


From: [Steve Hammond](#)
To: [DPTI:Planning Engagement](#); mayorcoxon@wtcc.sa.gov.au
Subject: Mile End zone
Date: Thursday, 5 December 2019 1:13:52 PM

Dear DPTI, I am writing to you to express my concern about the new zones under the Statewide Planning and Design Code proposal for Mile End. I currently live in West Torrens Council Character Area 23 and this area has been zoned to the Housing Diversity Neighborhood Zone under the proposed draft code. This is not a "like for like" transfer. This area has been classed as character because it is full of character homes, as the title suggests. This new zone does not take into account the number of character/heritage style houses which make up the character of this area. I note that on the eastern side of South Road, Mile End and northern side of Henley Beach Road, Torrensville have been zoned to Suburban Neighbourhood Zone. In my opinion, Area 23, Character Area should also be zoned as Suburban Neighbourhood Zone. These beautiful old character homes must not be lost to apartment style developments where all of the heritage significance is lost for ever. Have any of the committee members designing this new proposal, ever driven or walked around the streets bounded by Henley Beach Road, Bagot St, Sir Donald Brabman Drive and South Road? Home owners are spending \$1000's of dollars renovating the inside of homes, planting grass verges, replacing bull-nose verandahs and re-pointing of front brickwork. Surely it must be obvious to any person looking around this area, how beautiful and heritage significant these houses are. Most would have been built around the early 1900's.

Please can you take my above comments on board and put forward my opposition the the proposed changes to the Housing Diversity Neighbourhood Zone for Character Area 23. If possible an answer to this email would be appreciated.

kind regards,
Steve Hammond
Mile End.



COMPLETE

Collector: Web_Link_Prod (Web Link)
Started: Thursday, October 17, 2019 5:33:42 PM
Last Modified: Thursday, October 17, 2019 5:39:27 PM
Time Spent: 00:05:44
IP Address: [REDACTED]

Page 1: Planning and Design Code for South Australia

Q1 Which part of the Planning and Design Code would you like to make a submission about?(Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.)

My submission relates to Urban code. (click here for council areas)

Page 2: Planning and Design Code for South AustraliaPersonal Details

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory)Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name **steve hammond**
Address [REDACTED]
Your Council Area **West Torrens**
Suburbs/Town **Mile End**
State **SA**
Postcode **5031**
Country **australia**
Email Address [REDACTED]

Page 3: Planning and Design Code for South Australia

Q3 Which sector do you associate yourself with? **General Public**

Page 4: Planning and Design Code for South Australia

Q4 Would you like to make comment on **General comments**

Page 5: Planning and Design Code for South Australia

Q5 Enter your feedback for Rules of Interpretation

Respondent skipped this question

Q6 Enter your feedback for Referrals

Respondent skipped this question

Q7 Enter your feedback for Mapping

Respondent skipped this question

Q8 Enter your feedback for Table of Amendments

Respondent skipped this question

Page 6: Planning and Design Code for South Australia

Q9 Please enter your feedback for overlaysclick next at the bottom of the page for next topic

Respondent skipped this question

Page 7: Planning and Design Code for South Australia

Q10 Please enter your feedback for zones and subzonesclick next at the bottom of the page for next topic

Respondent skipped this question

Page 8: Planning and Design Code for South Australia

Q11 Please enter your feedback for general policyclick next at the bottom of the page for next topic

Respondent skipped this question

Page 9: Planning and Design Code for South Australia

Q12 Please enter your feedback for Land use Definitionclick next at the bottom of the page for next topic

Respondent skipped this question

Page 10: Planning and Design Code for South Australia

Q13 Please enter your feedback for Admin Definitionsclick next at the bottom of the page for next topic

Respondent skipped this question

Page 11: Planning and Design Code for South Australia

Q14 Please enter your general feedback here

I am concerned about how current heritage and character guidelines will be preserved with the proposed changes. Currently the local council can direct, guide or insist that certain design features should be met in a building design. When the SA govt takes over , how will this be controlled to local community satisfaction, how will some person in a city office know what a street scape looks like. Will they even care if they don't live in that suburb.

Page 12: Planning and Design Code for South Australia

Q15 Do you have any attachments to upload?(pdf only) Respondent skipped this question
