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

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This submission is about the implications of the Planning and Design Code 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 as Suburban Neighbourhood. The draft code currently proposes that Black Forest receive the General Neighbourhood Zone classification instead.

The reduced setback and dwelling footprint requirements will reduce tree cover as trees are removed for construction of buildings and street trees are removed to make driveways. This not only affects the aesthetics and heritage character of the area, but also increases urban heat. The type of disaster which has the greatest number of fatalities in Australia is heatwave. Adelaide has the dubious distinction of being the Australian city with the greatest number of heatwave fatalities. With the increasing heat from climate change, we must do something to mitigate urban heating and keeping green space is the single most effective tool in mitigation.

Together with the implications for increased traffic flow in our 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.

There are evidently a range of problems with the Planning and Design Code. These problems will translate into a loss of voter support. Our area is populated with aspiring professional and business families who have invested in raising their families in a character area. Medium density is largely accepted, but high-density is not.

I think it is important to delay implementation for 6 months while these issues are sorted out.

Could you please consider making all the residential areas of Unley Suburban Neighbourhood Zones and delay implementation for six months?

Yours sincerely

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