To whom it may concern,

I would like this opportunity to respond to the proposed zoning for my property at [redacted], Alberton, SA 5014.

Whilst I agree with the centralised idea for South Australian Planning, it seems that there has been little time to actually consider the true boundaries for zones or even look at/consider the properties within those zones. Indeed it is clear that, for my property you are simply continuing with the existing zoning provided to you by the Port Adelaide Enfield Council, which was initially created in the late 1800s/early 1900s.

My property is situated on the subdivision of land, of a true heritage property, [redacted], Alberton, SA, 5014 (awarded a Heritage Listing, 4th May, 2000). In fact, the house directly behind me ([redacted]), and the block of flats next to me ([redacted]), all were built on the original land package belonging to this house.

Fact: My property is placed in Zone 66 (Residential Character Zone), according to the current and newly proposed state-wide zoning boundaries.
Fact: My house was built in 1968...it is a cream brick atrocity...zero character...zero style (see attached image).
Fact: Nobody has considered rezoning, my land or my neighbours for close to a CENTURY!!

I believe whole-heartedly that my property belongs in Zone 63 (Queenstown/Alberton/Rosewater Policy Area 63);

1. An area suitable for redevelopment of the older and poorer quality housing stock with a diversity of new dwelling types at low and medium densities.
2. Development that contributes to the desired character of the policy area.
(Reference; Development Plan Port Adelaide and Enfield Council, Consolidated 6 February 2018, p.415).

By continuing to place my house in a residential 'character zone', you are effectively limiting my ability to contribute to the area in a meaningful way. I was always hoping to subdivide and place two freestanding properties, with tasteful heritage facades on this land. Minimum land size to subdivide in your 'character overlay zone' is a proposed 400m2, and whilst an improvement on the Port Adelaide Enfield 'character zone' minimum land size of 450m2, it still seems utterly ridiculous when you take the appearance of my house at present. My land is only 607m2 (see attached Survey of my land parcel).

I purchased in Alberton as I loved the mix of differing era houses. Younger people and families are increasingly attracted to, and moving into the Port District. These groups would certainly appreciate medium-sized freestanding...
villas as compared to the masses of tasteless apartments in the Port 'Dock' precinct. I propose you move the zoning boundary to Fussell Place, as 42 Fussel Place already has Heritage Listing and my property and the flats to the direct left and the house behind me have 'no historical features whatsoever' and it is a shame to have these properties listed in this characterised zone, limiting their true potential and the owner’s livelihoods by decreasing their re-sale value.

In essence, the boundary is not fair, not considered, and I implore you to rethink excluding my property. Being directly on the boundary-line, it seems a simple solution (please see attached my proposed rezoning boundary - in red).

Kindest regards,
Home owner, Nicole Joyce
My proposed character zoning boundary