Dear Sir

Thank you for the opportunity to comment on the proposed new Planning and Design Code.

It is with great dismay that I have recently learned that when your draft new Code comes into effect my suburb would be downgraded from the current RB350 to RB300. This contradicts the assurances of yourself and the Planning Commission Chair that our zone would be transitioned with no change occurring. Therefore I trust that this is not deliberate, but an error.

The RB300 zone, as it stands, apparently does not mention side or rear setbacks. I assume that this means that buildings, apart from a mandatory 5m, as opposed to the current 10m, front setback, could extend right to the boundary on three sides. This would preclude any trees or gardens of any kind, and has the potential to create an urban heat island. You and your Department cannot be unaware of the negative health implications of such a development.

Black Forest is presently a spacious, established suburb with mature established gardens containing, in many cases, shady mature trees. This is what residents, including myself, appreciate most about living in this area. It is also an area with very limited open public space. The ‘de-greening’ potentially allowed by RB300 zoning would destroy this amenity forever across an entire suburb. I cannot understand why you or your Department would want to be responsible for that. That is why I believe there must have been a mistake.
It is already disappointing that even the current 2 for 1 re-development allowed on blocks in this area generally results in the destruction of all trees on a property, even those on the boundaries.

There is, in Edwardstown and along parts of Port Rd large areas of post-industrial land lying derelict. I cannot understand why development funds cannot be invested in remediating this unused and already treeless land and creating high-density development there. This would be an improvement to blighted and degraded areas and probably be welcomed by all.

Another issue already facing residents of my street in particular is that there is generally no street parking available on weekdays. This is because a business at the South Rd end of the street has insufficient parking for its employees, and the residents of the only property that has currently been ‘dog-leg’ developed tend to park on the street as well. This is because it is simply too difficult to get in or out of their poorly designed on-site parking places. A higher housing density in the street would only make this situation worse.

All the suburbs surrounding Black Forest and Clarence Park are apparently being transitioned to Suburban neighbourhood zones. This is another reason I feel there must have been an error made with respect to my suburb. I trust that this will be rectified and we will be transitioned the same, as previously promised.

Yours faithfully

Gaynor Fraser