

**From:** [Kingsley and Hayley Valladares](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Proposed Zone Change  
**Date:** Sunday, 16 February 2020 4:10:41 PM

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We wish to comment on the proposed new Planning and design code .

We currently live in Clarence Park(west of East Avenue) and our zone under The City of Unley development plan RB350 is being transitioned in to the General Neighbourhood Zone. We wish to strongly object to this change and to point out that the proposed change will bring about MAJOR changes to our area . Initially the Minister and commission chair indicated that the proposed changes would be minor however after seeing them they are MAJOR .

Specifically

- sites have been reduced from 350m to 300 , and in the cases of row housing , down to 200
- Setbacks have been drastically reduced from 10m to 5m
- most sites now would have an allowance for a 3 to 1 redevelopment opportunity
- overlooking restrictions have been reduced from 1.7 m sill height on 2<sup>nd</sup> floor windows to 1.5
- carport width have increased from 30% to 50% so that garages/carports will dominate the streetscape

These changes will effectively double the population in our area resulting in

- loss of on street carparking with resultant street congestion
- loss of street trees and yard trees (this results in increased air temperature and decreased air quality)
- overcrowding of our already limited green spaces
- loss of sense of space and character of the area

As such we STRONGLY object to the proposed plan and ask that the current RB350 zone be transitioned into the suburban Neighbourhood Zone so that block sizes remain unchanged  
We also ask that Local Council be a preferred driver of Development Policy in the future as the current proposed changes clearly represent a massive unwanted and unsympathetic change to our local community.

Regards

Hayley and Kingsley Valladares