

**COMPLETE**

**Collector:** Web\_Link\_Prod (Web Link)  
**Started:** Sunday, February 09, 2020 8:59:24 PM  
**Last Modified:** Sunday, February 09, 2020 9:05:02 PM  
**Time Spent:** 00:05:37  
**IP Address:** [REDACTED]

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 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 **Philip Henschke**  
Address [REDACTED]  
Your Council Area **Unley**  
Suburbs/Town **Malvern**  
State **SA**  
Postcode **5061**  
Country **Australia**  
Email Address [REDACTED]

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**Q3** Which sector do you associate yourself with? **Community Group**

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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**

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**Q6** Enter your feedback for Referrals **Respondent skipped this question**

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**Q7** Enter your feedback for Mapping **Respondent skipped this question**

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**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 Definitionclick 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

I have just viewed the SA planning portal with its aspirations for quality design, better living and making the State attractive. I am near daily reminded of the fallacy of these platitudes when I view two Myrtle Bank properties on corners of Culross and Fullarton roads. Seven flat roofed two storey adjoining apartments on one block, no trees, increased run off, no water storage, sluggish sales 1x sold attesting to failed appeal and quality. Insulation appears basic, no double glazing despite being a few metres from an arterial road. Local government would never have endorsed this so called "quality" development. Priced at near \$800k these townhouses will do nothing to attract first home buyers, deter urban sprawl or attract young families nor down sizing oldies given stairs and access issues. The other block has 13 residences in evolution to be jammed on a denuded site once a single household. While these planning excrescences continue, I will campaign for a better Code with local Government in the driving seat not developers

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

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**From:** [Philip Henschke](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** Feedback  
**Date:** Sunday, 9 February 2020 8:56:05 PM

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I have just viewed the SA planning portal with its aspirations for quality design, and making the State better. I am near daily reminded of the fallacy of these platitudes when I view two properties on corners of Culross and Fullarton roads. Seven flat roofed two storey adjoining apartments on one block, no trees, increased run off, no water storage, sluggish sales 1x sold attesting to failed appeal and quality. Insulation appears basic, no double glazing despite being a few metres from an arterial road. Local government would never have endorsed this so called "quality" development. Priced at near \$800k these townhouses will do nothing to attract first home buyers, deter urban sprawl or attract young families nor down sizing oldies given stairs and access issues. The other block has 13 residences in evolution to be jammed on a denuded site once a single household. While these planning excrescences continue, I will campaign for a better Code with local Government in the driving seat not developers.

Phil Henschke



Malvern SA 5061

Sent from my iPhone