

16 February 2020

DPTI
Planning Reforms Department

To whom it may concern,

Submission to the proposed changes resulting from the Planning and Design Code – Phase 3 relating to the subject land.

Aphrodite Investments Pty Ltd is the owner of the property located at 303 Seaview Road, Henley Beach SA (the **Land**).

In preparing this submission, we have reviewed the Phase 3 Planning and Design Code polices compared with the current Charles Sturt Council Development Plan provisions as they relate to the subject Land.

The Land is currently within the Western Edge Policy Area 17 of Residential Zone.

Principle 5 (c) of this policy area states as follows

- (c) 3 storey (12 metres) buildings may be appropriate provided the building height is no greater than 10.2 metres and only where located within either of the following areas:
 - (i) bounded by Henley Beach and Seaview Roads, Esplanade and the **Neighbourhood Centre Zone - Henley Square Policy Area 12**
 - (ii) bounded by **Neighbourhood Centre Zone - Henley Square Policy Area 12**, Military Road to North Street, North Street, Seaview Road, Marlborough Street and Esplanade.

The Land is sited with the identified by (c) (ii) and therefore, envisages 3 storey buildings.

The Planning and Design Code, however, incorporates this site within the General Neighbourhood Zone and the building heights overlay has a maximum building height of 2 storeys.

Whilst we generally support the state wide proposal, reducing the height limits from 3 storey to 2 storey will have a significant impact on the viability and future redevelopment of our site as well as many of the other sites that are currently sited within the areas identified by PDC 5(c) (i) and (ii).

We seek that a local variation be incorporated in the Planning and Design Code that reflects PDC 5 (c) (i) and (ii) by increasing the height limit from 2 to 3 storeys.

Further, Residential Zone (at page 203) states that:

“In Policy Areas 15, 16 and 17, all dwelling types and densities may be considered where all of the following can be achieved: (a) sites have a width greater than 25 metres (b) there is not more than one vehicular access per 20 metres of frontage (c) the site adjoins or has direct vehicular access to an arterial road or distributor road, as shown on Overlay Maps – Transport, and the road is currently serviced by public transport.”

The introduction of the Planning and Design Code does not provide for the above nuance and so we further see a local variation be incorporated to provide for the above nuance.

We would welcome the opportunity to discuss this submission with the Department of Planning, Transport and Infrastructure and/or the State Planning Commission.

Please do not hesitate to contact the undersigned by phone on [REDACTED].

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'A. Stavrou', is written over a light blue circular stamp.

Arthur Stavrou on behalf of Aphrodite Investments Pty Ltd