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To: [DPTI:Planning Reform Submissions](#)
Subject: Planning and Design Code: effect on Black Forest
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SUBMISSION

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This submission is about the implications that the proposed Planning and Design Code has for the suburb of Black Forest, within the Unley Council area.

As residents of Black Forest, we are very conscious that the area has a history that extends back to the founding of the colony of South Australia, when the original Black Forest was an important part of the area around the first Adelaide settlement. While there have been incursions on its heritage character over the years, it still retains that character to a significant extent, and the changes to the code threaten that character, and the suburb's links to the origins of the colony.

The changes substantially weaken the zoning for Black Forest. Currently this area is protected in a way which is most closely related to the new "Suburban Neighbourhood Zone" and we understand most of the residential areas of Unley are expected to be zoned in this way. The draft code proposes our area to receive the different "General Neighbourhood Zone" classification.

The reduced setback and dwelling footprint requirements have potential to reduce tree cover. This not only affects the aesthetics and heritage character of the area, but also impacts on the cooling effects of tree cover that have been receiving increased attention as a basic factor in ameliorating the effects of climate change in cities. Together with the implications for increased traffic flow in narrow suburban streets and pressure on utility infrastructure, it is quite bewildering why Black Forest should receive a different and weaker classification than most of the Unley Council area.

Yours faithfully,

Maria Provis and Chris Provis

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