

**COMPLETE**

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**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)**

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Page 2: Planning and Design Code for South AustraliaPersonal Details

**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	<b>Rachel Bradley</b>
Address	[REDACTED]
Suburbs/Town	<b>Clarence Park</b>
State	<b>South Australia</b>
Postcode	<b>5034</b>
Email Address	[REDACTED]

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**Q3** Which sector do you associate yourself with? **General Public**

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**Q4** Would you like to make comment on **General comments**

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**Q5** Enter your feedback for Rules of Interpretation **Respondent skipped this question**

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**Q6** Enter your feedback for Referrals

**Respondent skipped this question**

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**Q7** Enter your feedback for Mapping

**Respondent skipped this question**

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**Q8** Enter your feedback for Table of Amendments

**Respondent skipped this question**

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**Q9** Please enter your feedback for overlaysclick 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 subzonesclick 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 policyclick 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 Definitionclick 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 Definitionsclick 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 800m<sup>2</sup> – 1,000m<sup>2</sup> sites) are inappropriately being considered as being compatible to newer developed areas (with 350m<sup>2</sup>-500m<sup>2</sup> 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 m<sup>2</sup> to 300 m<sup>2</sup> or even 200 m<sup>2</sup> 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