
From: Donna Jacob <[REDACTED]>
Sent: Friday, 21 February 2020 12:00 PM
To: DPTI:Planning Reform Submissions
Subject: Planning Reform

Importance: High

Dear DPTI

I agree with the General Neighbourhood Zone as a new zone for Marino.

That should enable me to demolish my old place and redevelop it with two.

I'm right opposite the train station and immediately next door to the community hall – this is a great spot for new houses on smaller allotments in accordance with the General Neighbourhood Zone as follows

Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and compatible with the pattern of development in a low-rise low-density neighbourhood.

DTS/DPF 2.1

Development accords with the following:

- a. site areas (or allotments in the case of land division) not less than:
 - i. 300m² for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;
 - ii. 300m² (exclusive of the Battle-axe 'handle') for detached dwellings on a Battle-axe site/allotment;
 - iii. 300m² for semi-detached dwellings;
 - iv. 200m² for row dwellings or detached dwellings in a terrace arrangement;
 - v. 300m² per dwelling for group dwellings and dwellings within a residential flat building; and
- b. site frontages not less than:
 - i. 9m for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;

-
- ii. 5m for detached dwellings on a Battle-axe site/allotment;
 - iii. 9m for semi-detached dwellings;
 - iv. 7m (averaged) for row dwellings or detached dwellings in a terrace arrangement;
 - v. 15m (total) for group dwelling and residential flat building developments.

I am hoping that you understand that the bulk of people in Marino live in 1950s and 1960s homes that have reached the end of their useful lives. We live on huge blocks of land.

It is time to apply a substantially higher density zoning here and what the General Neighbourhood Zone holds is exciting for us.

Please contact me as required.

Thank you

Donna Jacob, [REDACTED] Marino

[REDACTED]