

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, we wish to register our strong objections in relation to the issues outlined below.

- We live at [REDACTED] Mile End, within West Torrens Residential Zone, specifically Cowandilla/Mile End Character Area 23.
- The most similar 'like for like' zone in the planning reforms is the 'Suburban Neighbourhood Zone', with character overlay.
- As a part of the planning reforms, it is proposed that parts of Mile End, Torrensville, Cowandilla and Hilton, where I live, be rezoned as 'Housing Diversity Neighbourhood Zone'. There is no rationale for this proposal as is not consistent with my neighbouring suburbs with similar history, heritage and character, nor is it 'like for like' what we have now.
- The intent of the current zone is that blocks will be low-very low density. This is inconsistent with the objectives of the 'Housing Diversity Neighbourhood Zone', which states that this area may apply to existing medium density policy areas.
- The current zone clearly states that the area will be comprised predominately of detached and semi-detached dwellings. This is fundamentally inconsistent with the objectives of the 'Housing Diversity Neighbourhood Zone', which provides replacing existing dwellings with medium density housing, primarily in the form of terrace housing, group dwellings or residential flat buildings.
- The new code will allow for non-residential uses, which will adversely affect traffic, parking, noise and the amenity of the suburb. Moreover, it is highly concerning that non-residential uses could spring up on properties adjoining mine. No one has been able to explain exactly what this means in practical terms. **I am strongly opposed to this component of Housing Diversity.**
- Encouraging development of up to 70 dwellings per hectare is irresponsible and reckless in this area.
- The 1996 Heritage Review contains an overview of some of the rich history that provides the foundation for our suburb. This will be lost if you do not give appropriate regard to the more appropriate zone as a part of the planning reforms.
- Our area should be transitioned to 'Suburban Neighbourhood Zone', in keeping with the rest of the suburb.
- All other Character Policy Areas other than this area are proposed to transition to the Suburban Neighbourhood Zone.

Points on the Code/consultation process to convey

- The draft code is complex and difficult for lay people to navigate.
- The materials produced in support of the draft code are not produced in plain English, there has been no provision of information that provides a clear rationale for why this area is being treated the way it is. Therefore, there has been no opportunity for meaningful community participation for such a significant change. The reasons for the proposed change to move to a zone that is not 'like for like' have been absent, contradictory or non-existent.
- As such, the requirements in the Community Engagement Charter and section 44 of the *Planning, Development and Infrastructure Act 2016* (SA) have clearly not been complied with.
- We are extremely concerned that if the proposed changes proceed for our area as a 'Housing Diversity Neighbourhood Zone', the amenity and character of this beautiful, historic suburb and its close community will be destroyed.

Mr Yoon Khiong and Mrs Nyuk Moi Hoo.

[REDACTED] Mile End.