



27 February 2020

Mr Michael Lennon
Chairman – State Planning Commission

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Dear Mr Lennon

**Planning and Design Code Phase 3 Submission
382 Payneham Road, Payneham**

We act for Urbis Pty Ltd ('Urbis'), the owner of 382 Payneham Road, Payneham, otherwise known as the former Schweppes site.

Urbis supports the conversion of the Light industry Zone to Suburban Employment Zone.

As you would be very well aware, our client has made a very serious attempt to activate the land over the last 2-3 years without any success. Having exhausted most realistic economic opportunities under the constraints of the current zoning, the proposed zone provides an economic and feasible opportunity to reposition the site.

However, we note that the table contained under the Procedural Matters section of the zone appears to contain an editorial error. We can only presume that all classes of development are excluded from notification as no exceptions are identified. Our client's support for the zone is contingent upon this remaining the case.

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