

24 February 2020

Mr Michael Lennon
Chairman
State Planning Commission

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Dear Mr Lennon

PLANNING AND DESIGN CODE PHASE 3 SUBMISSION 43 MAIN NORTH ROAD AND 1-3 NOTTAGE TERRACE, MEDINDIE

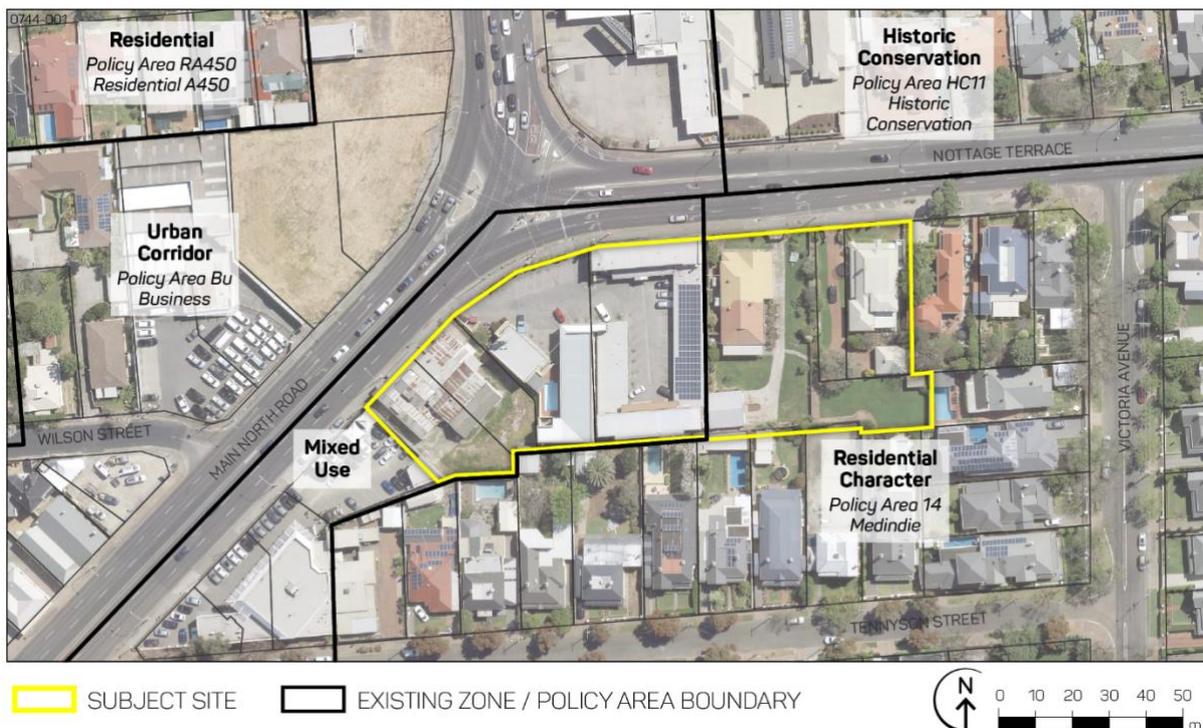
We act for Mr Chris Shopov, who is the owner of seven contiguous allotments identified as 1-3 Nottage Terrace Menindie, and 43 Main North Road Medindie.

The amalgamated site comprises an area of over 6,300 square metres located on the southern side of the signalised intersection of Nottage Terrace and Main North Road.

The central portion of the combined land holding (comprising two allotments) accommodates the Scotty's Motel. The eastern three allotments, with frontage to Nottage Terrace, contain two detached dwellings.

The two allotments fronting Main North Road contains an older style commercial premises which is presently unoccupied and in derelict condition. Figure 1 identifies the zoning of the subject land and surrounding locality.

Figure 1 *Subject Land and Locality*



It is evident that all properties used for non-residential purposes are located within the Mixed Use Zone. The three eastern allotments (containing the 2 detached dwellings), together with adjacent land to the east and the south is located within Medindie Policy Area 14 of the Residential Character Zone.

