

**From:** [aura valli](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** COMMENTS ON NEW PLANNING AND DESIGN CODE  
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Despite assurances made by Minister and the Commission chair that the Black Forest/ Clarence Park area in the City of Unley would be NOT transitioned into the General Neighbourhood Zone and that few changes would occur to this area, I see that on the contrary, the proposed changes are significant - so much so that they will change the whole nature of these suburbs.

Indeed the changes are so dramatic that it will make this zone equivalent to one of complete renewal - thus totally negating the reason why people have bought into this area in the first place.

The population could double in a short period of time, street scapes will be forever altered, significant trees - both on properties (which will now be so much more attractive to developers) and on the street scapes could all but disappear and set the tone for this area to become a ghetto of the future.

There will be nothing to stop streets scapes from becoming a series of row houses COMPLETELY AT ODDS WITH THE EFFORT TO ATTENUATE THE EFFECTS OF CLIMATE CHANGE - and making public comfort and sense of well being totally unsustainable by taking away a valued component of leafy suburbs - "leafiness" which, I might add is fast declining whenever developers purchase sizeable blocks in what must reduce the well-being and the pleasure of living in an area with an adequate green canopy.

Particularly disconcerting is the change from 350m<sup>2</sup> per block to 300m<sup>2</sup> - or in the case of "row housing" down to 200m<sup>2</sup>. Front setbacks have been halved from the current 10m, and side and back setbacks ARE NON EXISTANT.

If the private open space area is reduced from 20% to 8%, as the sizing of new blocks suggests will happen - what scope will there be for open spaces at all? This is NOT a Greenfield development - there is NO space for public open spaces (The Unley council area has the least open space in the whole metropolitan area).

Road networks and other amenities will be severely stretched. Already cars are parked on suburban streets 24/7 where commuters access trams or trains. What will happen when a unit/house with parking for one car has two vehicles to cater for? Streets will resemble a permanent car park, even more so than they do now!

In summary, I would like to see the submission prepared by the City of Unley that Black Forest and Clarence Park be developed under The Suburban Neighbourhood Zone be supported and accepted, and that individual Councils be allowed to have a say in any proposed and future change - after all, it is the local council which has the immediate knowledge of the character of their area and the ability to consult with their local community.

It would be ridiculous for the State Govt to control all development.... a one fits all policy is totally fallacious and unrealistic if we are to preserve the nature of our suburbs.

Furthermore, I request that the Commission be provided with time to re-visit this policy so that the many errors and omissions to be found in it are adequately explored, rectified and indeed abandoned if necessary.

I cannot see any unexpected and abhorrent developments that might occur as a result of not taking sufficient time to get it right being of any benefit the Govt's re-election's chances.... and isn't that after all the bottom line for all Governments???

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