

27 February 2020

Mr M Lennon
Chair State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Dear Michael

Draft Phase 3 Planning and Design Code – Payneham Rd St Peters

Stimson Consulting has been engaged by Dr Cathy Reid to review the draft Phase 3 Planning and Design Code in relation to its potential impacts on the two properties (lots 1 and 2 in DP 68733) she owns at 183A and 185 Payneham Rd St Peters.

At present the site (2340sqm) is partially zoned Local Office and is in Policy Area 1.1, and partially zoned Residential Historic (Conservation) and is also in Policy Area 1.1. A 3 storey building is possible in the Office Zone, but a two storey building is possible in the Residential Historic (Conservation) Zone.

The draft Planning and Design Code (PD Code) proposes to Zone the site partly Business Neighbourhood (blue) and partly Suburban Neighbourhood (pink) as shown on the zone map below. The subject land (two lots) are shown with the blue stars.



It is considered the introduction of the PD Code represents an opportunity to rezone the subject land to the proposed Urban Corridor (Business) Zone as was envisaged for Payneham Rd by DPTI and the State Government a few years ago. The policies in the Urban Corridor (Business) Zone



would enable development that is considered more appropriate for Payneham Rd, which is such a vital urban arterial road, in comparison with the policies in the Business Neighbourhood Zone. With laneways at the rear of most properties in the locality on the northwestern side of Payneham Rd the interface issues with nearby low density, historic residences can more easily be dealt with through the design process. Enabling such development would also assist in achieving the 30 Year Plan for Greater Adelaide.

There have been a few developments in recent years along Payneham Rd that are similar to what is being considered for this site. They include the three storey Lifecare facility in Joslin (see photo below). There are a number of vacant sites along Payneham Rd which are clearly awaiting rezoning so that more infill development can occur.



Rezoning to Urban Corridor (Business) would enable a development to occur that consists of the following elements as is depicted on the plan on the following page.

- . basement level carparking
- . commercial tenancies, storage, utilities, carparking and two apartments on the ground floor
- . apartments on Levels 1 - 3



Should you have any queries regarding the above please do not hesitate to contact me via email [REDACTED] or on [REDACTED]

Yours sincerely
STIMSON CONSULTING PTY LTD

JOHN STIMSON
 Managing Director

Cc: Dr C Reid