

**From:** [Steve Norman](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Planning Reform submission  
**Date:** Wednesday, 26 February 2020 3:22:36 PM

---

## Proposed new Planning and Design Code

I wish to formally lodge a response to this proposed code change for my suburb of Black Forest.

I only become aware of this proposal when door knocked by a neighbour who provided me with some details. It appears that in the whole of the Unley Council, just two suburbs, my own Black Forest and the adjoining Clarence Park are proposed to be transitioned into something called General Neighbourhood Zone. My reading of this type of zone is that it would allow developers to construct multi dwellings that are completely at odds with why we all chose to live in this beautiful natural suburb. Note that these two suburbs, as is Unley Council as a whole, are very poor in open space, the absolute last thing we need is for denser housing and less house block greenery.

Black Forest is an historic suburb that has its origins during the Great War, the Black Forest Primary School opened in 1919. The streets are quiet and heavily tree lined, most are large and mature shade trees, the house blocks are typically generous of this period of development and contain a multitude of significant large trees that are home to abundant wildlife. The houses are overwhelmingly attractive villas, Tudors and bungalows of the period, the residents a mix of long term residents and newer families, young couples starting families. We all paid a significant premium to live here for these very reasons, we want to raise our children in a quality and safe environment.

General Neighbourhood Zone would allow developers to do as they typically do everywhere, jam as many residences on to a current single home block as they possibly can with regard for no person nor the environment. I've seen nearby suburbs transition from nice suburbs into hot, depressing, lifeless zones where any sizeable tree is demolished, street trees disappear because of the need for multiple driveways, streets clogged with parked cars because the garages of the new multi residences are so small people can't get even their medium sized cars in and still open their doors, residents commercial vehicles almost permanently parked on the streets as their driveways are too short for them, front gardens all but disappear as buildings are built much closer to the front, rear gardens disappear into small barren paved areas, buildings that present as mostly garage door rather than the facade of a home. As for the wildlife, well it obviously gets killed in the block clearing or gets pushed away, these suburbs have effectively become dead zones. Where do children play when no one has a garden?

Climate change! The lack of trees and gardens, the massive extra roof area and hard surfaces just exacerbates the heat of summer and creates torrents more damaging water run off into the gulf and deprives aquifers of recharge. The tightly packed residences consume more power, I see extra and larger transformers being installed in these suburbs. How is any of this helping climate change? We need a sustainable environment like we currently have in Black Forest, not a scorched earth policy!

How a suburb like Black Forest is proposed to move into a zoning that allows such criminal destruction of a beautiful environment at the expense of not just the current residents but future generations is unfathomable. Black Forest is part of Unley, it shares all of the wider Unley Council history and values. It must be zoned the same as the rest of Unley council which is Suburban Neighbourhood Zone which seems to allow more council

control over inappropriate developments. Councils may not be perfect but they do generally look after the interests of their constituents.

Finally I want to say that if my submission is a little emotive, too right it is, this is about how we want to live in Black Forest, this is about our sustainable environment, this is about a future for our children and the wildlife that so enriches our suburb and lives, this is about saying no to greedy developers. Vote for the future of our planet, not for greed.

I trust you will see that residents of Black Forest want to be correctly zoned with the rest of Unley Council, thank you

Steve Norman, [REDACTED], Black Forest