

From: [Christine Taylor](#)
To: [DPTI:Planning Reform Submissions](#) DPTI
Subject: submission
Date: Monday, 10 February 2020 10:02:31 AM
Attachments: [changes to the suburb.doc](#)

Please find attached by submission of the DPTI.

Please let me know that you have received it and that you are considering my comments.

Christine Taylor

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BLACK FOREST
8/2/2020

DPTI Planning Reform

As my address shows I live in Black Forest and have done so for over 50 years.

The area has a homogeneous look to it with most houses built before 70s. My house was built in the 1920s and has been lived in by the same family. Many of the houses in Black Forest have also been family homes. At least one house is heritage listed.

Implementing the DPTI would change the whole atmosphere of the area. It would have a “snaggle-toothed” look with two story houses mixed in with the bungalows that are here now.

I understand the government's wish to have diminish the urban sprawl but not at the expense of spoiling the suburbs of Black Forest and Clarence Park.

Many of the houses in the area have solar panels on their roofs. A two storey building beside a bungalow with solar panels will seriously impinge of the effectiveness of the panels. As one of the aims of the government is to increase the use of renewable energy this be negated by the DPTI Code.

Changing the frontage depths will spoil the homogeneity general appearance of the suburbs completely. The ambience will be entirely different. As it is people buy houses in these suburbs BECAUSE of its atmosphere.

If the council wishes to change the block sizes from 350m to 300m .. or even 200m.. in the case of multi-occupation blocks only the developers will benefit. In place of a one family dwelling several dwelling will be on the block and the cost of the new unit is likely to be very close to that of the price paid for the family block... Benefit only to the developers!!

The convenience of transport and shopping, which will benefit the new tenants is also something that makes it possible for aged people to continue to live independent lives which it is claimed to be another thing the government is encouraging.

Please do not change my area into a regeneration zone. Please do not turn the area into one dominated by carports in front of the houses. Let us retain our pleasant greenery that encouraged the birds. We do not have much open space in our suburb so please do not reduce it even further.

We live in a pleasant family suburb now, do not make it a dormitory instead. Take more time to consider all the implication of the proposed changes.

Thank you for the opportunity to comment on the plans for change in the Black Forest/Clarence Park area.