

From: [Symphony Construction](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: FW: Garage design regulations
Date: Sunday, 2 February 2020 1:21:43 PM
Importance: High

From: Symphony Construction [mailto:symphonyconstruction1@gmail.com]
Sent: Sunday, 2 February 2020 1:00 PM
To: 'DPTI.PlanningReformSubmission@sa.gov.au'
Subject: Garage design regulations
Importance: High

Dear DPTI,

Whilst looking up the rules for the General Neighbourhood Zone I discovered what I believe might be an oversight or anomaly in the DTS regulations.

- The design regulations for a double garage read as an internal measurement for a double garage of 6m x 6m and a single garage 3.2m x 6m. The standard internal size of a garage has been for many years 5.6m+ x 5.6m+ for a double and 3m x 5.6m+ for a single garage. There is not one design in the larger volume builders catalogues that would tick this box if garages are going to be required to be larger than they are now. Therefore 90% of applications would not meet your deemed to satisfy criteria, effectively defeating the point. Perhaps you could check the design criteria on garages for all zones, perhaps it was supposed to be external measurement, not internal, which would make more sense.
- I also discovered that there is no regulation for setbacks from the rear boundary or upper floors. Which I have already reported over the phone.

As I am a speculative builder & I am currently looking for a project I have discovered that it is difficult to buy with any certainty at the moment. The Councils (many of them) have as recently as September 2019 changed their Development Plans to increase block sizes. This has happened in many Councils & Zones that I have been researching. For example Marion Council has increased the land required for Row housing in many of their Zones from 250m² to 300m². Many other Councils have done the same. I have to question why when these new rules are about to come in? It has effectively greatly reduced the number of properties that can be subdivided. Row housing was a great utilization of corner sites but now those sites have to be 900m² not 750m² to comply the effect will be enourmous.

Thank you for your time.

Yours sincerely

Janet Kaleas
Symphony Construction Pty Ltd

