

From: [N Brown](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Feedback on New Development Plan impact on Black Forest
Date: Saturday, 15 February 2020 3:58:04 PM

Hello

I have resided at [REDACTED] Black Forest for 25 years and submit the following comments about the impact of the proposed new Development Policy. I am especially aggrieved as to how my suburb has been singled out for more intense development in comparison with the surrounding suburbs. Totally unacceptable and could almost be interpreted as a declaration of class discrimination. Black Forest has to be zoned the same as its surrounding suburbs and not as a developers paradise and thus a future ghetto.

Yours truly
Neil Brown

RB350 Zone for Black Forest not be designated regenerate zone but be transitioned faithfully like for like.

Front set backs not be halved from 10 to 5 m.

Draft show no side or rear set back details. This needs to be stated clearly and to ensure that no row housing occurs

Redevelopments that permit 2 for 1 development under changes will go to 3 for 1 or 4 for 1 on corner blocks which is totally unacceptable in an established suburb.

Like for like development is not occurring according to the new code for Black Forest but is being treated as a regeneration zone which is not acceptable.

Increased roof area and reduced open space is again totally out of sympathy with existing buildings and in effect is treating BlackForest like a Greenfield Development.

Existing public open space will be reduced which goes against community health both for climate and personal well being.

Reduced over looking for raised structures from 1.7m cill to 1.5m will be a breach of neighbours privacy.

Increasing car park with to 50% of site again will destroy streetscape. Thus Streetscapes are to be greatly impacted and this needs to be reduced. le tree removal for increased drive ways, increased parking on street as insufficient room on property

Government needs to renegotiate the effective role of local Councils in the Development Policy by utilising their resources and means of conducting community consultation and representation.