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
Rachel Bradley

Address
Clarence Park

Suburbs/Town
South Australia

State

Postcode
5034

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
Consultation Submission Form

Q6 Enter your feedback for Referrals
Respondent skipped this question

Q7 Enter your feedback for Mapping
Respondent skipped this question

Q8 Enter your feedback for Table of Amendments
Respondent skipped this question

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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

Hello,
I am a resident and property owner in Clarence Park West (2A Lorraine Ave). I am writing to object to the proposed zoning changes which will transition my neighbourhood currently zoned as RB350 to a new “General Neighbourhood” zone. I request that the proposed zoning change be reviewed and that Clarence Park (west) be transitioned into a “Suburban zone” and treated the same as our neighbouring Unley suburbs of Clarence Park (East), Goodwood and Millswood.

The review is requested because:
1. A change from RB350 to “General Neighbourhood” will result in significant changes to the numerical parameters of the existing RB350 code. Alternatively, a shift to “Suburban Neighbourhood” would result in Clarence Park (west) retaining the numerical recommendations as currently exist in the RB350 zoning.

2. The established Clarence Park and Black Forest precincts (with their 800m2 – 1,000m2 sites) are inappropriately being considered as being compatible to newer developed areas (with 350m2-500m2 sites) such as Seaford Meadows, in the South, Hewett, Blakeview and Walkley Heights north of Gawler.

3. The numerical parameters of the draft code have the potential to allow substantial 3 for 1 replacement of existing housing stock. Under the parameters of the new code recommended block size will be reduced from the current 350 m2 to 300 m2 or even 200 m2 in the case of row dwellings. Additionally, under “General Neighbourhood” recommended heights will be substantially increased; setbacks, open space and overlooking parameters will be significantly reduced. Such changes will result in a loss of trees, open spaces and amenity for the long-standing residents of this zone.

4. Currently there are just under 1,000 houses in the Clarence Park/ Black Forest precinct. Both the current RB350 and the new “Suburban Neighbourhood” classification allow for a potential extra 500 homes or 800 people to accommodate population growth in this area. However, under the “General Neighbourhood” code there is the potential for an extra 800 plus homes over time, or 1,000 plus people in this small suburban area.

We trust this was not expected by the Minister or the Department and request that Clarence Park and Black Forest be treated as our neighbouring suburbs have been and be classified “Suburban Neighbourhood” not as “General Neighbourhood” and retain the same numerical recommendations and potential population growth as currently exist.

Thank you for your consideration.

Rachel Bradley
Clarence Park, SA 5034
TEL: [Redacted]

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