

COMPLETE

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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 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	Jane Rowat
Company	Karkoo nursery
Address	[REDACTED]
Your Council Area	Mitcham
Suburbs/Town	Blackwood
State	SA
Postcode	5051
Country	Australia
Email Address	[REDACTED]

Page 3: Planning and Design Code for South Australia

Q3 Which sector do you associate yourself with? **Business**

Page 4: Planning and Design Code for South Australia

Q4 Would you like to make comment on **Respondent skipped this question**

Page 5: Planning and Design Code for South Australia

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

Hi the idea of high density housing in Blackwood does not sit well in a hills environment. Adding urban infill to Blackwood goes against the wish of residents to live away from the city .People are horrified by the idea of the potential for 3-4 storey buildings destroying the beauty of our bush setting and views across the hills.This would not be accepted in areas such as Stirling etc and it is wrong to treat Blackwood differently.Most importantly Blackwood does not have the infrastructure to cope with the increased traffic and congestion that mass infill would bring..Traffic is already extremely bad especially around the new roundabout and shopping areas.There will be a steady increase in traffic already with the extensive Craighburn and other neighbourhood development and this will only get worse.The general public and most importantly the CF S have expressed worry over the proposed Re zoning and its effect on traffic. A local fireman said there could be potentially disastrous consequences in a bush fire situation with people trying to exit hills areas and fire trucks attempting to get in as Main rd is often bumper to bumper!This has not been addressed!

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

Page 6: Planning and Design Code for South Australia

Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Character Area Overlay

Urban infil out of character with the beautiful hills that need to be preserved and potential for tourism and use of national parks and botanic gardens

Hazards (Bushfire - High Risk) Overlay

High risk bushfire area so urban infill of any kind in Blackwood area is inappropriate and potentially disastrous given the Victorian bushfire experience and lack of transport corridors for exit during fire and for entry of fire trucks

Local Heritage Place Overlay

Goes against local heritage

Native Vegetation Overlay

Will potentially effect native vegetation and local habitats

Prescribed Surface Water Area Overlay

Will create unwanted run off into urban areas

Significant Landscape Protection Overlay

Will result in loss of native trees cleared for infill housing

Traffic Generating Development Overlay

Nothing should be reasoned without extensive research into plans for bypassing main Rd Blackwood and alleviating pressure on congested areas .

Page 7: Planning and Design Code for South Australia

Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Hills Face Zone

Leave Blackwood alone as it is hills

Suburban Main Street Zone

Infill housing inappropriate in busy shopping area that is too congested already and will lead to further business closures

Township Main Street Zone

Infill housing inappropriate in busy shopping area that is too congested already and will lead to further business closures

Page 8: Planning and Design Code for South Australia

Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Tourism Development General Policy

Will have detrimental effect on tourism in hills and access to national parks,wineries etc

Transport Access and Parking General Policy

Parking already inadequate and oversubscribed .we have a business car park full of cars and not available to our own customers as it is !

Page 9: Planning and Design Code for South Australia

Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

Page 10: Planning and Design Code for South Australia

Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Building height

Should be restricted to 2 storeys max in main road and beyond as Blackwood is hills not city

Page 11: Planning and Design Code for South Australia

Q14 Please enter your general feedback here

The proposed Re zoning in its relation to the Blackwood area of the mitcham council area is inappropriate to a hills environment. The bush fire risk is too great to risk .additional urban infill that would lead to increased traffic and congestion and potentially disastrous consequences to a large and increasing population .We have petitions with over 4000 signatures from worried residents regarding urban infill in our shopping zone along Main rd - regards jane ~Karkoo nursery

Page 12: Planning and Design Code for South Australia

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

Respondent skipped this question
