

From: [Martin Valentine](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Proposed Planning Changes. Cowandilla/Mile End Character Area 23.
Date: Tuesday, 25 February 2020 4:45:41 PM

To Whom it May Concern,

I currently reside within West Torrens Residential Zone- Cowandilla/Mile End Character Area 23.

This area is to be classed as a Housing Diversity Neighbourhood Zone as part of proposed planning zone updates.

Please consider the following:

1. The proposed Housing Diversity Neighbourhood Zone is stated to apply to existing medium density policy areas. The current zoning intent of Cowandilla/Mile End Character Area 23 is that properties in the area are to be of low density.
2. The proposed Housing Diversity Neighbourhood Zone is not consistent with neighbouring suburbs with similar heritage and character.
3. The Heritage Review conducted in 1996 provides an overview of the Heritage value of the local area. The planning rules stipulated as part of the Housing Diversity Neighbourhood Zone will endanger the Heritage value of the area.
4. Cowandilla/Mile End Character Area 23 is the only Character Policy Area proposed to be transitioned to a Housing Diversity Neighbourhood Zone (rather than a Suburban Neighbourhood Zone). There is a great deal of understandable confusion amongst residents as to why the planning reform proposed for Cowandilla is not consistent with similar adjacent areas.

As a passionate Adelaide resident who is employed in the Construction and Planning sector I recognise the need for planning zone reform to encourage increased housing density in City Ring suburbs.

I feel that this objective can be achieved by classing the Cowandilla/Mile End Character Area 23 as Suburban Neighbourhood Zone rather than the proposed change to Housing Diversity Neighbourhood Zone.

Please consider my request that Cowandilla/Mile End Character Area 23 be transitioned to Suburban Neighbourhood Zone.

So I am aware that above has been considered please advise that this correspondence has been received.

Thank You.

Martin Valentine.

[REDACTED], Cowandilla, 5033.

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