

28/2/20

Department for Planning, Transport and Infrastructure

Sent via email:

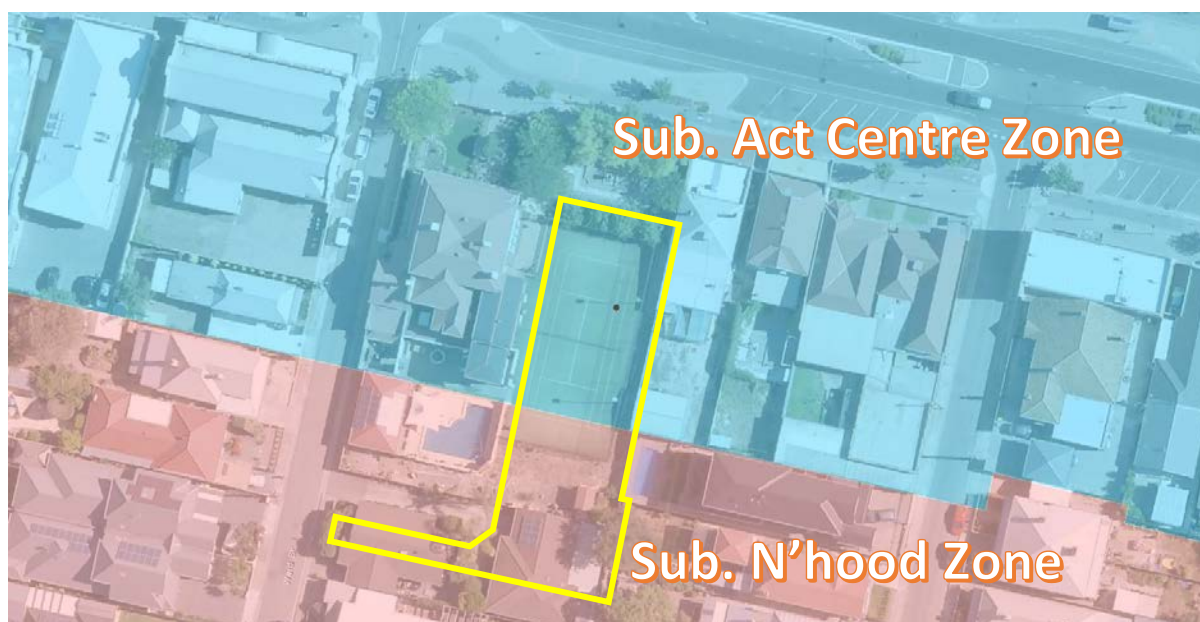
[DPTI.PlanningReformSubmissions@sa.gov.au](mailto:DPTI.PlanningReformSubmissions@sa.gov.au)

