

**COMPLETE**

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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 Urban code. (click here for council areas)**

Page 2: Planning and Design Code for South Australia Personal 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	Krystil Ellis
Address	[REDACTED]
Your Council Area	City of West Torrens
Suburbs/Town	Glandore
State	SA
Postcode	5037
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

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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 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

I'm pleased to see that the building height along Anzac Highway in Glandore along the Urban Boulevard section is limited to 12.5m or three stories. Allowing 8, 9 or 10 story buildings in the southern section of Anzac Highway behind a low density character area would have been like looking at an exponential graph, certainly not a minor transition to the eye with such different scales no matter what the material is. Not to mention reducing the ability of houses to generate their own electricity during morning and afternoon if you sit behind multiple high buildings along the zone. However, I'm disappointed there is not higher expectation for developers to include more space for push bikes close to established bike paths and PT stops direct to the city. If I had the choice between walk, ride or PT to work in the city riding is the clear winner. It's the fastest especially in peak traffic and I can go direct from home to work. Given densification is suppose to support active travel, building storage facilities need to be sufficient. Window and balconies screening needs to permanently block view to backyards in adjacent properties. We visited a new built building at a friends and he jokingly showed how it's easy to just stand on a chair and open the window to see his neighbours, so neither really had backyard privacy. I also wonder if there will be restriction in the type of trees allowed to be used for sceening in deep soil sections? One would hope it doesn't in turn block out natural light and damage plumbing in the adjacent properties.

There also needs to be more developments that are designed for families since that is also a justification for densification close to work and extended family. Families need adequate laundry facilities so we don't see the likes of buildings along Churchill Road wth laundry visible from main roads. There also needs to be open play space in clear vision for parents to see their children from their residence (i.e 3 bdrm family residence on first, second and third story), safe balcony design that prevents climbable furniture from being placed near the balcony edge. It seems most approved multi story buildings are a 1-2 bdrm investor grade product targeting those that want the tax benefits and high yield rental rather than targeting affordable living for owner occupier families or downsizers who have different needs. The community wants densification done well and that means placing higher expectations on developers to meet the needs of families and older people as well in multi story buildings not just child free professionals. Thought also needs to be given to accessibility to services and social infrastructure . Walking to the Kurralta Park shopping centre with children is impossible during morning and afternoon peak without running across Anzac Highway. Elderly in our street also don't walk because they can't run across three lanes to get to the pedestrian refuge before doing it again to dodge the city bound traffic. Decisions on whether to walk or use the car is also about safety not just distance, and lack of thought on this creates isolation for those who can no longer drive. Pedestrian counts as a measure for the need of a pedestrian crossing is silly as there are low ped numbers because locals know it's too hard to cross safely! I'd also like to see more transport related thought go into school precinct design and active travel infrastructure in the suburbs they service. A benefit of denser living is the assumption of walkable access to local public schools - however schools need capacity to take on the growing population within their zone. Policies from DECD and DPTI need to complement eachother so that local public schools are servicing the local community who should have the right to walk or bike ride, especially in high school when adolecence are learning to become independent in how they arrive at school.

I can't see any significant difference in the character statements for areas mapped as a character area. Is it up to Council to build on the version that is there now?

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

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