

25 February 2020

Mr Michael Lennon  
Chairman – State Planning Commission

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Dear Mr Lennon

### **Planning and Design Code Phase 3 Submission Allotments 97 & 98 Aldinga Beach Road, Aldinga**

We act for Winwest Pty Ltd ('Winwest'), the owner of Allotments 97 and 98 Aldinga Beach Road, Aldinga ("the subject site").

We note that the draft Planning and Design Code proposes a 'like for like' rezoning however the proposed Housing Diversity Neighbourhood Zone affecting the subject site results in a significant loss of development potential when compared to the current zone.

There are a number of issues with the proposed zone, namely the 2 storey envisaged height and low rise/medium density.

Winwest Pty Ltd has a vision to construct a multi-level mixed use development on the subject site and wishes to make the following comments in relation to the new Zone:

- due to the scale of the subject site it has a greater capacity to deliver a greater building height;
- a building height between 3 storeys which is currently contemplated by the existing zone up to 5 storeys at the intersection will assist in framing Aldinga Beach Road and contribute to a sense of arrival which is envisaged within the existing adjacent District Centre Zone;
- encouraging a greater scale and height has a propensity to deliver more feasible mixed use development outcomes;
- the width of Aldinga Beach Road (including the road reserve) and the public open space to the east and west of the subject site can handle a greater height and scale;
- the separation between the subject site and neighbouring development will ensure a greater building height and scale will not present any detrimental overshadowing, overlooking or visual impacts upon surrounding lower scale residential development; and
- a greater building height has the potential to create more open space at ground level encouraging a high quality, pedestrian-orientated streetscape.

Ultimately, building height will also be assessed against a number of other key matters. These may include:

- how a development contributes to essential additional housing options, including housing for the aged and short stay accommodation which will have a positive effect on the Aldinga Central Shopping Centre and the region generally;
- a development's contribution to the economic development of the region;
- the overall density of the development given the proximity of the subject site to public transport, amenities, local goods and services;

- an overall building appearance and design that represents a high architectural standard responding to the coast and medium density urban context;
- the ability to contribute to a high quality streetscape and human scale through the inclusion of landscaping and communal areas;
- improving the amenity and use of the existing pedestrian link between Sunset Parade and Aldinga Beach Road;
- minimising impacts on neighbouring dwellings (i.e. overshadowing, overlooking, or visual impacts);
- creating a high quality offering taking advantage of excellent views and a coastal lifestyle;
- providing apartment layouts which achieve all relevant passive design principles with natural daylight to all habitable rooms, natural ventilation and shading;
- providing high quality apartments which adequately achieve the prescribed minimum private open space and storage requirements;
- providing all apartments with access to high quality communal facilities, sufficient car and bicycle parking;
- allowing safe, convenient and effective movement for all vehicle types and pedestrians;
- encouraging a safe, secure and crime resistant environment; and
- presenting a range of housing choices in close proximity to public transport links and public facilities.

In our opinion, if a development greater than three storeys can demonstrate the above through high quality design, then we encourage DPTI to consider a greater height and scale at this particular location along Aldinga Beach Road.

We note that this proposition would be consistent with the following *Principles of Good Planning* as outlined in the SPP:

**Urban renewal principles**

- *Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.*
- *Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.*

**Activation and liveability principles**

- *Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities.*

**Investment facilitation principles**

- *Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth.*

We further note that medium scale residential development in this location would support the following SPP's and associated principles:

## **1 INTEGRATED PLANNING**

*Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates liveable and sustainable places that contribute to our prosperity.*

- 1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.*
- 1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.*

## **6 HOUSING SUPPLY AND DIVERSITY**

*Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.*

- 6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.*
- 6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.*
- 6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.*

We would be pleased to further meet with DPTI staff in order to provide further detail in respect to this submission/request.

Yours sincerely

A handwritten signature in black ink that reads 'Chris Vounasis'. The signature is written in a cursive, flowing style.

**Chris Vounasis**  
Managing Director