Chapter, more consultation is needed with People on the Ground that are Professional Designers , Engineers, Horticulturist, Arborists and people in the Know. Not to have Local Councils tick and Flick, as they do not have the professionalism that others who have made their livelihoods from their Professions into a Business. As I have seen first-hand what trees can do to Footings , Drainage pipes, Stormwater materials used, the increase of damp close to a Home, Termite Damage etc. Because Developers just want to jam as many homes as possible on every good bit of Land they can, the more Homes the more money for Local Government. Local Government need to be more Stringent with Large Developers, as there should be a minimum of 4 Homes in a row Built and Large Portion of area designated for Trees and Vegetation in a park setting. A feel good area!

Rate payers pay their taxes for providing street Trees and there are Established Trees over 20 years old that in the Hot weather have just been let die, a water Truck should be keeping them going, when they see the Tree Stressed. There are other Council areas that remove trees from Parks that have been there for years because they are not Native to the Area.

The Consultation on the Draft Planning and Design Code – Historic Areas. When there is an Allotment with only a shed constructed on it and it is in a Historic Character Area, then to the right the Boundary fence line with 3 New

Standard Homes, that are Residential Zone. What is meant by the Modernising South Australia's Planning System with the introduction of 5 New Overlays. What comes into play for this vacant Land to have Homes built on it, in relation to Heritage and Character.

I feel as a Designer we are always having to come up with rapid changes to Please our Client and Local Government. Everything is so complex, Regulation is the New Norm.

Please whoever reads this email, play the song "Tar and Cement" by Verdelle Smith. It will make you think of what has happened to our Urban areas. The more informative, information from people with in the know, the better! Hopefully greater solutions!

KINDEST REGARDS

*Debbie O'Hara*



**DO HOME DESIGN**

**DEBBIE O'HARA 3D HOME DESIGNER**

PHONE/FAX

MOBILE

EMAIL