

John Koutsoukos
[REDACTED]
Kensington Park, SA 5068

27 February 2020

Mr Michael Lennon
Chair - State Planning Commission
GPO Box 1815
ADELAIDE SA 5000

Sent via e-mail: saplanningcommission@sa.gov.au

Dear Mr Lennon

Draft Planning & Design Code – Consultation Response

Thank you for the opportunity to provide a response on the draft Planning and Design Code.

My Family are the owners of land at [REDACTED] and [REDACTED] Aldinga Beach (comprising of Lots 135, LT97 and LT 6). The Site is substantial in size and comprises of approximately 10,711 square metres of land. The Site has been previously granted approval for land division. As part of the land division Master Plan, the intent was to allocate this area of land for 3 storey medium density townhouses along the Aldinga Beach Road frontage to accommodate a diversity of housing including serviced apartments, independent living unit buildings and apartment living. On reviewing the provisions within the Code, the proposed Code will prohibit the ability to provide this level of housing diversity for the McLaren Region.



130-168 Aldinga Beach Rd & 135 Rowley Rd, Aldinga Beach (Lots 135, LT97, LT96)

Our Site is currently located within the Medium Density Policy Area 40 and Precinct 36 Targetted Infill that allows for buildings up to 3 storeys in height. The Code proposes to change the zoning to the Housing Diversity Zone which proposes to only allow for buildings up to 2 storeys (9 metres) in height.

Our core concern is that the draft Code proposes to reduce the building height provisions for the Site from 3 storeys to 2 storeys. The reduction in building height will severely prohibit the ability to provide the diversity of accommodation that was intended by the Land Division Master Plan and that is in much needed within the McLaren Vale region. Currently there is a shortage of this form of accommodation in the region and there are limited suitable sites to provide this form of accommodation.

Our Site is suitably located and could comfortably accommodate buildings of 3 storeys without impacting on the overall amenity of the area or detrimentally impacting on the streetscape. The Site is conveniently located close to public transport including bus facilities and the future light rail facilities. In addition, the Site is directly opposite the Aldinga Beach Shopping Centre which is within the District Centre Zone and will provide facilities and services within close proximity to our Site as well as provide an appropriate transition between the centre and the area to the south, east and west of the Site. Our Site is suitable in size and location to accommodate a diversity of accommodation in buildings that are 3 storeys in height.

On the basis of the above, we recommend that the building height proposed by the Code be amended return to the current Development Plan standards within the Medium Density Policy Area 40 and Precinct 36 Targetted Infill of 3 storeys and that the TNV Overlay also be revised to allow for building of 3 storeys in height.

We hope and trust that our submission will be given due consideration. If you would like to discuss the points raised in our submission further please contact me on my mobile [REDACTED] or via email [REDACTED]

Kind sincerely

A handwritten signature in black ink, appearing to read 'John Koutsoukos', is written over a light blue rectangular background.

John Koutsoukos