

From: [Heather Croall](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Objection to Torrensville draft Planning and Design Code - phase 3
Date: Thursday, 27 February 2020 5:59:50 PM

To whom it may concern,

On behalf of myself and my family members, I wish to register strong objections to the draft Planning and Design Code – phase 3 in my area. My family have been residents of Torrensville in the West Torrens City Council (WTCC) area for the past 35 years. Torrensville is entirely residential in nature and classed by WTCC as “low to very low density”. The houses in the area include Victorian and pre-Federation era homes and some early 20th century homes and some more recent builds here and there; it is currently classed by WTCC as a “character residential zone”.

The proposed new code reclassifies this area as a “Housing Diversity Neighbourhood Zone”, despite surrounding areas in the same suburb being reclassified under the more appropriate “Suburban Neighbourhood” zone. My family and I strongly believe the WTCC Character Policy Area 23: Residential Zone - Cowandilla/Mile End West should be classified as “Suburban Neighbourhood” for the following reasons:

1. All other Character Policy Areas have transitioned to the Suburban Neighbourhood Zone except for Area 23. Why not our area as well?
2. The Suburban Neighbourhood Zone is the most similar “like for like” in the draft planning code with the current neighbourhood classification, and is consistent with the rest of Mile End, Torrensville and Thebarton.
3. The current Development Plan states a low to very low density of housing in Area 23. This is inconsistent with the objectives of the Housing Diversity Neighbourhood Zone, which states that “housing diversity” may apply to existing medium density policy areas.
4. Housing Diversity Neighbourhood Zone aims to increase housing density to “up to 70 dwellings per hectare”, which represents a more than doubling of the current number of dwellings in Area 23. This is of significant concern as parking and street access are already a growing problem in the area.
5. Such an increase in density can only be achieved by demolishing existing single dwellings to construct multi dwelling developments. Current WTCC planning laws for Area 23 dictate that all new developments must be of a “similar size and scale” to surrounding dwellings (most of which are low rise/single storey) and must not detract from the character of the neighbourhood. This is fundamentally inconsistent with the objectives of the Housing Diversity Neighbourhood Zone, which encourages replacing existing dwellings with medium density housing, primarily in the form of terrace housing, group dwellings or residential flat buildings.

This reclassification is of huge concern to us. The idea of apartment blocks replacing the lovely households in our suburb is horrific. It is appalling to think that heritage and character dwellings will be at risk of demolition or surrounded by multi storey developments – this will totally change the face and character of the neighbourhood.

I sincerely hope that DPTI rectifies this terrible error, and rezones Area 23 to be consistent with neighbouring Suburban Neighbourhood zones. This area is a wonderful place to live, please do not allow our area to be destroyed with this illogical reclassification.

Heather Croall

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