

DIT:Planning Reform Submissions

From: Eugene Holzbauer <[REDACTED]>
Sent: Monday, 14 December 2020 1:24 PM
To: DIT:Planning Reform Submissions
Subject: Marion Council DPA

[REDACTED] [REDACTED]

To whom it may concern,

I would like the Government to change the current proposed Neighbourhood Zone on **Marion Road** from Cross Road to Sturt Road to what it should have been zoned 3 years ago as a **Urban Corridor Zone**.

Marion Road is a major transport corridor and should be zoned for much higher density . It makes sense to have a mix of residential and commercial property on Marion Road allowing for development as high as four stories and allotment sizes a lot smaller and compact than the current zoning. It makes sense to have high density housing and business premises on Marion Road and lower density in the suburban back streets.

Marion Council also had a consultation document 3 to 4 years ago where extensive consultation was done in the Marion Council where all submissions for rezoning Marion road received positive feedback about increasing density. Marion Council's final submission had Marion road as an urban planning corridor but nothing seems to have happened since.

Marion Road between Cross Road and 6th Avenue Ascot Park has many house that are in a derelict condition because it is not financially viable for owners to redevelop the land, rezoning this to higher density will ensure these properties are developed and utilized in an appropriate way..

I am happy to discuss my concerns further or provide further feedback.

I hope the government will take on board the opportunity of making Marion Road a more user friendly living and working environment.

Regards

Eugene

PLEASE NOTE MY NEW EMAIL ADDRESS IS tax@holzbaueraccounting.com.au

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