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

Q3 Which sector do you associate yourself with? Business

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

**Q9** Please enter your feedback for overlays click next at the bottom of the page for next topic

**Character Area Overlay**

Urban infill 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 6: Planning and Design Code for South Australia

Page 7: Planning and Design Code for South Australia
Q10 Please enter your feedback for zones and subzones click 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.

Q11 Please enter your feedback for general policy click 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!

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

Respondent skipped this question.

Q13 Please enter your feedback for Admin Definition click 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.

Q14 Please enter your general feedback here

The proposed rezoning 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.
Q15 Do you have any attachments to upload?(pdf only)  Respondent skipped this question