
From: joe haddad [REDACTED]
Sent: Monday, 10 February 2020 11:18 AM
To: 'Speirs, David'
Cc: DPTI:Planning Reform Submissions; DPTI:Minister Knoll
Subject: RE: Government re zoning proposals for Marion council

Dear David,

Thank you for finding the time to reply to my email. I have copied below an email that I among others in the neighborhood, have sent to Marion Council. With your kind permission I have copied Minister Knoll as well as DPTI.

Dear Marion Council

The State Government's Planning and Design Code is currently out for consultation, which enables me and my neighbors to have a say regarding proposed zoning.

I understand all the earlier proposals for zoning, and how it has come about that the Housing Diversity DPA was never enacted.

At the time I supported that Housing Diversity DPA as it was first consulted on, ie all of Marino had substantially better opportunity for land division and development, but now I am even more supportive of the provisions of the State Government's General Neighbourhood Zone being applied to my suburb. I've seen the maps out for consultation and I agree that the rezoning should be to General Neighbourhood Zone.

I understand the minimum proposed requirements for this zone and I support them.

I also understand that not everyone may be supportive of development but I am writing to the council to ensure that the council doesn't think this an opinion held by all Marino residents and to consider just a couple of the issues for the broader Marino community:

- The bulk of people in Marino live in 1950s and 1960s homes that have reached the end of their useful lives. We live on huge blocks of land but often older homeowners don't have the financial resources or health to maintain these blocks. Quite frankly the area is starting to look quite sad.
- There is zero housing diversity in the area, which means younger and/or smaller households have no options to purchase in the area, it is simply too expensive. Older people also can't age in place. I don't think a lot of my neighbors either acknowledge that or have thought about it. When they will need to downsize they won't be able to do so in Marino.
- The excuse of the topography – we have some steep land in both Kingston Park & Seacliff and they have no problems with smaller lot sizes. It is simply managed by some beautiful designs.
- Infrastructure – we already have the Seaford train line running through the suburb and we are close to shopping, medical facilities and university. Why not let more people enjoy this great spot?

It is high time to apply a substantially higher density zoning here and what the General Neighbourhood Zone holds is exciting for us.

Please contact me as required.

Kind Regards,

Joe



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From: Speirs, David <[REDACTED]>
Sent: Wednesday, January 29, 2020 8:02 AM
To: joe haddad <[REDACTED]>
Cc: Black EO <[REDACTED]>
Subject: Re: Government re zoning proposals for Marion council

Dear Mr Haddad,

Thank you for taking the time to email me regarding the zoning issues in Marino and your concern that the local council is failing to represent you effectively.

We are certainly of a similar view on this matter. It is firmly my view that sensible subdivision should be allowed in Marino and that current rules do not provide appropriate flexibility to allow people to realise the value in their properties and to allow renewal across the suburb. An added benefit to allowing subdivision is that people would be more readily able to 'age in place' (to use a fairly jargonistic planning term) and stay in a community they love. Further, infill opportunities counter urban sprawl and prevent creating a city which stretches from the Barossa to Victor Harbor, spreading over our prime agricultural lands!

My support for more flexible planning laws is based on a pragmatic approach to subdivision, not a 'developer's dream' of being able to pillage the landscape with tiny, unsuitable houses. I simply believe that there are many large blocks in the Marino area that can be subdivided and redeveloped in a way that benefits everyone.

I also note the current inconsistency in development opportunities in Marino and Kingston Park, two suburbs which are not only adjacent to each other, but are so similar in geography and character that they are essentially the same place. The only difference (fortunately for the good residents of Kingston Park, of which I am one) is that one is in Holdfast Bay and the other is in Marion. I also note that if Marino were in Holdfast Bay, council rates would be far lower.

I will be raising this issue directly with the Planning Minister and also plan to find an opportunity to bring him down to Marino to potentially meet with local residents in due course.

Thank you again for reaching out regarding this matter.

Kind regards,

David.

David Speirs MP
Minister for Environment and Water
Member for Black

www.davidspeirs.com.au

From: joe haddad [REDACTED]
Sent: Tuesday, January 28, 2020 3:24 pm
To: Speirs, David
Subject: Government re zoning proposals for Marion council

Dear David,

I am a resident of Marino for over 19 years and I feel that I should convey my thoughts and feelings to you being our local representative.

We've been waiting on Marion Council to rezone our area for more than 20 years now. The reason being most of our homes are old and sit on large allotments.

Furthermore, it was our assumption that Marion council would one day implement a policy that reflected accepted urban consolidation objectives as granted by other councils.

Therefore, I was shocked to hear and read of the council's plans to promote their alternative view to the State Government's proposal.

Like most Marino residents and I regularly communicate with many of them, we strongly support the State Government's Planning and Design Code and are equally bitterly disappointed with our councils decision not to support it.

I, therefore ask, that you pursue all available avenues to properly represent the constituency that contributed to yourself being elected. Marino and its vicinity have always been an underappreciated and underdeveloped area of Adelaide.

David, yourself being an advocate of change (for the better) I urge you to step in and put an end to Marion council intransigence and ultimately unrepresentative decisions towards our areas and call on them to support the government decisions

Thank you in anticipation and keep up the good work!

Kind Regards,
Joseph Haddad, Partner



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