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)

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: Sam Ryan
Postcode: 5173
Email Address: [Redacted]

Q3 Which sector do you associate yourself with?
General Public

Q4 Would you like to make comment on
General comments

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 overlays click 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 subzones click 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 policy click 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 Definitions click 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 Definitions click 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

After attending a consultation session, I believe that the new code does not adequately address the problems associated with urban infill, especially as the effects of climate change will make many of the worst aspects of new development in suburbia worse.

The maximum total building footprint is too high to allow a reasonable front or rear garden, which also has effects on stormwater management, urban heat island effect, and reduced biodiversity. By reducing the maximum size of building as a percentage of the total land size, more room for gardens, whether current or future occupants plant them or not, will be maintained. There is great potential for housing to be 2 storeys in many cases where a sprawling bungalow is currently designed (and would be designed in under the proposed code).

The minimum size of rainwater tank is also insufficient to adequately address intense rainfall events, and will put severe pressure on current stormwater infrastructure. There are also economies of scale associated with larger tanks, which need to be plumbed into a minimum number of uses in the house - laundry and all toilets at the least.

I would also like to see sensible guidelines for passive solar orientation, but understand this may be beyond the scope of the code.

Sincerely,

Sam Ryan