

The South Australian Department of Planning, Transport & Infrastructure,
Submission regarding the **Proposed New State Government Planning & Design Code**

As a resident of Black Forest, I am taking the opportunity to comment on the proposed New Planning and Design Code.

I live [REDACTED]. My current zone, under the City of Unley Development Plan RB350 is being transitioned into the General Neighbourhood Zone. **I request that you support the City of Unley's submission that the current RB350 zone be transitioned into the suburban Neighbourhood Zone and that the current RB350 numerical values be used for the Technical Numerical Variation overlay.**

I understand that it is Parliament's intention to remove or restrict what input Councils will have in the future with changes to the Code. Local Government is surely best placed to be the driver of investigations into future changes. They have empathy with and, I have to say, a greater understanding of their community than State Governments have.

This is currently being demonstrated with the City of Unley's in depth analysis of what appears to be a draft Code full of errors and omissions – a Code which will destroy suburban Adelaide and what is particularly relevant to me, the suburbs of Black Forest and Clarence Park.

I request that you respect the role that Local Councils can and do provide. Please include them in the process and allow them to be the driver of future considerations for planning and code change.

There are many unfortunate and, in my view, unacceptable consequences to Black Forest if the proposed new Planning and Design Code is implemented. There will be changes to properties and the streetscape which are negative – some of which are smaller sizes of properties; reduced side and rear setbacks; to streetscapes and tree and 'green' cover (which are critically important in our increasing climate temperatures); visual amenity; dwindling open space; potential doubling of the residential population in a suburb which will greatly overtax utility infrastructure and road networks.

I ask Parliament to provide the Commission with an extension to time to ensure that errors and omissions do not see their way through to actual development. I ask the Minister and Parliament to include Unley Council in this process. Further time, thought and consultation is needed to get any changes to Design and Planning Code right.

Yours sincerely,

Vin Coffey, [REDACTED] Black Forest, SA 5035.

28th February 2020.