

**From:** [kaustubh.damle](mailto:kaustubh.damle)  
**To:** [DPTI:Planning Reform Submissions](#)  
**Subject:** Objection to draft Planning and Design Code – Phase 3  
**Date:** Thursday, 27 February 2020 11:17:03 AM

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Attn. Planning Commission,

In response to the draft Planning and Design Code – Phase 3, I wish to register my strong objections in relation to the zoning issues outlined below.

- I, Kaustubh Damle currently live at [REDACTED], Torrensville within West Torrens Residential Zone, specifically Cowandilla/Mile End Character Area 23.
- As a part of the planning reforms, it is proposed that parts of Mile End, Torrensville, Cowandilla and Hilton, where I live, be rezoned from 'Suburban Neighbourhood Zone' to a 'Housing Diversity Neighbourhood Zone'. There is no justification for this proposal, and it is not consistent with my neighbouring suburbs with similar history, heritage and character.
- The most logical zone in the planning reforms is the 'Suburban Neighbourhood Zone', with character overlay.
- The zoning shall be 'Suburban Neighbourhood Zone' to allow low-very low housing density. However, the proposed zoning policy will change it to medium density policy areas.
- The current zone clearly states that the area will be comprised predominately of detached and semi-detached dwellings. The 'Housing Diversity Neighbourhood Zone' proposes replacing existing dwellings with medium density housing, primarily in the form of terrace housing, group dwellings or residential flat buildings.
- My area should be remain/transition to 'Suburban Neighbourhood Zone', in keeping with the rest of the suburb and not 'Housing Diversity Neighbourhood Zone'.
- There is other parts of the suburbs which have been nominated to have 'Suburban Neighbourhood Zone'. I strongly believe my area shall be zoned the same for consistency and in the spirit of community.
- The proposal seems favouring large building companies and developers who want to build densely populated housing complexes. It may be financially rewarding for the government but will disadvantage the community living.
- The proposal will overload the road, parking, shopping infrastructure in the suburbs, and I don't foresee the infrastructure coping with the proposed change.
- Even as is, the suburbs are full of cars parked on the streets. With the proposed zone changes, there will be far more cars parked on the streets and will cause lot of congestion. With this policy change you are simply introducing another hazard to the residents living in the area.
- I strongly oppose and register my objection to the proposed 'Housing Diversity Neighbourhood Zone' and strongly support the zone to be 'Suburban Neighbourhood Zone'.

Regards

Kaustubh Damle

[REDACTED], Torrensville, SA 5031

Mobile: [REDACTED]