

DPTI.PlanningReformSubmissions@sa.gov.au

Re: Planning & Design Code

I live in Black Forest (west of East avenue). My current zone, under the City of Unley Development Plan RB350 is being transitioned into the General Neighbourhood Zone. The changes to the area per dwelling will be changed from 350 m² to 300 m², (or down to 200 m² for row housing), setbacks will also be drastically changed. The front setbacks will be virtually halved, from around 10 m to 5m.

Side and rear setbacks distance do not seem to be included in *'the Code'*, these are critical provisions that must be inserted to prevent the nature of existing streets from being diminished and streets turned into a series of 'matchbox' houses.

I would urge you to delay the implementation of *'the Code'*, to enable amendments to be incorporated, to stop the reduction of block sizes from 350 m², to prevent housing prices from increasing where developers will be able to demolish single houses and erect four dwellings on the same block. This process will detract from the nature of existing neighbourhoods, increase traffic and associated hazards, incite neighbourhood disputes, reduce access to roads and residential premises for people who are disabled.

I note that *'the Code'* contains no information regarding the potential impact on South Australia Police or any comments attributed to the Commissioner of Police that reflect the difficulties that occur when higher density housing is introduced and the ability of limited police resources to deal with the increase in taskings.

I thank you for giving the community the opportunity to comment on *'the Code'*, but wish to point out that the complexity and volume of documents associated with the development of *'the Code'*, are well beyond the scope and understanding of most members of the community.

This is why the views of local council representatives must be held in high regard, as those representatives have the knowledge and expertise to adequately represent their constituents.

Therefore I urge you to support the submission prepared by the City of Unley.

Yours Faithfully

Andrij Onishko