Attn: Planning Reforms Section

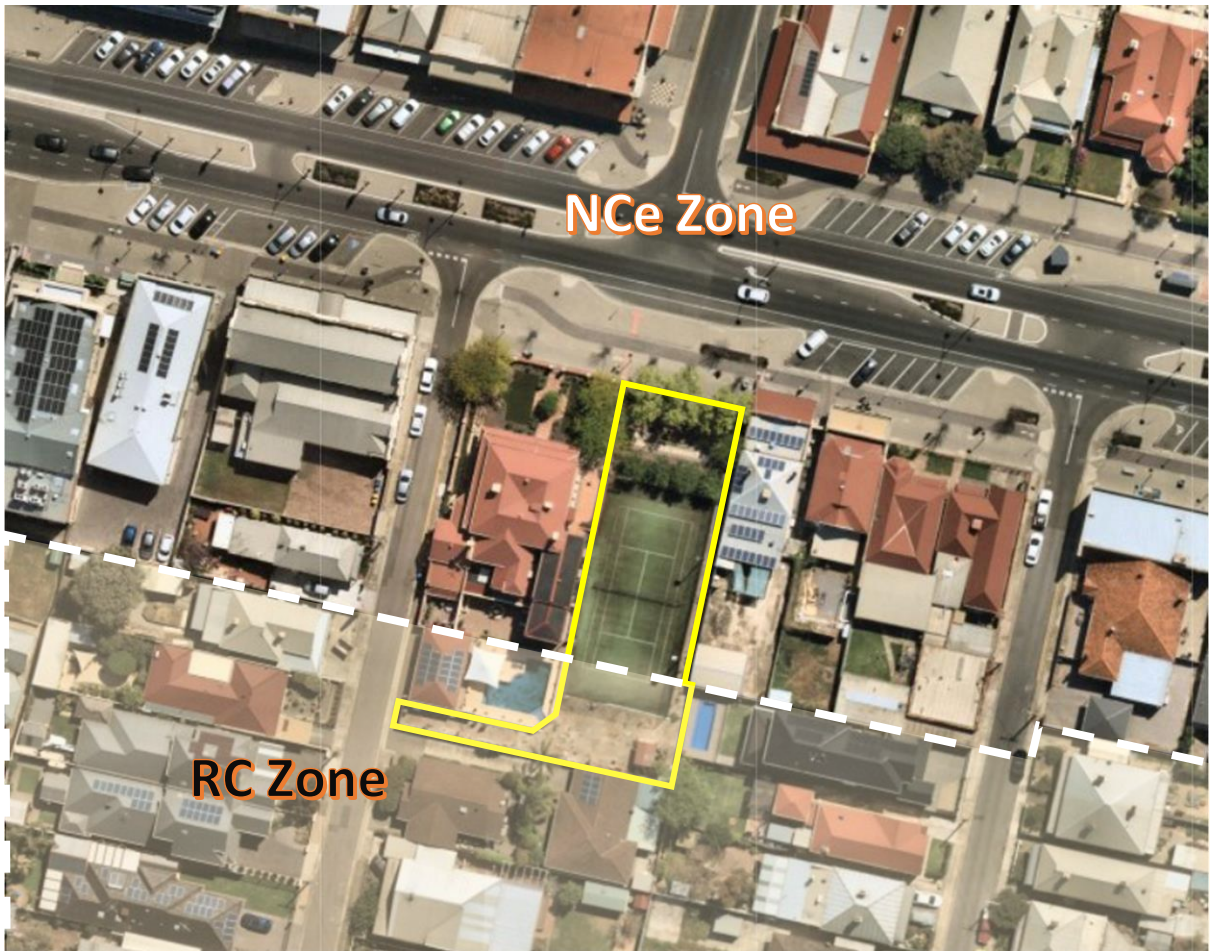
Re: Planning Reform Submission on the proposed Planning and Design Code Stage 3

My name is Emmanuel Politis of Splash Property Group and I am a property owner of a number of properties in Semaphore Rd. I am currently being frustrated by a non-complying assessment process for one of these properties (no. 76), due to pursuing an envisaged form of development within the Neighbourhood Centre Zone, that happens to be non-complying in the Residential Character Zone, which overlaps the rear of the site. The rear part of the site is the only part from which vehicle access is able to be provided through a battle-axe driveway arrangement, forced upon my father (Mos) during a previous application in the early 1990s from the Council Planning Section at the time. Through numerous Development Plan amendments, the Council has never rectified the zoning anomaly, which has in effect, cost me thousands of additional dollars and denied me of appeal rights in my current application.

As part of the reform process and transition to the Planning and Design Code later this year, I ask that DPTI review the Zone boundaries along Semaphore Rd, and adjust to ensure that all properties that currently face Semaphore Rd are entirely within the new Suburban Activity Centre Zone as earmarked. I note presently on the online map service on consultation that my property is still overlapped by a Residential type zone at the rear (Suburban Neighbourhood). While the same 'non-complying' triggers that currently exist may not apply, I am still concerned about the limitations imposed on the site by virtue of this anomaly in the Zone boundaries.



Map of Proposed Zoning from P&D Code Map Viewer on Consultation



Map of Current Zoning showing subject site and Zone Boundaries (dashed)

Please ensure that in the final iteration of Phase 3 of the Planning and Design Code that the properties at 74 and 76 Semaphore Rd (which are to be divided should the current application for mixed use development on the tennis court proceed), fall entirely in the Suburban Activity Centre Zone.

Thanks in advance for consideration my submission in the refining of the Planning and Design Code post consultation.

Should you wish to discuss, please contact me on [REDACTED]

Yours sincerely,

Emmanuel Politis