

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

enrico

Last name:

catalano

Email: *

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

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

- Support
- Oppose
- Amend

Your Feedback

for Hills Neighbourhood Zone,

by virtue of the fact that site in the hills will have gradients, i suggest that its too restrictive blanketly restraining the number of storeys to two.

Being an Architect, sloping sites require more flexibility with regard to accomodating the brief in a compact and economical way.

The easiest way to avoid expensive and unsightly substantial cut and fill, retaining walls and the like, is to build in a split level format.

Garages and storage areas can be tucked in under the main living area floor level, but the site may necessitate that the living area level itself is split into two levels to avoid intrusive site works. This would then make the house 3 storeys but would enable the building form to follow the natural fall of the land which is cost efficient and aesthetically more pleasing.

Kind Regards

Enrico Catalano Architect

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First name:

enrico

Last name:

catalano

Email: *

enrico@ec-architecture.com

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Your Feedback

Limiting to two storeys is difficult for steeply falling sites . perhaps allow three where the first level is only for garaging and storage and only half the floor area of the next level above.

This allows for inexpensive creation of level larger living area without needing expensive earthworks and retaining walls