

**From:** [David Kilpatrick](#)  
**To:** [DPTI:Planning Reform](#)  
**Subject:** West Torrens Council Planning changes  
**Date:** Thursday, 27 February 2020 9:29:30 PM

---

I am concerned that the proposed new Planning and Design Code will have a detrimental impact on my immediate neighbourhood. I live in the zone designated "Cowandilla-Mile End West WeTo-C2. The character of this area is recognised, with a wide diversity of housing types from late Victorian and Edwardian through 1920-40s being strongly represented. The character of the area is recognised in the former Development Plan and contributory elements have been instrumental in building the vitality and multiplicity of dwelling types.

This precinct is to become a Housing Diversity Neighbourhood Zone, which fosters 'medium' density, "in the form of terrace housing, row dwellings, group dwellings and residential flat buildings" While increasing density in the inner suburban area is to be commended, the dwelling stock and the character of the precinct is of high value. This will be diminished and diversity reduced when developers are supported to build medium density for maximum profit and minimum cost. Low value residential flat buildings are the most efficient way to produce rentable accommodation at minimum cost. Lower scale row or terrace styles will not produce the same return on developer investment. How will Council develop Diversity in this Neighbourhood?

I support maintaining the high quality of the existing diversity while still encouraging increased density that recognises established character. Supported with community and social infrastructure. This can be achieved with careful planning decisions within a zoning as **Suburban Neighbourhood**, rather than the proposed Diversity Neighbourhood.

I am very concerned that increased density will not be supported with high quality public green space. We will lose the opportunity for entrepreneurial retail and cafés within the suburban streets as still seen with "Love on" and the row shops in Davenport Terrace or the now rare corner shops like 26 Huntriss. Small businesses will be squeezed out and left only on arterial roads reinforcing the need for more vehicle movements. The new zoning seems to make no provision for the very diversity in its name rather supporting low quality development with fewer guidelines and less reference to existing character. This will be seen in years to come and not to distant future, as a failure on the part of this generation to consider quality over cash flow. We will end up with a slum of high number of low value poor quality living units with no community infrastructure and neighbourhood space

Regards

David Kilpatrick

██████████ Mile End