

State Planning Commission

DPTI.PlanningReform@sa.gov.au

**Re: Submission on the Planning and Design Code – Phase Three
Regency Road, Broadview within the City of Port Adelaide Enfield**

Dear Sir/Madam

We write to request the *Housing Diversity Neighbourhood Zone* for the section of Regency Road, Broadview (marked in red below) that provides an appropriate policy setting for this locality and implements The 30 Year Plan for Greater Adelaide. The site is in the Port Adelaide Enfield Council area.

The *Housing Diversity Neighbourhood Zone* has been applied along major arterial roads within the adjoining local government area of the City of Prospect. We request that the *Housing Diversity Neighbourhood Zone* is applied to the residential properties on this section of Regency Road in the current process to establish the Planning and Design Code.



Figure 1 - Area for proposed Housing Diversity Neighbourhood Zone & Go Zones

This section of Regency Road has three high frequency bus stop (Go Zones) within 400 metres. The *Housing Diversity Neighbourhood Zone* in this locality is entirely consistent with the key policies of The 30 Year Plan for Greater Adelaide in relation to increasing *missing middle housing* in prime locations that are integrated transport.

Transit corridors, growth areas and activity centres

P1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)

P2. Increase residential and mixed use development in the walking catchment of appropriate transit corridors...

P3. Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.

P4. Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise(in) strategic locations where the interface with lower rise areas can be managed.

P5. Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.

A4 Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.

Housing mix, affordability and competitiveness

P36. Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.

P37. Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including...in-fill housing and renewal opportunities.

A25. Develop Planning and Design Code policies that facilitate opportunities for diverse, well-designed housing and simplify the assessment pathways

The locality exhibits a mix of land uses. These include commercial, retail and various forms of housing, including medium density housing.

There are eleven (11) properties within the section of Regency Road that comprise a mix of uses including one commercial use, three medium density sites and one vacant site (proposed to be subdivided into 2 allotments). The existing detached dwellings are not character homes that should form the basis for future development.



Figure 2 - Locality of mixed used character

Residential Flat Buildings

The zone that applies in the City of Port Adelaide Enfield Development Plan for this section of Regency Road does not reflect the existing character for this section of Regency Road, nor does it represent an appropriate or feasible policy basis for future development. It should not therefore be the basis for the new zone in Planning and Design Code.

The 30 Year Plan should be the principal consideration for application of the appropriate zone in this Code process. The *Housing Diversity Neighbourhood Zone* will provide an appropriate policy direction for the residential properties to improve both the amenity and character of the locality as sought in the 30 Year Plan for Greater Adelaide.

Yours faithfully

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cc Ms Karen Cummings
City Development Manager
City of Port Adelaide Enfield
[Redacted]