

**From:** [Angela Shi](#)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Planning Reform Public Consultation Submission  
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To whom it may concern,

I am the resident of [REDACTED], St Peters 5069.

I want to raise my concerns on the proposed draft planning reform for St Peters, in particular for the old conservation zone from First Ave to Fifth Ave.

All residents are utterly disgusted by the lack of concerns and considerations you hold towards us.

We understand that this reform is a much needed project to prepare for the growing populations and government and local government's process efficiency improvement. We are, in fact, all up for it.

However, this cannot be done without careful planning and considerations to the existing situations.

The new draft planning reform will allow as many as 6 storeys buildings to be built on Payneham Road and Stephen Tce. This is by far the most inconsiderate proposal without careful planning and analysis on the impact on all our existing residents, incidental and commercial. The current high traffic on First Lane shared between First Ave residents and Payneham business staff and customers has never been resolved and addressed. By adding 6 storey buildings on Payneham Road as compared to the current single story buildings will definitely safety issues to all our First Avenue residents, not to mention the lighting impact and cultural impact to the area. Lane ways are certainly not designed to cater for heavy traffic like this.

Currently, street parking is terrible in the area due to insufficient planning of the area. During office hours, we would be lucky if we could even manage to find any car park on the street. Our family sometimes have to park far way from the house due to the car park taken by business and their customers because they generally find it difficult access the First Lane. We seriously cannot imagine what will happen with all these high rises on Payneham and what that means to us.

You are essentially forcing us to forgo and leave the beautiful neighborhood by imposing this terribly inconsiderate planing code to this area.

Again, we understand growth is an inevitable matter we will have to face now and in the future; however, growth needs to be managed properly. Basic facility needs to be in place to support and manage growth.

The current level planning changes in this draft could potentially encourage unnecessary developments that are not even required or suitable for the 20-30 years. Offices and shops could potentially become empty due to the over supplies to the market. Meanwhile, the residents are being forced to bear the consequences of unsafe roads, over crowded traffic and unwanted aesthetic environment of the neighborhood. We feel we will never be able to balance the safe, cultural rich and environmental friendly neighborhood we try so hard to build and maintain.

We strongly disagree with the current draft for this area and request more considerations for the existing residents and businesses. We would really appreciate if DPTI could work with the people not against the people who are mostly impacted. A staged reform and more reflections on the current planning code for the area would be greatly appreciated.

Regards,  
Angela