

DIT:Planning Reform Submissions

From: Sarah Howland - SAEarthworks [REDACTED]
Sent: Friday, 18 December 2020 4:01 PM
To: DIT:Planning Reform Submissions
Subject: Revised planning and Design Code

[REDACTED] [REDACTED]
Good Afternoon,

I wish to provide comments in regards to the revised Planning and Design Code with specific regard to two localities:

Port Mannum Waterfront

We currently own two properties within Port Mannum. One property is within the proposed Recreation Zone on the river and the other is on the opposite side of River Lane within the proposed Suburban Neighbourhood Zone.

I note the following with regards to the current and proposed zoning along the riverfront in this location:

- The existing Urban Waterfront (Floodplain) Zone character description does not adequately describe the existing built form in this locality. It generally describes the part of the zone which includes the caravan park and public waterfront further to the north. There is also no commercial marina – only a houseboat mooring business with approximately 100 – 120m of river frontage. The locality is predominantly residential development which are not associated with commercial uses other than holiday rental.
- Given that the built form in the locality is largely residential, it is not evident where the existing Residential Zone and the Urban Waterfront (Floodplain) Zone start and finish.
- One commercial use – Houseboat Moorings – is located close to the south of Port Mannum – consisting of four allotments with one dwelling. This use is less intensive than the houseboat rental business which is located within the proposed Suburban and Waterfront Neighbourhood zones closer to the township.
- Of the 19 allotments within this locality and within the proposed zone - 4 are vacant or contain shedding only.
- I have compared the rental accommodation available within the proposed Recreation Zone given the current zoning envisages tourist accommodation. There is a higher number of properties available for rent (via Airbnb, River Shack Rentals, Gumtree and Facebook) within the proposed Waterfront Neighbourhood Zone. These numbers do not reflect the current Development Plan policies.
- The allotments in this locality are approximately 700 – 2000m². The ability for this size of allotment to support the proposed land uses envisaged in the Recreation Zone is limited.
- The impact upon adjoining residential allotments of the commercial uses envisaged in the Recreation Zone is potentially significant as is the impact on traffic on River Lane.
- The Mid-Murray Council has previously advised that they believe the locality is more suited to a Neighbourhood Zone and I concur with this.

Mawson Lakes proposed Housing Diversity Zone

Our primary place of residence is located within the above zone. I note the following with regards to the current and proposed zoning in this location:

- Mawson Lakes is a well-established suburb which was planned and developed as an entirety.
- Mawson Lakes has a coherent built form which is generally characterised by low density single and two storey detached dwellings, a few semi-detached dwellings and pockets of medium density two storey row houses. The area also includes an aged care facility and associated residential properties. The Bridges which was the latest

development within the suburb has a slightly higher average density than the remainder of the suburb. There is also a larger area of medium density housing between the primary school and train station.

- Mixed use development and higher density residential uses are located in what is proposed to be an Urban Neighbourhood Zone and Strategic Innovation Zone.
- The average allotment size throughout the majority of Mawson Lakes is between 300 and 600m². The average frontages are between 10 and 18 metres. The dwellings are generally single and two storey. The setbacks are consistent from street frontages with most dwellings setback 4-8m to the front wall. Side setbacks are also consistent with most homes setback 1m from each side boundary and some boundary development ie garages and carports.
- The proposed zoning with a height limit of 4 storeys and minimum allotment sizes of 70/ha is significantly different to the existing built form.
- Mawson Lakes is not an area that will be subject to infill development without the significant changes proposed above.
- The proposed zoning will result in built form outcomes which are not consistent with the existing character and will erode the amenity of the locality.
- The proposed zoning gives no certainty to existing owners and tenants.
- No other similarly planned suburbs - from what I have researched - appear to be located within the Housing Diversity Zone.
- Mawson Lakes would be more suited to an alternate Neighbourhood Zone.

Thank you for the opportunity to comment on the revised Code.

Regards,

Sarah Howland