

24 February 2020

Mr Michael Lennon  
Chairman – State Planning Commission

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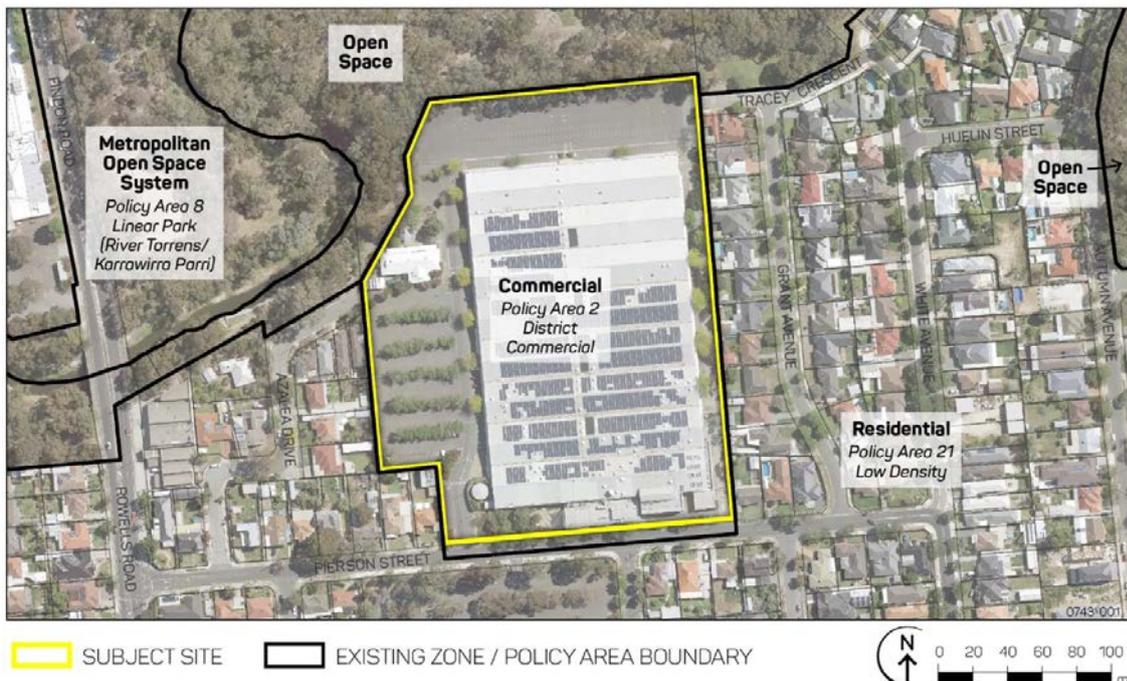
Dear Mr Lennon

### Planning and Design Code Phase 3 Submission Westpac Mortgage Centre – 25 Pierson Street Lockleys

We act for Pierson Pty Ltd, who is the owner of the land generally identified as 25 Pierson Street Lockleys and presently accommodating the Westpac Mortgage Centre (office) and the Lockleys Child Care and Early Learning Centre.

The subject site and existing zoning as identified by the West Torrens (City) Development Plan is shown by Figure 1 below. It is evident that the subject site is located within Policy Area 2 of the Commercial Zone. It is further evident that the site in effect represents an ‘island’ bordered by the Open Space Zone to the north (River Torrens) and Policy Area 21 of the Residential Zone bordering the western, southern and eastern boundaries.

**Figure 1** Subject Site and Existing Zone



Pierson Pty Ltd has a vision to eventually redevelop the land for a range of medium density housing purposes, recognising the strategic potential of the site.

We note that the site offers significant potential for medium density residential development at a medium scale on the basis of:

- direct access/frontage to the adjacent River Torrens linear park;
- close proximity to Rowells Road/Findon Road, a north-south arterial road accommodating public transport;
- close proximity to Lockleys Children’s Centre and Lockleys North Primary School; and
- reasonable proximity to multiple neighbourhood level retailing offers on Findon Road.

