

From: [Alyce Ferguson](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Change to City of Unley Development Plan RB350
Date: Thursday, 27 February 2020 10:56:50 AM

To whom it may concern,

We live in Black Forest and our current zone, under the City of Unley Development Plan RB350 is being transitioned into the General Neighbourhood Zone.

We would like to request that the current RB350 zone be transitioned into the Suburban Neighbourhood Zone that will enable block sizes to be unchanged.

We chose to live in Black Forest, not only due to its location, but due to its old well-maintained character homes on large blocks and the uncluttered, quiet and safe streets with beautiful shady street trees.

The changes that the draft indicates will see sites changing from 350m² to 300m² (or down to 200m² for row housing), meaning sites will allow for developers to build three residences per typical block, and in many cases, particularly corner sites, this grows to four. Suddenly our neighbourhood will lose its character appeal, it's sense of a quiet and safe place to live, and the beautiful trees will disappear due to the increase in width of carports from 30% of the frontage of the site to 50%, meaning carports and garages will dominate the streetscape and also causing loss of parking.

There will be no more gradual passing on our lovely homes and gardens onto new families because they will be easily outbid by property developers. We will soon see multi-story, multi-residences, hot and barren properties and will most likely see our Jacaranda line streets removed by council. The streets around us will be clogged with personal and commercial work vehicles because of limited or difficult garaging on their small properties.

With the loss of character appeal and the current large allotments, plus the reasons listed above (and many more), we will also see a decrease in value our current homes across the suburb.

Council is the preferred driver of Development Policy into the future. We beg that the current the current RB350 zone be transitioned into the Suburban Neighbourhood Zone that will enable block sizes to be unchanged.

Thank you,

Paul Greenhalf and Alyce Ferguson,

Residents of Black Forest.