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
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)

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: BLACK FOREST
Suburbs/Town: South Australia
State: South Australia
Postcode: 5035
Country: Australia
Email Address: 

Q3 Which sector do you associate yourself with? General Public

Q4 Would you like to make comment on General comments

Q5 Enter your feedback for Rules of Interpretation Respondent skipped this question
<table>
<thead>
<tr>
<th>Q6</th>
<th>Enter your feedback for Referrals</th>
<th>Respondent skipped this question</th>
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<tbody>
<tr>
<td>Q7</td>
<td>Enter your feedback for Mapping</td>
<td>Respondent skipped this question</td>
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<tr>
<td>Q8</td>
<td>Enter your feedback for Table of Amendments</td>
<td>Respondent skipped this question</td>
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| Q9 | Please enter your feedback for overlays click 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 subzones click 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 policy click 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 Definition click 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 Definitions click 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