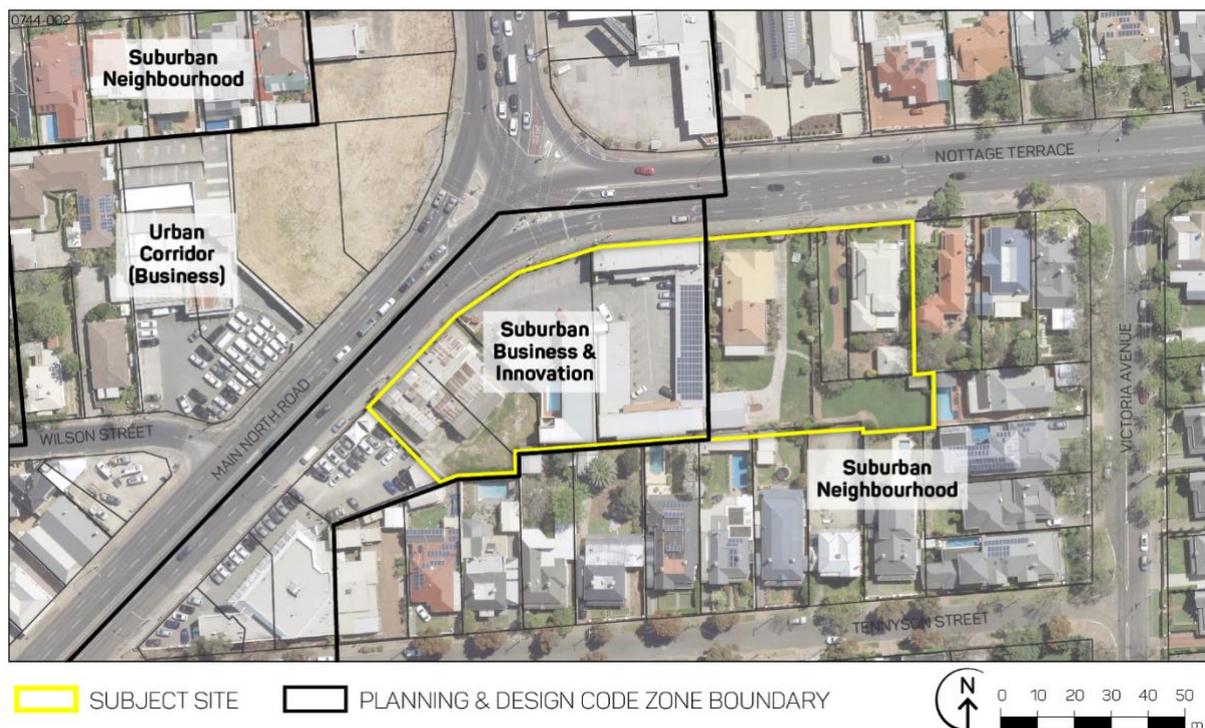
We observe that land located on the northern corners of the intersection of Nottage Terrace and Main North Road are located within the Urban Corridor Zone.

The draft Planning and Design Code proposes the following changes to the zones referred to above:

- Mixed Use Zone changed to Suburban Business and Innovation Zone;
- Medindie Policy Area 14 of Residential Character Zone changed to Suburban Neighbourhood Zone; and
- Business Policy Area of Urban Corridor Zone changed to Urban Corridor (Business) Zone.

Figure 2 identifies the zoning proposed by the draft Planning and Design Code.

Figure 2 Zoning proposed by draft PDC



Our client has a vision to redevelop the overall site with a medium scale mixed use development including townhouses, apartments and ground level non-residential land uses. High level master planning demonstrates that:

- two-storey townhouses could be developed along the existing residential interface;
- ground level non-residential development up to 2,500 square metres could provide an active edge along the majority of the frontage(s);

- sufficient space would be made available at ground level to support the demands of the non-residential land use;
- basement car parking could support apartments contained within an overall building height of 6 to 7 levels towards the intersection;
- a maximum building height of 6 to 7 levels is capable of being contained within a 30 degree angle when measured 3 metres above ground level from the Suburban Neighbourhood Zone boundary; and
- an appropriate access arrangement could be adopted that accommodates future road widening and intersection upgrades;

In our opinion, high level master planning suggests that a redevelopment of the subject site would realise greater value and amenity for the site and locality and conform with the ambitions and intent of the 30 Year Plan for Greater Adelaide and the State Planning Policies (SPP). Such a vision 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 mixed use development in this location would support the following State Planning Policies 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.*

In order to provide the necessary policy pre-conditions to facilitate a medium scale mixed use development which includes apartments, the zoning of the land will need to change as compared to both the current Development Plan and the zoning proposed through the draft Planning and Design Code.

