

21 February 2020

Department of Planning, Transport and Infrastructure  
 GPO Box 1815  
 ADELAIDE SA 5001

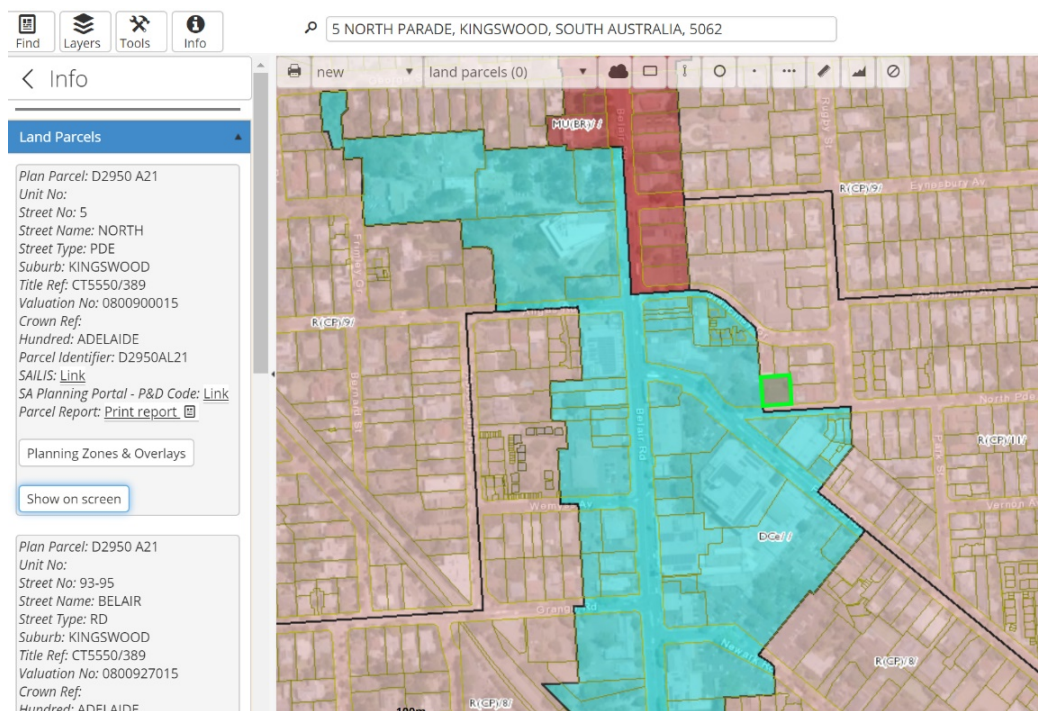
DPTI.PlanningReformSubmissions@sa.gov.au

Dear Sir/Madam

**Re: Planning and Design Code – Phase 3**

MasterPlan writes on behalf of the Hurley Hotel Group in relation to the zoning of the Torrens Arms Hotel and car park at 95 Belair Road and 5 North Parade, Kingswood.

The Torrens Arms Hotel is located on a site with frontage to Belair Road, Princes Road and North Parade. Currently the hotel buildings are located within the District Centre Zone, whilst the ancillary car park located at 5 North Parade is within the Residential (Central Plains) Zone, as shown on the below image.

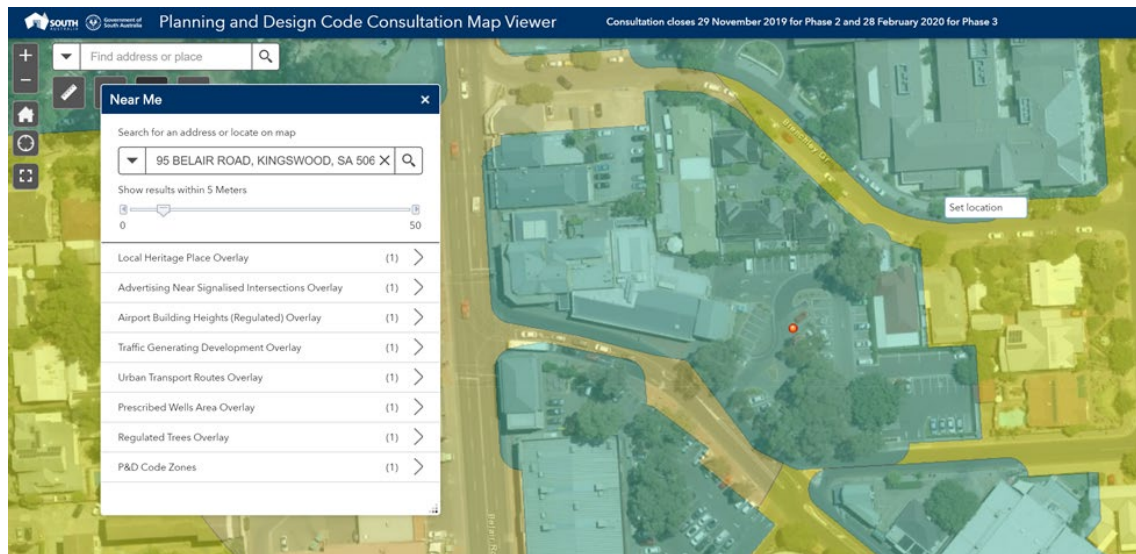


The City of Mitcham granted consent to develop the car park in association with the hotel in February 2015 (Development Application no. 080/397/2014).



Given the lawful use of the car park, it is respectfully requested that this property (5 North Parade, Allotment 21 in Certificate of Title Volume 5550 Folio 389) be included in the District Centre Zone.

It is noted that the Planning and Design Code, consultation version, includes this property in the District Centre Zone, as per image below. This is however inconsistent with the mapping included in the Mitcham (Growth) Precincts Development Plan Amendment (the DPA).



It is important to my client that the DPA and the Code are consistent, to remove any potential conflict and/or inconsistencies in the future.

We would be pleased to discuss this submission with Council, at a mutually agreeable time if/as required.

Should you wish to discuss this submission further, please do not hesitate to contact Sam McInnes, General Manager, Hurley Hotel Group on [REDACTED] or the undersigned by phone on [REDACTED] or email [REDACTED].

Yours sincerely

Julie Jansen

MasterPlan SA Pty Ltd

cc: Sam McInnes, Hurley Hotel Group.  
City of Mitcham - mitcham@mitchamcouncil.sa.gov.au