
From: Michael <[REDACTED]>
Sent: Sunday, 19 January 2020 6:59 PM
To: DPTI:Planning Reform Submissions
Subject: Planning and Design Code Consultation - Black Forest

Follow Up Flag: Follow up
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To the DPTI Planning Reform Team,

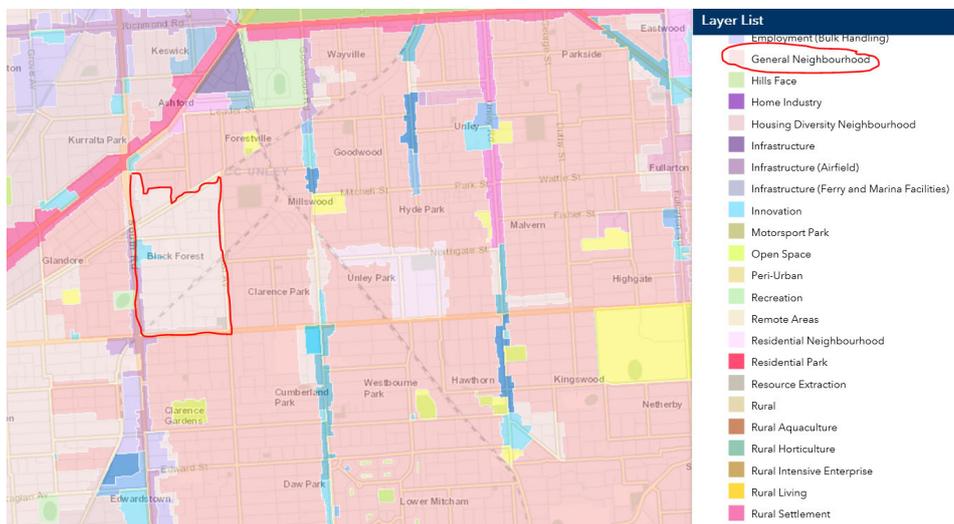
My wife and I are writing to you with regards to the proposed planning and design code changes that are scheduled to occur on the first of July 2020.

In April 2019, we moved into [REDACTED] Black Forest. The house is a late 1920's Californian style bungalow and is surrounded by a street full of other houses of a similar period and beautiful jacaranda trees. The zone is currently classified by the Unley Council as RB350 (residential, 2 story, 350m2 minimum) and is one of the primary reasons why we selected to move here. This current zoning permits development to increase urban density to sustain population growth but limits the impacts to the surrounding streetscape.

As part of the revised planning code, we have noticed that the proposed changes have zoned Black Forest as a General Neighbourhood. Under this classification, the minimum size block will reduce from 350m2 for all site areas to 200m2 for row dwellings and 300m2 for detached and semi-detached dwellings.

We are concerned that this level of increased density will:

- diminish the surrounding streetscape amenity, with the removal of established street trees to accommodate additional driveways and new building frontages and heights that don't suit the neighbouring properties.
- increase the surface rainfall catchment area, as the maximum roof surface area will increase from 50% of the property area to 60% of a property area. Not only will this increased catchment area put pressure on the states inadequate stormwater system, but will also change the soil moisture patterns for the suburb. This change in soil moisture locations can then result in existing older buildings sustaining new damage (movement and salt damp) and could cause more water pipes to break due to new sections of the network being exposed to changes in different soil movement loadings.
- Increase pressure loads on street parking. We have noticed that most areas zoned as general neighbourhood in the metro area are newer suburbs and have a larger road surface to land parcel ratio, which can accommodate off-street parking. However, we feel that the street parking in Black Forest is at its limit. Many of the roads are used by southern suburb daily commuters to shortcut in and out of the city, or by public transport commuters to park near train and tram stations. As a result, to drive in and out of the street is difficult already and would only get worse when South Road is upgraded, and South Road traffic is moved onto East Terrace.



When looking at the planning maps, we have noticed that the suburb of Black Forest has been zoned as General Neighbourhood, yet many surrounding suburbs including, Glandore, Forestville, Millswood, Clarence Park, Cumberland Park, Clarence Gardens and Daw Park have been zoned as Suburban Neighbourhoods. In fact all suburbs east of South Road and up to Shepherds Hill Recreation Park are zoned as General Neighbourhoods. This zoning does not look logical to us to isolate Black Forest compared to surrounding suburbs and we seek that it be reviewed as part of the consultation process.

As a preference we are writing to request that we keep our RB350 zone, or as a minimum be zoned like the surrounding suburbs as General Neighbourhoods, with numeric overlay to determine minimum land size allotments. This will then limit the development impact but will still provide flexibility for future state growth.

The second issue we would like to raise is around boundary walls and neighbouring property elevations. We have lived in two properties where boundary elevations of new developments are higher than our property. As a result of increase stormwater catchment area, poor stormwater design and lack of maintenance on the neighbouring property, the surface runoff has damaged our older style house in both locations. This has caused significant stress and financial cost on us to first prove that the neighbouring property was causing this damage and then fixing the issue. This got very difficult as the property that cause damage to our house kept being sold when the issue was raised. We seek that this issue be addressed as part of the planning code so that certifiers (preferable council) can be held to account on the new development when designs fail as many private certifiers will not live in the area and will not have the required level of empathy for the amenity or protection of property after the development is completed.

We thank you for this consultation period and hope our concerns can be addressed.

Regards
 Michael and Lucy Nicholas
 [Redacted] Black Forest 5035