

From: [David Argent](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Planning and Design Code
Date: Saturday, 8 February 2020 6:08:21 PM

To whom it may concern

I am writing to communicate that I am not happy about the changes the Planning and Design Code could bring to the area where I live. I moved here over 25 years ago because I like the character homes, the trees, and general feel of the area. I am very concerned that these changes will bring about a loss of the old character homes. These homes are our history. Our story.

There will also most definitely be a huge loss of the large, high canopy trees we have in our suburb. We have a beautiful leafy canopy which attract birds, gives shade and reduces noise and pollution. It would be tragic to see this gone. Close density housing doesn't leave any room for trees.

I have seen first hand a taste of what high density living brings. The block across the road from us was a half acre block with an old house. It sold many years ago. All the trees were cut down. Six houses were built there. We now look across at several driveways and front doors. We have so much trouble with parking space and it is difficult for trucks to squeeze through. This creates a potential hazard for fire trucks as well.

To summarize I fully disagree with the following changes in the Planning and Design Code:

- Sites changed 350m² to 300m² (or down to 200m² for row housing),
- Setbacks have been drastically reduced.
- The changes that the draft indicates would allow for most sites a 3 for 1 redevelopment opportunity. In many cases, particularly corner sites, this grows to 4 for 1 or more.
- Overlooking restrictions being reduced from 1.7m sill height on 2nd floor windows to 1.5m sill heights.
- Increasing the width of carports from 30% of the frontage of the site to 50% will see carports/garages dominate the streetscape.
- Loss of parking
- Increase in local traffic
- Loss of trees
- Loss of character homes

High density housing creates much more stressful living due to greater noise and less privacy etc. This is very detrimental to a persons mental health. Our homes and neighbourhood should be our sanctuary. A peaceful and pleasing environment. Not a concrete jungle.

My request then is that the current RB350 zone be transitioned into the Suburban Neighbourhood Zone that will enable block sizes to remain unchanged. I would like to see my local council as the preferred drive of Development Policy into the future as they have a vested interest in the wellbeing of our community.

Kind regards

Rosslyn Argent

COMPLETE

Collector: Web_Link_Prod (Web Link)
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IP Address: [REDACTED]

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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 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 **Rosslyn Margaret Argent**
Address [REDACTED]
Suburbs/Town **BLACK FOREST**
State **South Australia**
Postcode **5035**
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**

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 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 am not happy about the changes the Planning and Design Code could bring to the area where I live. I moved here over 25 years ago because I like the character homes, the trees, and general feel of the area. I am very concerned that these changes will bring about a loss of the old character homes. These homes are our history. Our story. And there will most definitely be a huge loss of the large, high canopy trees we have in our suburb. We have a beautiful leafy canopy which attract birds, gives shade and reduces noise and pollution. It would be tragic to see this gone. Close density housing doesn't leave any room for trees. The block across the road from us was a half acre block with an old house. It sold many years ago and six houses were built there. We now have so much trouble with parking space and it is difficult for trucks to squeeze through. This creates a hazard for fire trucks as well. High density housing creates much more stressful living due to greater noise and less privacy etc. This is very detrimental to a persons mental health. Our homes and neighbourhood should be our sanctuary. A peaceful and pleasing environment. Not a concrete jungle. My request then is that the current RB350 zone be transitioned into the Suburban Neighbourhood Zone that will enable block sizes to remain unchanges. I would like to see my local council as the preferred drive of Development Policy into the future as they have a vested interest in the wellbeing of our community. Rosslyn Argent

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Q15 Do you have any attachments to upload?(pdf only)

Respondent skipped this question
