

From: [REDACTED]
To: [DPTI:Planning Reform Submissions](#)
Subject: Feedback on proposed new Planning and Design Code
Date: Wednesday, 26 February 2020 1:34:34 PM

To whom it may concern

I reside at [REDACTED], Black Forest, 5035 within the City of Unley.

I have some concerns in regard to the potential impact of the proposed change of zone of my neighbourhood.

The proposal is for transition to General Neighbourhood Zone. My preference is for the Suburban neighbourhood Zone - which appears to be the proposal for other parts of the City of Unley (east of East Avenue).

I don't agree that the Black Forest/Clarence Park area should be different to the other parts of Unley - this seems an unfair differentiation for neighbouring suburbs.

It appears that the The General Neighbourhood code would mean:

- much smaller dwelling sizes with up to 4 for 1 redevelopment - which would bring about a big increase in population, extra demand on amenities, roads etc. I think this would be detrimental to the amenity of the area.
- extremely narrow garages - which are not practical for actually housing a car and would then require street parking
- side and rear setbacks don't appear to exist in the draft - and if implemented would cause such close buildings and lack of privacy and outdoor space

I also have concerns that the City of Unley (local councils) would have little say in future development. I believe they represent the residents well by having specific knowledge of the the requirements of local needs, support infrastructure etc

I appreciate that some rationale for the proposed new codes is for meeting the needs of population in the future and avoiding more urban spread of suburbs - however the proposed changes will not adequately meet the amenity requirements of the current residents and go to far in causing crowded, over-populated areas with insufficient resources to support the potential increased population. Looking to make this area a regeneration zone is inadequately considered due to the negative impacts that it would cause.

with thanks for the opportunity to comment on the proposed new Planning and Design code

yours sincerely

Janet Barelli