

DIT:Planning Reform Submissions

From: David Girolamo [REDACTED]
Sent: Friday, 18 December 2020 7:31 PM
To: DIT:Planning Reform Submissions
Subject: planning and design code
Attachments: 2020.12.18 - Objection to code changes.pdf

[REDACTED] [REDACTED]

Hello,

Please refer to our letter attached regarding the revised planning and design code.

Kind regards,

David Girolamo
Director, Architect
[REDACTED]

P A
C T

A pact is a promise. A commitment.

[REDACTED]
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18 December 2020

Attorney-General's Department
Government of South Australia
DIT.PlanningReformSubmissions@sa.gov.au

Re: Revised Planning and Design Code for Phase Three

We wish to lodge a formal submission in response to the revised Planning and Design Code on behalf of our client, Angela Zucco - owner of [REDACTED] Henley Beach 5022.

With regard to [REDACTED] Henley Beach, we note that the current Development Plan positions the property within the Western Edge Policy area 17. Although this area generally nominates a building height of 2 storeys, there are two areas which are nominated as exceptions and the Development Plan specifically makes provision for 3 storey development within these areas. We have attached the relevant excerpt from page 211 of the Charles Sturt Council Development Plan below for your information and reference.

Following our research on the revised Planning and Design Code, it is our understanding that 161 Esplanade Henley Beach will now be within the Waterfront Neighbourhood Zone which has a maximum building height of 2 levels.

We note that this change in height is a significant diminishment of our client's ability to develop their site - a site which they particularly sought out and recently purchased for its increased height zoning. The significant reduction in height is also a lost opportunity for increased residential infill development and as such will result in a reduction of the number of people able to enjoy the amenity of South Australia's enviable beachfront locations.

On behalf of our client, we wish to express our concern and dissatisfaction with this change in the development plan and we kindly request the Department consider reinstating the three story height provision for this location.

Kind regards,



David Girolamo
Director. Architect
PACT architects

Page 211 of the Development plan states the following:

- (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.