

From: [Andrew Box](#)
To: [DPTI:Planning Reform](#)
Cc: westtorrens@parliament.sa.gov.au
Subject: State Planning Commission - Historic Conservation - OBJECTION - Property Address: 2 Railway Tce, Mile End
Date: Wednesday, 26 February 2020 2:12:02 PM

Mr. Michael Lennon

Chair

State Planning Commission

Dear Sir,

I write to you to OBJECT to rezoning of the land at 2 Railway Terrace, Mile End from Urban Corridor to Historic Conservation.

Since purchasing the land in June 2011 we have been rezoned three times, this will be the fourth. The constant instability and uncertainty does not allow us to plan anything. Our Commercial tenant needs stability.

Historic Conservation is vastly different from the zoning when we purchased and is polar opposite to our current Urban Corridor zoning and our current approved usage. The land was purchased as a commercial enterprise and forms part of a superannuation fund. The superannuation fund would never have purchased the property if it were residential use, let alone Historic Conservation.

We have developed the land and buildings in line with our current commercial zoning and in line with our current tenants approved commercial occupancy.

Retrospective application of Historic Conservation (we have never had that zoning) is completely inappropriate for this location.

- This land is bordered by two arterial roads and one local road.
- It is never suitable for residential use.
- It makes no sense to be encompassed in a residential zoning.
- The only logical use is commercial.
- The interior space is Commercial.
- The exterior space is featured around car parking & commercial function and form.
- The exterior has a tilt up concrete addition and commercial land scaping.
- The neighbouring land fronting arterial roads is all zoned commercial.
- The neighbouring buildings fronting arterial roads are all commercially occupied.
- We pay commercial rates to the Council
- There is approved commercial signage on the building.
- There is approved usage rights for office/warehouse.
- The property fronts onto a main arterial road with over 30,000 cars passing daily.
- The other arterial road on the second frontage has over 25,000 cars passing daily.
- The property exists in an **Urban Corridor**.
- Urban Corridor zoning is the most logical zoning we have had to date.
- The address is more James Cogden Drive than Railway Terrace.
- We strongly urge you to reconsider and to **recommend we maintain the existing zoning of Urban Corridor**.
- **Historic Conservation is completely inappropriate** and does not address our situation.

We thank you for the time to consider this submission. We welcome your comments. You are most welcome to visit if you desire.

We await your positive reply.

Andrew Box, Director

For Mile End Properties Pty Ltd