

From: [Kate Hubmayer](#)
To: [DPTI:Planning Reform Submissions](#)
Cc: [Councillor Don Palmer](#); [Jennie Boisvert](#); badcoe@parliament.sa.gov.au
Subject: Black Forest and Clarence Park Re-Zoning
Date: Friday, 24 January 2020 10:31:15 PM

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

I have lived in the suburb of Black Forest for 25 years, and I am strongly opposed to the proposed changes in zoning in Black Forest and Clarence Park to a General Neighbourhood Zone.

There is currently significant development and infill taking place, single residences are being demolished and replaced by 2 dwellings which is understandable and acceptable in line with our current (low) population growth. **However residents do NOT want this increasing to 3 or 4 dwellings on one block, as will happen with the proposed zone change.**

From a heritage perspective, Black Forest and Clarence Park has many beautiful and solidly built, bungalows and villas, similar to those in the rest of Unley Council. These houses have historical value and they also create many jobs in the restoration, maintenance and extension of these homes. We need to recognize and encourage the economic value of old houses, instead of only the economic value of new builds. The proposed changes in zoning will only encourage more knocking down of these lovely old homes.

Like most of Unley Council, Black Forest and Clarence Park already has very little public green space, and increasing the density of houses will significantly decrease the amount of trees on private property and also the number of street trees. This in turn will increase air temperatures, decrease wildlife and biodiversity, reduce the visual amenity and negatively impact the health of residents. (There are many scientific studies on the mental and physical health benefits of green space.)

Traffic and parking is already problematic in these suburbs. Increasing the numbers of dwellings will significantly increase the number of vehicles in our narrow streets, causing safety issues on the roads and footpaths, and conflicts between neighbours regarding parking.

I am opposed to the increase in width of carports from 30% to 50% of frontage. Similarly, I am opposed to the reduction in setbacks from 10m to 5m.

Visually this is particularly ugly, and leaves little space for front gardens and trees, and also reduces privacy.

The issue of an unwanted zone change is only one of many problems with the new Planning and Design Code. I support the five proposals by the Eastern Region alliance of six councils, including Unley, in regards to Heritage, High Density Interface, Tree Canopy and Code Amendments.

I also believe that Parliament should provide the Commission with an extension of time, as it is clear that the Planning and Design Code is simply not ready to be implemented on 1 July 2020.

Yours sincerely,

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