

From: [Kinga Zbroja](#)
To: ministerspeirs@sa.gov.au; [DPTI:Minister Knoll](#)
Subject: New Planning Code Consultation
Date: Friday, 21 February 2020 10:34:28 PM

Dear Ministers,

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

I understand all the earlier proposals for re zoning of our suburb Marino 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 this email to highlight that not everyone is against the proposed planning changes 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 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 & 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 at Marino and what the General Neighbourhood Zone holds is exciting for us. I don't what is the secret agenda of the council is but their approach is highly unprofessional.

I was also extremely disappointed by the leaflet being distributed by the Marion council – utter rubbish and a complete waste of money! They are not representing all residents and I am offended by the headline – given the council members don't live "on my street".

Please contact me as required.

Thank you

Kinga (& Mirek) Zbroja

[REDACTED], Marino
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Sent from [Mail](#) for Windows 10