

Black Forest 5035  
12-2-20

State Planning Commission  
G.P.O. Box 1815, Adelaide 5000

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17 FEB 2020

Planning and Design Code

My dwelling (in Black Forest) is currently zoned RB350 in the City of Unley Development Plan.

I support the submission prepared by the City of Unley about the impact of the new zoning for my area under the new P.D.C., e.g. allowing a 3 for 1 redevelopment opportunity for most sites and 4 for 1 (or more) for some corner properties. This would lead to a significant increase in roofed areas and hard paving and loss of biodiversity, trees and play areas for children. Ambient temperatures would rise during heat waves.

I request: -

1. The current RB350 numerical values be used for the Technical Numerical Variation overlay for the Black Forest / Clarence Park (west of East Ave) zone.
2. Councils have the discretion to apply to the Minister for approval for local heritage zones
3. Councils make decisions in respect to development applications in heritage zones.
4. Councils have the discretion to apply to the Minister for approval for a local 30° approach if they wish.
5. Councils have the discretion to apply to the Minister for all new developments to provide a 15% deep soil area and that landscape plans for new developments demonstrate that a tree canopy cover of 15% will be achieved.

6. Councils maintain a lead responsibility and strategic control over the process governing Code Amendments.
7. The implementation of the Planning and Design Code be put on hold\* until extensive public consultation about all the complex issues is carried out.

Ashley Campbell,

\* Until at 2021 at least.