

From: [REDACTED]
To: [DPTI:Planning Reform](#)
Subject: Submission regarding Draft Planning and Design Code
Date: Thursday, 27 February 2020 9:17:04 PM

Hello

We live at [REDACTED] We own our home and we vote.

We strongly object to the proposal to change the zone of our section of Torrensville and neighbouring streets to become part of a 'Housing Diversity neighbourhood zone' as part of the Our street and suburb primarily consists of federation and 20th century homes. Many of us have invested in restoring our properties to highlight heritage features and develop beautiful gardens and street scapes. The value this has for us is not just about property value, but about our quality of life. We chose this area to buy and raise a family because of the charming character of the suburb and street. This will be greatly diminished if we have a mix of business, and medium density housing in our streets.

Proposals such the 'Housing Diversity neighbourhood zone' are incrementally changing the character of our suburb in a negative way. They are short-sighted because they put at risk what makes our street and suburb unique.

As it is, we suffer from the traffic and congestion that flows into our street from the businesses on Henley Beach Road – particularly a neighbouring gymnasium that does not have adequate parking facilities which results in cars parking across our driveways and jamming our (narrow) street from the free-flow of cars. On several occasions our child has only just missed being hit by cars using our street for parking or as a through-way to/from Henley Beach Road. This kind of congestion and risk to safety will only increase with any proposal that seeks to increase housing density and allow business and significantly more dwellings into streets that were not designed for so many cars.

We know from the poor examples elsewhere that there is a need for open space and for green space. More dwellings and more people will equal less open space. For our wellbeing and for future-proofing against hot-spots we need more not less access to open spaces.

In any case, there are empty shops and business premises that line Henley Beach Road – so why is it necessary to allow business into residential streets? Similarly, there are vacant land lots on Henley Beach Road, some of which look like developers are building medium density housing projects on as a result on the changes to planning laws that were introduced several years ago when we apparently were zone as an urban transport corridor. This leads us to question the motivation for these changes. Where is this change being driven from? Certainly not from the many rate payers and voters that live near us. It seems more likely that the government has brought on urban planning consultants that have no real understanding of our neighborhood. We also question whether similar changes are proposed for the inner south, east and north – or is it just the inner western suburbs that are being targeted? What of Unley, Hyde Park and Kensington? Is there an intention to completely re-zone the area between the airport and the city? Are you wanting to push families out or is it just that these are the only inner suburban areas that don't have a heritage listing? I wonder where the Planning SA executives and Ministers live... our bet is they do not live in the suburbs being targeted in this proposal. Please put a stop to the proposed Housing Diversity neighbourhood zone proposed for our street and neighbouring area.

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Please withhold our names or address/email from any report/publication