

From: [DPTI:Planning Engagement](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: FW: Consultation SA Government Planning & Design Code - feedback and concerns
Date: Tuesday, 21 January 2020 8:37:30 AM

From: Emma Hosking [REDACTED]
Sent: Monday, 20 January 2020 10:28 PM
To: DPTI:Planning Engagement <DPTI.PlanningEngagement@sa.gov.au>
Subject: Consultation SA Government Planning & Design Code - feedback and concerns

Good evening

I am writing to lodge my feedback and concerns and request that the Government address the negative impact on the inner city suburb of Black Forest within the City of Unley. I understand the intent was to adopt the principle of "like for like" in transitioning to the State Government legislation and Code. I would like to draw your attention to the following changes of significant concern which are not "like for like" and I believe will promote overdevelopment and adversely impact on the unique positive and vibrant heritage, character and community within Black Forest.

My concerns regarding the changes in the single Planning and Design Code relates to the change in zoning the suburb of Black Forest from the current RB350 zone to General Neighbourhood zone. They include:

- Decrease of minimum size for development from 350m² to 300m² (which in reality could be less than this in application). This has the potential to allow substantial 3 for 1 replacement of the existing housing stock.
- While Black Forest did not have specific historic preservation or character overlays, the existing numeric criteria protected many of the character bungalows from development and preserved the character of our return service era bungalow community
- All our surrounding neighbourhood zones which are similar and in some cases different councils have maintained their existing numeric criteria zoned as Suburban Neighbourhood rather than a decrease with General Neighbourhood. Black Forest should be the same.
- The zoning proposed is classifying us similarly to outer Adelaide suburbs of completely different character
- Use of Private Certifiers to approve applications, who will be driven by contractual and revenue focussed KPIs rather than the delivering on the philosophy and intent of the Code and governing legislation

I respectfully but strongly request that the Government considers amending the Code to zone Black Forest into the Suburban Neighbourhood Zone like every neighbouring suburb surrounding us.

Given the significant size and complexity of the Code, I would also strongly request that consideration is given to delaying implementation of the Code to allow the Minister and his Department to ensure errors and omissions are adequately addressed.

Yours faithfully

Emma Hosking

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Black Forest

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