



TO: DIT PLANNING REFORM SUBMISSIONS

I wish my opinions on the Revised Planning & Design Code to be considered in this submission.

I have ticked the boxes that concern me.

I oppose the proposed provisions in the Master Planned Neighbourhood Zone in Northfield that will allow up to 6 storey dwellings, and prefer the cap to be 3 storeys as current.

I oppose the proposed provisions in the Master Planned Neighbourhood Zone in Northfield that will allow a Hotel or Fast Food Establishment in the Shopping Precinct - the current provisions banning these must be kept.



I support the current provisions in the Northfield Suburban Neighbourhood Zone which local residents, the City of PAE and the landowners agreed to in 2017.

I also wish to add other comments on a separate sheet or as part of my email submission.

My details are below and I understand they are not made public:

Name: [redacted] Phone: [redacted]

Address: [redacted], Oakden

Email: [redacted]



Email to: DIT.PlanningReformSubmissions@sa.gov.au

To be received by 5pm, December 18th 2020

Additional Comments

- **A ill planned development will destroy the current atmosphere of the Oakden community**
- **Loss of private outdoor space. Year 2020 has highlighted the importance of adequate dwelling space. Physical Health and Mental Health**
- **Loss of private outdoor space. As displayed in Lightsview, the reducing in dwelling space and multi storey buildings, it creates a massive parking issue. I believe the council has been in serious conversations with PEET to rectify this issue as council has received numerous complaints from the residents. This should not be able to be repeated.**
- **Removal of Public consultation. This clearly says you have to hide your plans as you know they are wrong., illegal and an embarrassment to the council.**
- **The new master planned Neighbourhood Zone –**

No Minimum allotment size

This creates parking and health issues

6 storey buildings

Apartments can be done amazingly as WEST development has displayed. The Ivy and The Gallery are surrounded by open space, steel construction and beautifully designed internally and externally. Lightsview Apartments are cheap and nasty. They have noise transfer, movement and poorly designed.

Fast food outlets

Fast Food Outlets should only be built on commercial property

Hotels

Hotels require access to the city and need to have a retail surrounding them. This would be an ill business decision for the Oakden Area.

Removing setbacks

The setback are important as I am sure any qualified town planner can explain to you. Consistency in suburbs is important for the flow and for feel of the area.

Setbacks can also allow for off street parking for a resident in the area.