To whom it may concern,

Re: SA Planning and Design Code – Phase Three Consultation

Thank you for providing the general public with an opportunity to review the Planning & Design Code and provide feedback. I have examined the proposed draft changes and wish to offer my full support of the proposal, including the following general feedback.

I currently own a property at [redacted], Sheidow Park, SA, 5158, currently zoned under Worthing Mine Policy Area 20 in the City of Marion.

I understand that the proposed Code will supersede the Worthing Mine Policy Area 20 with a new zoning denoted as ‘General Neighbourhood Zone’. This would be a welcome change as the proposed zoning permits residential development in the form of group dwelling and Torrens titled allotment sizes of between 200m² and 300m² in area, with frontages of between 7m and 9m for dwellings facing a road and 15m for unit type development.

I am also aware that the Marion City Council has received many requests over the years from residents located in the southern suburbs (south of Seacombe Rd) for the opportunity to sub-divide and redevelop their property to allow them to remain in the area in a more functional house on a smaller and more manageable site.

The proposed zoning would create an opportunity for orderly development of much needed additional quality homes to meet the consistent demand for new housing stock in this locality. Being a small and unique community predominantly established across two decades (between late 1970s to late 1990s), many who have grown up in the area over the last couple of decades, would very much like to remain, but new housing stock rarely comes available on the market in this area.

Notwithstanding above, I am also aware that the Council is requesting that the proposed General Neighbourhood Zone be replaced with the Code’s ‘Suburban Neighbourhood Zone’ for Worthing Mine Policy Area 20 (and other vast portions of the Marion City, including Marion Plains Policy Area 8). I would like to voice my stern dissatisfaction to this request, as it again imposes unnecessary restrictions on urban infill projects and result in shortage of land stock suitable for orderly residential development.
With reference to the image on the right-hand side, this is particularly significant given the vast area the City of Marion LGA occupies in the Adelaide metro area and nestled between the Adelaide CBD and popular beaches.

Many of the Council’s concerns pertaining to sloping topography can be managed through good design practices, as evident by many developments interstate where unlike majority of SA, they are not afforded the luxury of perfectly flat land to build on and often need to address the challenging natural terrain as part of the design.

An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation would be beneficial in the long run. It will allow greater housing accommodation closer to the CBD and highly sought-after gentrified hubs. Conversely it prevents unnecessary expansion and urbanisation of agricultural land to the far south and north of the city. This would reduce the strain on public transport and infrastructure required to service these newly established estates tens of kilometres away from the CBD.

Therefore, in principle your proposal is sound and fully supported as a big picture approach.

I also wish to acknowledge that I will be directly affected by the proposal. The property I own at Sheidow Park is one of only a handful of original-sized Titles along Woodend Rd with a site area exceeding an acre.

Highlighted allotments above, combined equate to a total area in excess of 7 hectares. This presents a blatant and rare opportunity for a master-planned estate comprising immaculately designed medium density housing for these clearly under-developed allotments. However, the current policy does not even allow residential development in the form of group dwellings and the Council and associated assessment panel have historically been overly conservative and obstructed any proposed urban infill in this location of any kind.

Sheidow Park is a relatively new suburb. Initially major residential development began west of Trott Park, with subsequent planned developments released in stages on the southern side of Lander
Road. The estate’s final release took place in the late 1990s, resulting in majority of residential stock being approximately 20 to 30 years old, on typically 500-700 sqm allotments. With that in mind, whilst the existing policy may be appropriate for majority of allotments in this locality, it would be prudent to implement an exception to the substantially sized allotments along 57-71 Woodend Rd Sheidow Park. Should you be inclined to succumb to Council’s wishes and replace the proposed General Neighbourhood Zone with the Code’s ‘Suburban Neighbourhood Zone’, I urge you to consider an exception for the original sized allotments above.

I sincerely hope that you proceed with the proposed change to ‘General Neighbourhood Zone’ in all your nominated areas in the Code. This proposal will facilitate orderly gentrification of our community, stimulate the local economy, create jobs and progresses SA forward, so that we can close the gap with the eastern states and be considered as one of Australia’s most liveable, innovative and vibrant cities.

Thank you for considering my submission.

Warm Regards,

Ethan P.
Attention: DPTI Planning Reform Staff

The Department of Planning, Transport and Infrastructure
By email: dpti.planningreformsubmissions@sa.gov.au

To whom it may concern,

Re: SA Planning and Design Code – Phase Three Consultation

Thank you for providing the general public with an opportunity to review the Planning & Design Code and provide feedback. I have examined the proposed draft changes and wish to offer my full support of the proposal, including the following general feedback.

I currently own a property at [Redacted], Hope Valley, SA, 5090, currently zoned as Residential in the City of Tea Tree Gully.

I understand that the proposed Code will supersede current zone with a new zoning denoted as ‘General Neighbourhood Zone’. This is deemed appropriate as the proposed zoning permits residential development in the form of group dwelling and Torrens titled allotment sizes of between 200m² and 300m² in area, with frontages of between 7m and 9m for dwellings facing a road and 15m for unit type development, which is largely consistent with the currently envisaged/allowed residential development in this area.

Approximately 77% of the homes in Hope Valley are owner-occupied. The proposed zoning would maintain current opportunities for orderly development of much needed additional quality homes to meet the consistent demand for new housing stock in this locality. Particularly those who have grown up in the area over the last couple of decades and would like to remain in the area. Therefore, in principle your proposal is sound and fully supported.

I sincerely hope that you proceed with the proposed change to ‘General Neighbourhood Zone’ in all your nominated areas in the Code. This proposal will facilitate orderly gentrification of our community, stimulate the local economy, create jobs and progresses SA forward, so that we can close the gap with the eastern states and be considered as one of Australia’s most liveable, innovative and vibrant cities.

Thank you for considering my submission.

Warm Regards,
Ethan P.
Attention: DPTI Planning Reform Staff

The Department of Planning, Transport and Infrastructure
By email: dpti.planningreforms submissions@sa.gov.au

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Re: SA Planning and Design Code – Phase Three Consultation

Thank you for providing the general public with an opportunity to review the Planning & Design Code and provide feedback. I have examined the proposed draft changes and wish to offer my full support of the proposal, including the following general feedback.

I currently own a property at [redacted], Modbury North, SA, 5092, currently zoned as Residential Growth Policy Area 11 in the City of Tea Tree Gully.

I understand that the proposed Code will supersede current zone with a new zoning denoted as ‘Housing Diversity Neighbourhood’. This is deemed appropriate as the proposed zoning permits residential development in the form of detached, semi-detached, row and group dwellings as well others. The policy envisages developments achieving net densities of up to 70 dwellings per hectare, which is largely consistent with the currently envisaged/allowed residential development in this area.

The proposed zoning would maintain current opportunities for orderly development of additional quality homes to meet the consistent demand for new housing stock in this locality. The nominated density is particularly suitable considering the close proximity to Tea Tree Gully shopping centre and transport exchange. Therefore, in principle your proposal is sound and fully supported.

I sincerely hope that you proceed with the proposed change to ‘Housing Diversity Neighbourhood’ in all your nominated areas in the Code. This proposal will facilitate orderly gentrification of our community, stimulate the local economy, create jobs and progresses SA forward, so that we can close the gap with the eastern states and be considered as one of Australia’s most liveable, innovative and vibrant cities.

Thank you for considering my submission.

Warm Regards,

Ethan P.