

**From:** [Dennis](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Fwd: Fwd: Fwd: FW: Proposed Zone Change  
**Date:** Wednesday, 19 February 2020 2:37:40 PM

---

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

I 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. I 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 and possibly 4 to 1 on corner blocks

-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

- roofed area to grow from 50% to 60%

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. Unley only has 2.5% open green space as we speak. It is also totally ludicrous where ideas such as the new design code must only encourage a decrease in green canopy at a time when the Premier has publicly stated we need to plant more trees!

-loss of sense of space and character of the area. If I wanted to live in a newly created soulless, slum, I would have moved to a place like Churchill Rd, Prospect or the like where planning appears to have over ridden by pure profit - it certainly isn't for aesthetics, design or open space.

As such I 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

I 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

Dennis Holyoak



Clarence Pk 5034