

**From:** [Ann Gee](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** Black Forest zone change objection  
**Date:** Wednesday, 26 February 2020 9:41:38 PM

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To whom it may concern,

As a resident of Black Forest I wish to provide feedback on the proposed Planning and Design Code.

Firstly let me express how much I truly love where I live. I love the big gums, the jacaranda lined streets, the fact I know all of my immediate neighbours, the beautiful and fragrant gardens I walk past on the way to catch the train in the morning or on an evening walk. Pulling off South Road into my neighbourhood that is like a lush oasis makes me happy. Happy, safe, active communities - state objective, tick.

Yes, I am fearful I will lose this if Black Forest is transitioned to the **General Neighbourhood Zone**.

I strongly feel Black Forest should be transitioned to the Suburban Neighbourhood Zone.

My concerns about transitioning to General Neighbourhood Zone are:

Further loss of significant trees in the area. This reduces the native habitat for local bird life that are always chirping away (kookaburras, magpies, Rosella's, lorikeets, crows, etc). It increases the suburban heat, increasing electricity use to cool homes and reducing desirability of using walkways and bike ways and public transport.

(On a side note, I would like the 10m rule changed to make it harder to cut down significant trees and more done to support people to maintain their existing trees or plant them on their property.)

Unbalanced development. Black Forest already has a mix of units and housing. Further reductions in land size and additional multistorey buildings approved by a central authority puts these suburbs at risk of unplanned peaks in population, without the consideration of the impacts of parking, rubbish collection, noise, litter and nuisance, barking dogs, etc. All issues for local government and the frustration of residents.

Loss of heritage. Many houses in Black Forest are solid brick, character homes approaching 100 years. The timing of this proposed zone change may increase pressure to demolish the character homes before they reach 100 years and fall under heritage protection (if this legislation still applies). This would be a sad loss of architectural history for South Australia. We don't need more flimsy box-like houses that will need replacing in 30 years replacing those that have, and continue to stand the test of time.

I believe development decisions need to remain with local government. The level of Local government exists to meet the needs of their specific communities. Where you live is your community. LG are best place to continue to make decisions based on the needs of their community. LG roads, services, etc are all impacted by development. LG should be highly involved in the approval process of planning for these communities. Not a central authority.

The residents of Black Forest feel like a political punching bag already. With the recent

unconsulted change of school zones, non-transparent South Road upgrade process and now it appears we are proposed to be exposed to high density development after reassurances that there were no significant changes.

Thank you,  
Ann Gee