

From: [Mark Page](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Feedback on SA Planning Reform
Date: Friday, 28 February 2020 9:08:43 AM

Hi,

My family live in Black Forest. This area under the City of Unley Development Plan is zoned as RB350 and instead of being transitioned to a like-for-like, is being transitioned to the General Neighbourhood Zone.

The appeal of Black Forest, and Clarence Park, is its historic housing, wide streets and established and consistent street trees. This has not been recognised in the Planning Reform, with the boundary of what is considered to be this 'character area' stopping at East Avenue.

In general we agree with the idea of increased housing density to make use of the space, when managed well. In our opinion, these planning reforms do not provide protection or suitable guidance for developments to be managed well. They do not protect the street appeal, maintain our privacy, protection of established trees (both road reserve and private property) or provide sufficient protection from unsuitable developments.

In terms of street appeal, there seems to be no protection for the existing street trees from removal to increase the number and width of driveways. The jacarandas take 10+ years to grow and 20+ years to replicate the shade and amenity that is currently experienced, and this is assuming that the driveways are small enough to allow replacement street trees to be planted. Increasing the width of carports from 30% of the frontage to 50% should be avoided.

We bought this house with the plan of having our children play safely in our backyard. In its current form, the planning reform overlooking restrictions have been reduced the sill heights from 1.7m to 1.5m. This increases the likelihood that people will be able to watch our children play in our pool from their own house.

Overall, our preference is for the local representation of our area, the Council, to maintain control and management of local development in our local area. It is only at this scale that the nuances of particular local requirements can be understood and factored into decisions. Council should remain the preferred driver of Development Policy into the future.

Regards,

Nicola & Mark Page

 Black Forest