

**From:** [Tony Morgan](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Submission - Planning and Design Code - Phase 3  
**Date:** Wednesday, 19 February 2020 5:08:23 PM

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Good Morning,

Thank you for the opportunity to comment on the proposed ***Planning & Design Code, Phase 3***.

I live in Black Forest, currently zoned as RB350. It is home to a community of middle income professional, and business families who have invested their savings to live in a quality area.

*I object to the proposed transition of Black Forest/Clarence Park (west of East Avenue) into the General Neighbourhood Zone. This transition is NOT “like for like” and is at odds with our surrounding suburbs currently zoned RB350 also, and which are being transitioned into Suburban Neighbourhood zones. The proposal will have a detrimental impact on Black Forest and part of Clarence Park, all within the Unley Council area.*

I am concerned that the current RB350 zoning for this area will be fundamentally changed under the proposed General Neighbourhood Zone classification. I understand most of the residential areas of Unley are expected to be transitioned “like for like”, which are most closely related to the proposed *Suburban Neighbourhood Zone*, thus retaining existing 350sqm minimum block sizes. Row dwellings of 200sqm are completely inappropriate for Black Forest, causing adverse strain on established infrastructure, reducing tree cover and increasing urban heat.

**I propose that our current RB350 zone be transitioned to the Suburban Neighbourhood Zone, consistent with the proposed zoning of our surrounding suburbs** (such as, Clarence Gardens, Cumberland Park, Forestville and most of Clarence Park).

Lastly, I would make a special request that you note, and advise the Minister Stephan Knoll, of my *concern regarding the short timeframe* around these proposals. I believe the implementation should be delayed to allow for detailed consideration of submissions and a further opportunity to comment on the revised planning and design code.

Regards,

Tony Morgan

, Black Forest SA