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Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Urban code. (click here for council areas)

Page 2: Planning and Design Code for South AustraliaPersonal Details

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name **Lyn Phillips & Rob Bruinsma**
Address [REDACTED]
Your Council Area **West Torrens**
Suburbs/Town **Torrensville**
State **SA**
Postcode **5031**
Country **Australia**
Email Address [REDACTED]

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Q3 Which sector do you associate yourself with? **General Public**

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Q4 Would you like to make comment on **General comments**

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Q5 Enter your feedback for Rules of Interpretation

Respondent skipped this question

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

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Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

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Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

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Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

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Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

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Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

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Q14 Please enter your general feedback here

Our feedback is in the attached pdf document

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Q15 Do you have any attachments to upload?(pdf only)

LynPhillipsSubmission.pdf (59.6KB)

This submission relates to the proposed Housing Diversity Neighbourhood Zone, Draft Planning and Design Code for the Existing Cowandilla / Mile End Character Area 23 Zone (West Torrens Council).

Under the proposed New Planning and Design Code, the existing Cowandilla / Mile End Character Area 23, currently deemed as a Residential Character Area in West Torrens will be rezoned as a Housing Diversity Neighbourhood Zone allowing 70 dwellings per hectare with no minimum frontage.

We are not against progress within our suburbs and acknowledge the need to stop the spread of housing in Adelaide, BUT, any progress cannot be to the detriment of the character and heritage of our oldest suburbs. There are areas close to the Adelaide CBD that contain 1950's to 1970's houses of little character, and these are the areas that should be redeveloped.

Our reasons for objecting to the re-zoning of Cowandilla/Mile End Character Area 23 are as follows –

Heritage and Character Value of Existing Dwellings

- The houses in this area, bordered by Marion Road, Sir Donald Bradman Drive, South Road and Henley Beach Road, plus a small area situated north of Henley Beach Road, (mainly Carlton and North Parades), are predominantly character Symmetrical Cottages and Villas circa 1860-1915 and bungalows circa 1916-1930, including a selection of corner shops (attached to houses).
- Housing in-fill of this area would destroy the area's heritage and aesthetic appeal, the very reasons that existing residents have chosen to live in the area.
- The proposed Housing Neighbourhood Zone is a 'one size fits all' plan, and does not take into account any existing heritage aspects, as it covers the above heritage area and an area south of Sir Donald Bradman Drive (bordered by Brooker Terrace, Sir Donald Bradman Drive and Milner Road), which is predominantly 1950-1970's housing of little character.
- The existing heritage streetscape of Cowandilla/Mile End Character Area 23 should be retained with the new dwellings built in the 'hammerhead' configuration thereby keeping the character of the street, in cases where old dwellings are left in tact.

Aesthetic Appeal

- The suggested seventy (70) dwellings per hectare does not take into consideration the privacy and shadowing effects the proposed multi-storey dwellings will have on existing properties.

- The façade architecture of any proposed new dwelling should be in keeping with the character of the existing dwellings, so as to retain the heritage, character and streetscape of the area.

Increased Infrastructure Demands

- With the current 1 dwelling per ¼ acre block being the baseline, seventy (70) dwellings per hectare is six – seven (6-7) times the earlier density. This is unsustainable because –
 1. the sewerage system and the electricity network were not built to handle this increased capacity,
 2. there will be increased storm water run-off and the increased risk of flooding,
 3. increased traffic congestion both with parking and transport passing through the area.

The Western Adelaide Urban Heat Mapping Project Report

- This report was released August 2017 and lists West Torrens as the 3rd warmest suburb. Allowing three (3) or more houses per block of land would mean the removal of existing mature private and street trees (to make way for additional driveways), creating a significant reduction in the available space for any sort of garden, which can only further increase the heating of this area and create a 'heat sink'.
- Additionally, increased heating of the area, would require more air conditioning use, which further exacerbates the existing problem of power outages at peak load times during hot weather, as well as add to the carbon footprint.

Recreational Green Space and Leisure Facilities

- The proposed Housing Neighbourhood Zone, with 70 dwellings per hectare, has not made any provision for the increase of community recreational green space or public facilities eg swimming pools, sports fields, leisure centres.
- A proposal has been put forward whereby developers can commit to 'green space and planting trees' within their development in return for the fast processing of their building application. This is clearly a scheme open to corruption because the State Government's Planning Department does not have the resources and manpower to police these commitments. By the time it is realized, if ever, that any 'green' commitment has not been fulfilled, the builder will have moved on to other projects, or at worse, gone out of business, all to the detriment of an aesthetically appealing environment.

Traffic Congestion

- The streets within this area are narrow. Most existing households have two (2) or more vehicles per property, meaning that currently more cars are parked on the street, already causing congestion that will only increase markedly with in-fill housing.
- Three (3) or more houses per existing block of land would mean six (6) or more wheelie bins per property on rubbish bin day. Additional driveways plus additional parked cars, would mean less available space for wheelie bins curbside, plus the already existing problem of the truck being able to manoeuvre along the narrow streets.

Negative Aspects of the Types of Dwellings proposed

- Terrace housing and row dwellings have been highlighted as two forms of future dwellings. These types of dwellings are currently being built in adjacent areas (eg Richmond, Marleston) with narrow one (1) garage per dwelling. All these areas now have increased on-street parking because when parked inside the garage, the car door cannot be opened, and / or the dwellings are small and the garage is used for storage.
- There is no mention of Setback Comparison between the existing Residential Cowandilla / Mile End Character 23 and the proposed 'Housing Diversity Neighbourhood'. The General Neighbourhood zone proposes the front setback for verandahs and balconies be 1.5m closer to the front boundary than the dwelling setback. This setback destroys the privacy of adjoining dwellings, as well as the adjoining dwellings' views.