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State Planning Commission

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My submission is concerned with the following areas: the use of the Housing Diversity Neighbourhood Zone, Consultation and issues around Urban Corridor Main Street Zoning. This submission is in addition to and in support of the submission made by Nicki Dantalis dealing with the draft Planning and Design Code (the draft Code) intended to replace the current Development regulatory system for development applications.

### **Zoning**

I live at ██████████ Mile End and the West Torrens Residential Zone, specifically Cowandilla/Mile End Character Area 23 is within my immediate neighbourhood.

As a part of the planning reforms, it is proposed that parts of Mile End, Torrensville, Cowandilla and Hilton, be rezoned as a 'Housing Diversity Neighbourhood Zone'. There is no rationale for this proposal as is not consistent with neighbouring suburbs with similar history, heritage and character, nor is it 'like for like' in regard to what currently exists.

The 'Housing Diversity Neighbourhood Zone' encourages and facilitates the replacement of existing dwellings with medium density housing, primarily in the form of terrace housing, group dwellings or residential flat buildings. Cowandilla/Mile End Character Area 23 is an integral part of the rich cultural and social heritage of the inner west. The area should be transitioned to '*Suburban Neighbourhood Zone*', in keeping with adjoining suburbs.

All other Character Policy Areas other than this area are proposed to transition to the Suburban Neighbourhood Zone.

### **Consultation**

In regard to the consultation process I have been constantly and consistently frustrated in my attempts to fully understand the draft code and decipher its various components. I found the SA Planning Portal and the platform "Have your say" as pretty much incomprehensible and based on the false assumptions that "participants" either already possessed the requisite skills to navigate it or had unlimited time and ability to learn how to navigate it and to understand it.

I do use a computer, I'm not infirm, and English is not my second or third language however for a significant percentage of persons in my area this is not the case. In consequence I believe that the consultation undertaken has been flawed both in its delivery and the time allowed for that delivery and that there has been no opportunity for meaningful community participation for such a significant change.

Critically, the basic question that people want answered, namely the reasons for such a profound change to the zoning of the area (to a Housing Diversity Neighbourhood Zone) has been left unanswered or contradictory rationale provided. I do not believe that the requirements set out in

the Community Engagement Charter and section 44 of the *Planning, Development and Infrastructure Act 2016 (SA)* have been complied with.

### **Corridor Creep**

Under the proposed planning changes, the Urban Corridor Zone – High Street Policy Area 35 (being the zone along Henley Beach Road between South Road and Marion Road) will become an “Urban Corridor Main Street” Zone. Living where I do in Mile End, I’m very conscious of the consequences arising from properties being zoned as Urban Corridor Main Street. I’m also aware that this zoning was “slipped” in by the previous government with what amounted to misrepresentation and no valid consultation. Further that it has resulted in bad planning outcomes that has done nothing to instil community trust in the Department of Planning Transport and Infrastructure.

At the time that the Urban Corridor Zone was introduced to the City of West Torrens, all of the materials used and the community consultation that was undertaken expressly implied that the development changes being proposed were for **along** the corridor itself (being Henley Beach Road), meaning that it must have corridor frontage and that what was being proposed was changes for development along the corridor.

Parts of the Urban Corridor Zone extends through to a number of largely residential streets like Norma Street or Railway Terrace.

Since the changes to the Urban Corridor Zone has been introduced, it is clear that what was being consulted on in 2013 and 2015 was misleading, as developments have been proposed that are not along the corridor itself. The “Urban Corridor Main Street” Zone, needs to be amended to ensure that the developments within the corridor zone must have corridor frontage, rather than simply be along the suburban back streets with no contact along the corridor.

I would welcome the opportunity to participate in all future consultations, and to have these concerns presented to the State Planning Commission and the Government.

My contact details are email [REDACTED] or mobile [REDACTED].

Yours sincerely

Catherine Cashen