

From: [Chris Russell](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission re: Draft Planning and Design Code
Date: Thursday, 20 February 2020 9:11:37 AM

Dear Sir/Madam,

This submission relates to the proposed Planning and Design Code, as it will affect **Black Forest**, within the **Unley Council** area.

We have done our best to understand the proposals and are 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 we understand most of the residential areas of Unley are expected to be zoned in this way.

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

We are most concerned that a category called “row housing” would allow a dwelling site area of 200m or less, and that other protections for set back and overlooking are also weakened for our area. Set back requirements should be maintained at the average of existing premises and sill height at a minimum of 1.7m in any second story windows with overlooking potential.

In addition, we would want to ensure that **in future any changes to zoning require consultation** with property owners and residents, and the Unley Council.

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

Lastly, we would make a special request that you note, and advise the Minister of, our concern regarding the short timeframe around these proposals. Of greatest significance is the lack of any commitment to **taking a redrafted code (following these submissions) back to the public for further input**. It is not only important to summarise what you hear in a consultation period, but to demonstrate how submissions have affected the code, before it is given legal effect.

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Yours sincerely

Chris and Liz Russell

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Black Forest,

SA 5035.

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Chris Mob: [REDACTED]