

From: [Tim Hirth](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Planning & Design Code changes - Black Forest
Date: Wednesday, 26 February 2020 10:31:55 PM

To whom it may concern,

I wish to express my concern and strongly oppose the proposed State Government planning changes specifically for the Black Forest and Clarence Park suburbs within the City of Unley.

For background, my wife, son and I moved into the Black Forest area from Goodwood in 2014. Having grown up in Black Forest when I was younger I was drawn back to the area due to the large blocks, large tree lined and shady streets, schooling and community. We live on a 700 square metre block which we specifically purchased to have land for our boys to enjoy. We also purchased in Black Forest as it was *originally* zoned for Adelaide High School! My eldest son currently attends Black Forest Primary and youngest attends Clarence Gardens Kindy.

I dont know all the details of the proposed changes however have only recently been informed that Black Forest and Clarence Park have been split out specifically to be considered a "General Neighbourhood Zone" compared to the rest of the Unley council being in the "Suburban Neighbourhood Zone". From my understanding under this zoning:

- The size of blocks can be reduced significantly. We live next to a corner block which could potentially change from the beautiful stone fronted villa that it is to 4 small 2 story townhouses. Other blocks can potentially have 3 small houses. Developers will move in quickly (in fact have already bulldozed some large blocks) and remove the character homes from the area and over time change it into smaller, higher density housing.
- Overlooking restrictions will be reduced meaning 2 story houses would be able to look straight into our back yard.
- Carports can be up to 50% of the width of the property, up from 30% meaning the old mature trees (an icon of Black Forest) would overtime be removed to allow for more driveways. This is in direct opposition to the premiers position on planting more trees and combatting a hotter and drier suburbia.
- Setbacks reduced significantly

The proposed changes have not been communicated with directly impacted residents and there has been no consultation. I know this all too well experiencing similar with the recent high school rezoning debacle a year ago. I was appalled at the lack of consultation for the school rezoning and its disappointing to see the same thing happening again.

My family and I did not move into the beautiful Black Forest area to firstly have school zones changed and now have the character of the entire suburb changed. I dont understand why Black Forest and Clarence Park are separate to the rest of Unley?

My request is that the current RB350 zone be transitioned into the Suburban Neighbourhood that will enable block sizes to remain unchanged.

I further request the Council be the preferred driver of development policy into the future.

I hope you will consider my opinion and understand how much these changes impact on peoples lives.

Sincerely,

Tim Hirth

 Black Forest

