

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). The site is in the Port Adelaide Enfield Council area.

We note that 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.



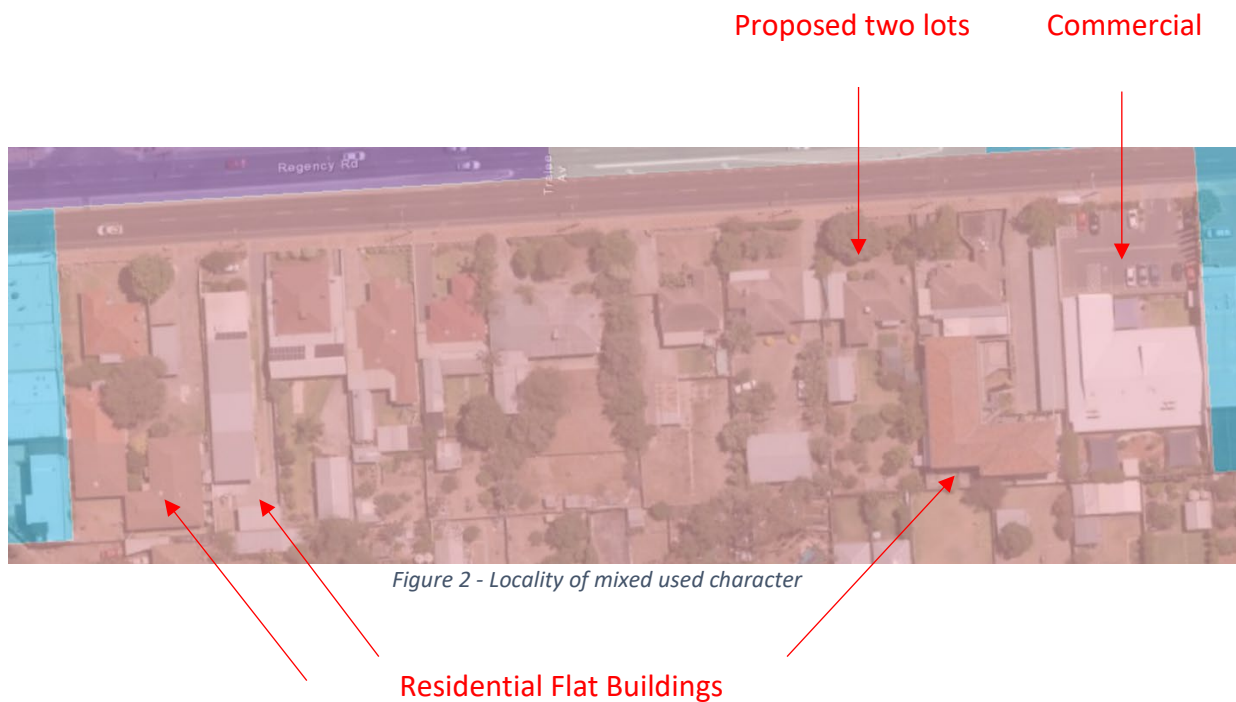
Figure 1 - Area for proposed Housing Diversity Neighbourhood Zone & Go Zones

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.

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

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.

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.



In our opinion, 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.

Yours faithfully

J & C Tripodi

Broadview

cc Ms Karen Cummings
City Development Manager
City of Port Adelaide Enfield