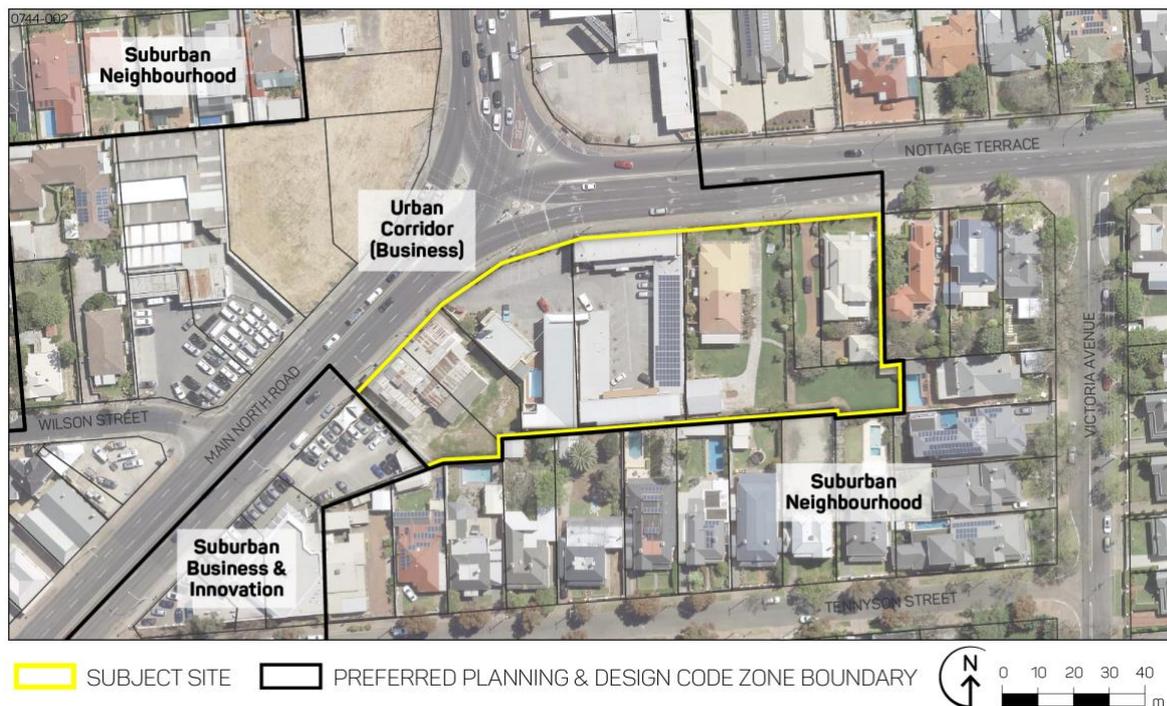
In our opinion, it would be appropriate for the whole of the subject site to be rezoned Urban Corridor, in accordance with the current and proposed zoning located on the opposite side of the intersection of Main North Road and Nottage Terrace. We further note that potential would exist to extend such a zone further south down Main North Road to the intersection of Tennyson Street.

In terms of the merit of this proposal, we further note that neither the subject land nor any property in the immediate locality is registered as a state or local heritage place.

The subject site has sufficient depth to ensure that an economic development could be accommodated on the land whilst respecting the interface with established dwellings, noting the setback and height policies otherwise contained in the draft Planning and Design Code.

Figure 3 identifies the recommended rezoning, to encompass the subject site.

Figure 3 Recommended Rezoning



Should our suggested amendment not be adopted as part of this Phase 3 consultation process, we flag the intent to initiate a Code Amendment process as soon as practical after commencement of the Code.

We can confirm that the necessary investigations to support this process have commenced and have been entirely funded by Mr Shopov to date.

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".

Chris Vounasis
Managing Director