

DIT:Planning Reform Submissions

From: DIT:Plan SA
Sent: Friday, 18 December 2020 12:51 PM
To: DIT:Planning Reform Submissions
Subject: FW: Planning and Design Code - Submission Reminder

Categories: Deb

From: Enrico Catalano [REDACTED]
Sent: Friday, 18 December 2020 12:41 PM
To: DIT:Plan SA <PlanSA@sa.gov.au>
Subject: RE: Planning and Design Code - Submission Reminder

Hi There,
I wanted to add some more detail on my submission.
I've pasted the original below:

- 1) I wanted to add that being able to establish one terrace house, also, most importantly enables that first initial house to be rented, the income of which can be used to apply for the next loan to fund the construction of the second house and so on and so forth.

As you are aware Capital is provide by lending authorities. Very few people can undertake development with there own funds. This is a bottle neck to economic activity in the state. Always has been and always will be. If this **"staging to enable future funding"** were allowed under the new code, construction activity and the economic benefits for the state would be further enhanced.

- 2) Also for building in bush fire prone areas could it be a requirement that new constructions be designed to incorporate a **"fire proof safe room refuge"**

It could be a bathroom that's fire rated all round as long as its on the ground floor, concrete slab, fire proof walls ceilings doors and windows

Or a dedicated underground or basement bunker, as the roads to evacuate could be obstructed by falling burning trees.

This I fear for families in the hills every time I'm asked to carry out a project

If you could allow that new ensuite's to be added to the perimeter of the existing houses to be fire rated to serve as bunkers

Consultation Document Submissions

Part 2 - Zones and Sub Zones > General Neighbourhood Zone > Table 2 - Deemed-to-Satisfy Development Classification
Support

Oppose
Amend

Your Feedback

Hi,

For row housing i especially welcome the inclusion of '(or detached dwelling in a terrace arrangement)'. Apart from being flexible in the future for numerous owners the biggest advantage is that developers can potentially proceed in stages, therefore making the need to source bank lending EASIER as up until now row house's were allowed but, had to share a party structural wall and this meant that they all had to be built at the same time, therefore requiring a larger loan in order for the project to begin.

In the interests of spurring on capital investment in the state, allowing for staging of detached dwellings in a terrace arrangement would enable more developers to proceed with projects they would be otherwise be prohibited from doing.

Staging allows one completed dwelling to be used as equity for gaining bank funding for the next dwelling and so on so forth, a domino effect of sorts...

Can the new plan incorporate in black and white please, provisions for the small scale developer to participate in the economic progress of the state, by recognizing that one dwelling will take 6 or so months to be completed before it can be used as security by a lending authority in order to fund the next adjacent dwelling.

Please call if any queries

Kind Regards

Enrico Catalano Architect



Kind regards,

