

From: [Paul Whetham](#)
To: [DPTI:Planning Reform Submissions](#); [DPTI:Minister Knoll](#)
Cc: [Speirs, David](#)
Subject: Planning Reform Submission re Marino
Date: Monday, 10 February 2020 9:37:51 PM

Dear Minister Knoll

I support the State Government's proposal to introduce the General Neighbourhood Zone to Marino.

I support the minimum lot sizes and minimum frontages that are outlined in the draft Planning and Design Code.

For more than 20 years now I, like many residents of Marino, have been waiting on the City of Marion to rezone our area in line with neighbouring councils. That is, we would like to be given the same opportunity for sensible development of our older homes on large allotments to reflect accepted urban consolidation objectives as granted by other councils such as the City of Holdfast Bay.

Therefore, I was shocked to hear of the City of Marion's plans to oppose the State Government's proposal and, instead, promote their alternative view. At the time, I wrote to the City of Marion questioning the wisdom of this. Then I received a letter saying they found a last minute 'error' and that rezoning would not be possible (see below for their response). To me the City of Marion's answer was inadequate and confusing. Consequently, I informed them of my intention to lobby the Government to get clarity on the matter to help alleviate the frustration of ratepayers in this area. Hence my submission today.

Surely it is time to apply a substantially higher density zoning to the forgotten suburb of Marino. Below is a Marino resident's response to the City of Marion once they heard of the council's plans to reject the State Government's proposal and promote their alternative view instead:

- 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 neighbours 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 and 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?

I agree with the above views in suggesting that the General Neighbourhood Zone is exciting prospect for us. For these reasons, I believe it is an opportune time to apply sensible rezoning laws to help transform the old and sad looking suburb of Marino.

I appreciate your investigation into this matter and I look forward to your response in due course.

Yours sincerely, Dr. Paul Whetham.

From: Raelene Telfer <[REDACTED]>
Sent: Monday, 10 February 2020 9:54 AM
To: Paul Whetham <[REDACTED]> Tim Gard <[REDACTED]>
Subject: Re: Planning and Design Code Amendment in Marino - your block current zoning

Hello Paul,
Sorry not to progress this further for you.

Correctly stated, there is no zoning change now proposed by the State Minister for your block. Let us cancel Thursday meeting, as there is nothing I can change in this. Sadly, at a local level, we continue to debate a position without power to act.
Raelene

On 10 Feb 2020, at 8:33 am, Paul Whetham [REDACTED] wrote:

Hi Raelene

Thank you for following this up. To be honest I don't quite know what to make of Ian's last minute 'error' email (let alone fully understand it). All I know is that no-thing has changed and probably never will, from a City of Marion perspective.

As a Marino ratepayer who is in the "silent majority" I can only say that I'm bitterly disappointed yet again. Fact is, many Marino residents who live near the bottom of the sloping hill will continue to wonder why changes won't be made in line with the new SA Planning Code. For example, in my case, I live only 100m away from Holdfast bay residents with similar gentle sloping gradient but modern zoning laws, smaller blocks and cheaper rates.

Surely, there can be a plan for "sensible" rezoning on the lower areas of Marino, which David Speirs MP has argued for (and I believe he has a good read on our electorate)? Anyway, it seems that the only way that the City of Marion will consider sensible rezoning in future is through political lobbying. Which I encourage and, for these reasons, have cc'd Stephen Knoll and David Speirs in this email.

I'm not sure what our meeting will achieve now that a last minute 'error' has been found and I will be told the same old thing i.e. no changes. For these reasons, I suggest we abandon our meeting on Thursday and leave the matter to Stephen Knoll, David Speirs and the City of Marion to sort it out.

Nevertheless, I personally thank you for your listening ear, speaking with others and clarifying the City of Marion's position. I do sincerely appreciate it!

All the best, Dr. Paul Whetham.

Raelene Telfer
Warriparinga Ward Councillor | City of Marion

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From: Raelene Telfer <[REDACTED]>
Sent: Monday, 10 February 2020 6:48 AM
To: Paul Whetham [REDACTED]
Cc: Tim Gard <[REDACTED]>; Ian Crossland <[REDACTED]>
Subject: Planning and Design Code Amendment in Marino - your block current zoning

Hi Paul,

Prior to our Thursday 13th 1pm Brighton Library meeting with you (Cr Tim Gard hoping also to attend), I send the current SA Planning Code Amendment for your block ([REDACTED] Marino), which is considered sloping land, so the new SA Planning Code may not deliver as you expected.

My regards,
Raelene Telfer

Subject: Re: Planning and Design Code Consultation

Please note that there was an error in the initial communications from DPTI. The zoning proposed for Marino is now "Suburban Neighbourhood" This will reduce the development opportunity

when compared to the "General Neighbourhood" zone.

During the last consultation process carried out by the City Of Marion the majority of residents in the steeper northern areas of Marino were against the council allowing any additional development in their area. Due to this view Council split Marino in half so that one area would be allowed limited development and the steeper northern areas couldn't. This proposal was submitted to the Government and was rejected by the Minister. As a result no additional development is allowed across Marino.

The current consultation will determine if the majority of Marino residents still share this view. The response to Councils survey was fairly low so it wouldn't take much to show that the silent majority actually do want additional development in Marino.

I have added a link below and also copied the latest update from the Government. I had to get Council staff to assist me as the actual web page still has an incorrect information and a misleading interactive map. I encourage you and your neighbours to provide feedback on the Development Code to DPTI.

I hope this helps.

Cr Ian Crossland

https://www.saplanningportal.sa.gov.au/_data/assets/pdf_file/0007/613654/Planning_and_Design_Code_-_Phase_3_Update_Report.pdf

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