
From: Angela Davison <[REDACTED]>
Sent: Friday, 21 February 2020 12:34 PM
To: DPTI:Planning Reform Submissions
Subject: DPTI Consultation on Planning and Design Code - Personal Response

Dear DPTI Planners

I live in the suburb of Marino, South Australia. This is my personal response.

Marino is a coastal suburb burgeoning with homes laden with asbestos and often in a tumbledown state. Current minimum lot sizes required by zoning are 700m², 900m² and up to 1100m² depending upon the gradient of land. These are extraordinarily large lot sizes for urban properties particularly those adjacent train stations.

I agree with the introduction of a General Neighbourhood Zone (GNZ) as a new Zone for Marino. The General Neighbourhood Zone presents an opportunity for interesting, responsive architectural design on manageable lots. A zone such as this enables the majority of properties to be redeveloped over time and relates well to the existing subdivision pattern in the area. It offers minimum lot sizes of 200m² and 300m², a variety of dwelling types and a sensible approach to minimum frontages offering from 7 metres frontage for a row dwelling and 9 metres for a semi detached or detached dwelling. Site coverage of 60% would be appropriate and enable retention of trees and other quality landscape solutions.

In reality It has been pretty difficult to know which particular zone is 'the zone' to comment on during this consultation. Whilst *the GNZ has been shown for public consultation on interactive mapping for the full 4 months' consultation*, I understand that DPTI and Marion Council planners have discussed possible alternative Code Zones. One possible alternative to the GNZ that DPTI and the Council seem to have discussed is the Suburban Neighbourhood Zone (SNZ). Council appears to be raising possible imposition of minimum requirement provisions extracted from the current Residential Zone Policy Area 23 as it applies to other suburbs in the Council area. And that these might be expressed as sub zones or technical and numerical variations in the upcoming Code in a manner that they might determine applies to Marino. *I do not agree* with the minimum requirements of the current RZ Policy Area 23 or for that matter the Suburban Neighbourhood Zone (SNZ) being applied to Marino. The site coverage opportunities are unreasonably low and the frontage requirements they are outlining are too wide to achieve a reasonable outcome over time.

I appreciated that planners in DPTI have a substantial task at hand and that everyone is doing their best. Thank you for your time.

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