

State Planning Commission:

To whom it may concern,

I am writing to voice my strong objection to the draft Planning and Design Code – phase 3, I. which would result in my home and street being rezoned as a ‘Housing Diversity Neighbourhood’ rather than a ‘Suburban Neighbourhood Zone’.

I live in Rankine Rd Torrensville and struggle to see why it is proposed my street and a number in the vicinity are to be zoned differently to the rest of Mile End, Torrensville and Thebarton. Below are a sample of the dwellings in my street that would be ‘ripe for the developers’ picking’ at the expense of heritage, amenity and the strong sense of community that exists in this close knit neighbourhood.



My house to the right was built in 1900, in a style unique to the era and to Adelaide. The house above that was once owned by the local milkman who grazed his cows next-door and who supplied milk to the local community.

Under the proposed re zoning, such heritage and history could be lost and replaced with high density, multi story, poorly designed dwellings that have already begun to appear. This is a view looking south up Rankine Rd at a development





approved under the existing development plan that allows such properties be built up to 30m back from Henley Beach road...

Below is a picture looking north, where one will note the uninterrupted views the residents have of their neighbours backyards for some distance from their balconies.



What we have in Adelaide is unique, particularly in these original suburbs, where there are still the signs of the local grocer, butcher and baker on many of the street corners. We should be building on this heritage not knocking it down. As so many friends and relatives from overseas and interstate have commented over the 25 years we have lived in our house, this is unique.

Given the diverse and multi cultural nature of this wonderful suburb, it is disappointing that many may not have the opportunity to respond to the draft proposed development plan because of a lack of English and or IT knowledge. One would hope that the residents' views are heard and we don't end up destroying the unique fabric of the inner Western heritage of Adelaide. Once its gone, it's gone!!

It is unclear why the draft proposes that Residential Zone, Policy Area 23, be changed to Housing Diversity Zone when all other Character Policy Areas have transitioned to the Suburban Neighbourhood Zone.

Thankyou,

David Gleeson,

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