

State Planning Commission

By email: DPTI.PlanningReformSubmissions@sa.gov.au

To whom it may concern,

SUBMISSION ON PLANNING AND DESIGN CODE.

In response to the draft Planning and Design Code – phase 3, I wish to register my strong opposition to the proposed changes.

Current zone: West Torrens Residential Zone; Cowandilla/Mile End Character Area 23

Proposed zone in the draft: Housing Diversity neighbourhood zone.

Appropriate alternative: Suburban Neighbourhood zone as per the submission being made by my local government WTCC.

I live in Torrensville in the West Torrens Residential Zone, specifically Cowandilla/Mile End Character Area 23; a residential area comprising late 19th century and early 20th century homes, including some more recent dwellings some in the form of infill. It is clear that whoever suggested the proposed change is unfamiliar with the area.

Planning SA has proposed that our **character policy** area be rezoned as ‘Housing Diversity Neighbourhood Zone’. **My understanding is that our area is the only character policy area which is at risk of being transitioned to a housing diversity zone. There is no justifiable, rational reason for this to happen.**

A more ‘like for like’ (character/suburban) zone is the *Suburban Neighbourhood Zone*. This will also keep our area consistent with the rest of Mile End, Torrensville and Thebarton zones of *Suburban Neighbourhood*. Suburban neighbourhood zone is also the preferred zone from the perspective of the West Torrens City Council.

1. It is unclear why it is proposed that the Residential Zone, Policy Area 23, be changed to Housing Diversity Zone when all other Character Policy Areas have transitioned to the Suburban Neighbourhood Zone.
2. The density proposed in the Housing Diversity Zone is inappropriate with what is currently within the Development Plan.
3. Non-residential uses are inappropriate for this area. Our surrounding main roads are a mix of commercial and some residential buildings. If non-residential uses were to encroach into the residential streets it would completely destroy the amenity of our suburbs and become an extremely unattractive place to live.
4. **It is my strong assertion that this section of Mile End/Torrensville/Hilton and Cowandilla should be transitioned to *Suburban Neighbourhood Zone*, as recommended by the City of West Torrens’ submission, which is in keeping with the rest of the suburb.**

On December 2nd I attended an information session run by Craig Holden at the West Adelaide Football Club. At this meeting I was aware that I was currently living in a character policy area, yet the presenters thought this unlikely given that the zone might be changed to a housing diversity zone. This further supports my assertion that Housing Diversity diverts too far in its intended outcome from the current circumstances in our area; this would be an enormous shift from what we have now. Moreover, the consultation process is inconsistent and esoteric and is in contradiction with the Community Engagement Charter mandated under the *Planning, Development and Infrastructure Act*

(2016). Rather than consultation, thus far this process has been more about providing information than negotiation yet I still found it impossible to use the portal, overlays and so on.

Non-residential land use

By opening up our area to non-residential land use, increases in traffic and parking issues are inevitable. Parking is already an issue throughout the area. Clearly, whoever made these decisions is not familiar with this section of Torrensville/Mile End/Hilton and Cowandilla.

70 dwellings per hectare is too dense for the suburb

The source of our open and green space is mostly private open space. To encourage the destruction of this open space will be catastrophic for the amenity of the area. According to the 30 Year Plan, the government aims to improve the tree canopy. These proposed zoning changes directly contradict this plan.

By encouraging larger developments including a “wide range of non-residential uses, terrace housing, row dwelling, group dwellings and residential flat buildings”, there will be much less private open space, fewer spaces for footpath trees due to ‘no minimum frontage’ and a net residential density of up to 70 dwellings per hectare. In addition, the proposed changes would increase the temperature of the suburb.

This area is also under flight path. More traffic, more buildings, more businesses in a residential area. This is just too much for our area – which is currently busy and relatively noisy, but it still maintains a strong community as many residents have lived here for many years. By encouraging this type of development, the government’s policies are driving people out. (This is already happening as a direct result of the Urban Corridor debacle – people are selling because they are so upset about the consequences).

I respectfully urge Planning SA to reconsider the changes proposed by Planning SA. The reasoning behind the changes is obscure at best. This old residential neighbourhood must be saved for future generations to enjoy rather than deliberately destroyed for no good reason due to being changed into a mixed-use area. Based on my extensive reading, phone discussions and meetings, I am of the firm opinion that this section of Torrensville (within the Marion Road, Sir Donald Bradman Drive, South Road and Henley Beach Road quadrant) should be zoned the same as Thebarton, Mile End (East) and Torrensville...i.e. Suburban Neighbourhood Zone.

Yours sincerely,

Vittorio Bulfoni

██████████ Mile end SA 5031

Ph: ██████████

COMPLETE

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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	vittorio Bulfoni
Address	[REDACTED]
Suburbs/Town	MILE END
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

with the development of high rise buildings (mile end) there is the certainty that we will loose a lot more than the demolition of heritage style homes. i have lived in the mile end area for most of my life and like most of us we enjoy the the surrounds. the demolition of the heritage homes and build up of apartments around the neighbourhood will be a blemish on what it is now. traffic is already a problem without having it increased.parking is becoming a problem in some streets. the residents dont like it. there is also the possibility that some house will be devalued as no one would like to live next door to a high rise building.this in turn would be a great buy for a developer to buy and build. potentially making up a street lined with high rise apartment buildings.

below is a statement from a meeting held.

- 37% of homes in Adelaide are now supposedly occupied by a single person
- Before in Adelaide, development was 80% fresh field on fringes and 20% infill/redevelopment; now it's only 30% fresh field on fringes; and 70% infill/redevelopment
- 40% of Adelaide's open space/gardens have been lost in last 10 years due to single houses on quarter-acre blocks becoming 3-8 units
- Minister Knoll labelled Campelltown redevelopment as a "disaster" for their 8 to 1 conversions and of poor quality. there is a need to listen to what the residents say and want.

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Q15 Do you have any attachments to upload?(pdf only) Respondent skipped this question
