

From: [Peter Koulizos](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Submission on Planning Reforms in the West Torrens Council
Date: Friday, 13 December 2019 9:04:49 AM

Hi,

I am emailing you in relation to the proposed zoning changes to parts of the West Torrens Council, specifically parts of Mile End and Torrensville. At the moment, large sections of Mile End and Torrensville are in Residential Character Zones. However, it is proposed that the zoning in these areas be changed to the Housing Diversity Neighbourhood Zone.

I understand the desire to increase the housing density close to the city but to do this in such a significant area would be at the detriment of the character of these suburbs. This area contains a large amount of symmetrical cottages, villas and bungalows on large blocks of land approximately 700 sqm to 1,000 sqm in size. At the moment, the minimum allotment sizes for new development range from 270 sqm to 340 sqm. It is proposed that these be reduced to 142 sqm. In my opinion, this is far too great a change and would detract from the streetscape and housing styles within these areas. To strongly encourage medium to high density development in these suburbs through rezoning would create a significant negative impact in the area, in relation to the property, people and place. A better option is to change the zoning of these areas to the Suburban Neighbourhood Zone and adopt the current West Torrens Development Plan with regard to building height and allotment sizes.

If you are seeking to increase the housing densities close to the city, I would suggest that you consider the neighbouring suburbs of Brooklyn Park and Underdale as there is a much lower concentration of character housing in these two suburbs. Focusing high density development on Henley Beach Rd is also another option to increase densities close to the CBD.

If you deem it appropriate, I would be happy to discuss this further with you. If you have any questions or need more information, please do not hesitate to contact me.

Cheers

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