

From: [john hicks](mailto:john.hicks)
To: [DPTI:Planning Reform Submissions](#)
Subject: Black Forest and Clarence Park Zoning in the proposed new Planning & Design Code
Date: Wednesday, 26 February 2020 6:21:23 AM

Dear Sir/Madam,

I live in Black Forest and my submission relates to the proposed Planning and Design Code, as it will affect Black Forest and Clarence Park, within the Unley Council area.

I have done my best to understand the proposals and am concerned that the zoning for this area will be weakened to a significant extent. Currently this area is protected in a way which is most closely related to the new "Suburban Neighbourhood Zone" and I understand most of the residential areas of Unley are expected to be zoned in this way.

However, the draft code proposes our area to receive a "General Neighbourhood Zone" classification. I would like it recorded that I object strongly to this proposal for our area and wish for it to receive the same Suburban Neighbourhood protection as the rest of Unley.

Also, overlooking restrictions appear to have been reduced from 1.7m cill height on 2nd floor windows to 1.5m cill heights. An average height person can see over a cill height of 1.5m with ease, effectively eliminating the effort to minimise overlooking. Recently, we successfully requested a neighbouring property's new 2nd story to have the cill heights adjusted to 1.7m to prevent overlooking into our backyard.

In addition, I would want to ensure that in future any changes to zoning require consultation with property owners and residents, and the Unley Council, as the residents and council have the empathy with the amenity of the community that State Government Departments can't have.

Thank you for the opportunity to provide input. I would ask that you take my submission most seriously.

Lastly, I would make a special request that you note, and advise the Minister of, my concern regarding the short timeframe around these proposals. It is far more important to get the code right, than to keep to an arbitrary commitment to October 1st. I believe the implementation should be delayed to allow for detailed consideration of submissions and a further opportunity to comment on a revised draft code.

Yours sincerely,

John Hicks