Pierson Pty Ltd has a vision to:

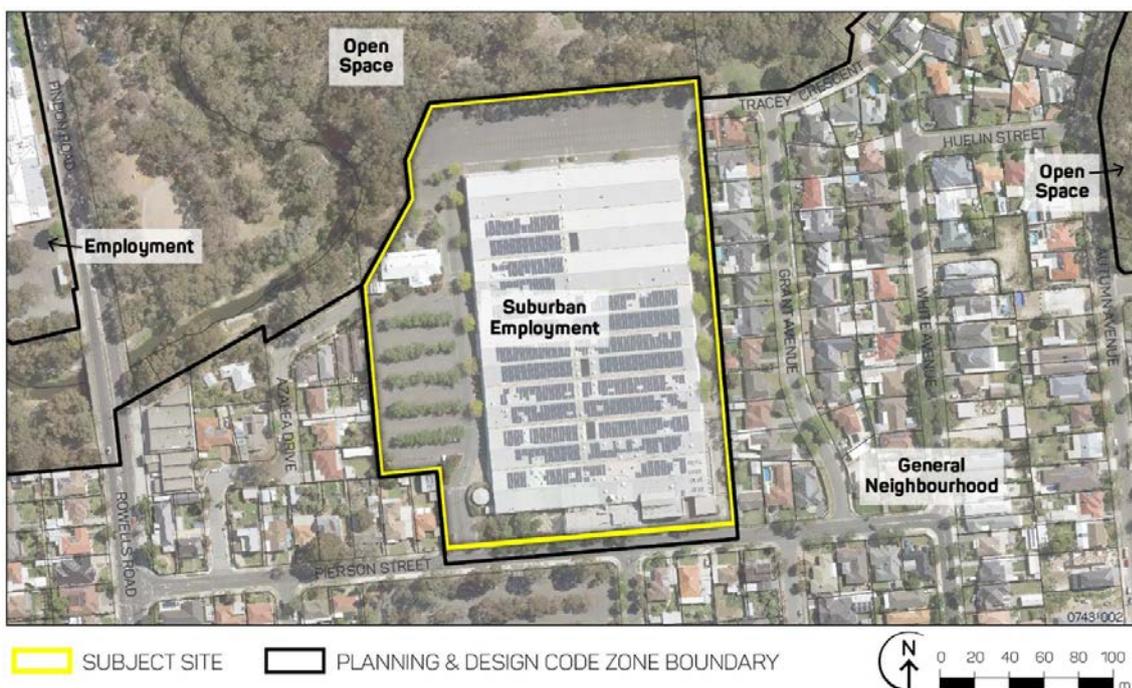
- encourage residential development up to two storeys at existing residential interfaces;
- take advantage of the River Torrens frontage by encouraging development between four to six storeys;
- create open space through the site and integrate such space with WSUD principles;
- encourage rear-loaded product to maximise on-street carparking and to support high quality public realm outcomes with a focus on maximising tree canopy cover to reduce heat;
- incorporate small scale non-residential development along the Torrens River frontage to enhance the experience for pedestrians/cyclists.

Given the vision of Pierson Pty Ltd, it is opportune to review the draft Planning and Design Code – Phase 3, and to make submission noting the intent to seek a future rezoning.

In terms of zoning, the draft Planning and Design Code proposes the following outcomes for the land and locality, which for clarity are reproduced in Figure 2 below:

- Conversion of the current Commercial Zone to the Suburban Employment Zone; and
- Conversion of the current Residential Zone to the General Neighbourhood Zone.

**Figure 2** Draft PDC Zone



As anticipated, the draft Planning and Design Code has proposed a 'like for like' rezoning.

However, in terms of forward planning, noting the medium density residential development vision of Pierson Pty Ltd, and having regard to the various zones contained within the draft Planning and Design Code, we consider that there is no 'standard' zone that fits this particular context.

In our opinion, there is a need for a new Urban Infill Master Planned Zone to be constructed within the Planning and Design Code that better recognises the opportunity that Pierson Pty Ltd presents. Appropriate Design Guidelines and a master plan should be read in conjunction with the Zone and be used as the mechanism(s) to differentiate similar sites across metropolitan Adelaide.

In our opinion, such a zone would provide the broad policy framework for similar sites, create greater value and amenity for the respective site and locality whilst conforming with the ambitions and intent of the 30 Year Plan for Greater Adelaide and the State Planning Policies (SPP).

We note that this proposition would be consistent with the following *Principles of Good Planning* as outlined in the SPP:

#### **Urban renewal principles**

- *Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.*
- *Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.*

#### **Activation and liveability principles**

- *Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities.*

#### **Investment facilitation principles**

- *Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth.*

We further note that medium scale residential development in this location would support the following SPP's and associated principles:

### **1 INTEGRATED PLANNING**

*Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates liveable and sustainable places that contribute to our prosperity.*

1.7 *Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.*

1.8 *Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.*

### **6 HOUSING SUPPLY AND DIVERSITY**

*Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the*

*changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.*

- 6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.*
- 6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.*
- 6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.*

We would be pleased to further meet with DPTI staff in order to provide further detail in respect to this submission/request.

Yours sincerely

A handwritten signature in black ink that reads 'Chris Vounasis'. The signature is written in a cursive, flowing style.

**Chris Vounasis**  
Managing Director