Community Information Sheet

Mixed Use (Glenside) Zone Policy Review
Development Plan Amendment

Proposed planning changes for public consultation

The Minister for Planning has proposed a Development Plan Amendment (DPA) that will affect the Burnside (City) Development Plan.

A key objective of The 30-Year Plan for Greater Adelaide is to increase infill development in target locations. The Government is progressing its commitment to revitalising key locations in metropolitan Adelaide by allowing mixed use medium and high density infill close to services and transport. There has been initial success in the newly zoned Urban Corridor areas with projects and development being approved or under consideration.

The DPA will continue this by amending land use policy at the Glenside hospital site (surplus government land) and surrounding areas to allow for the development of new housing and complementary retail and commercial buildings, open spaces and transport infrastructure.

These changes will support the creation of a lively urban community with a range of housing choices and workplaces, convenient shops and services, and easy access to public transportation. The community will benefit from close proximity to Adelaide’s CBD, the Adelaide Park Lands, which offer many opportunities for sport and recreation, and Greenhill / Fullarton and Glen Osmond Roads, which offers a variety of commercial activities.
What is a development plan amendment?

Development Plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

A development plan amendment (DPA) is a document that describes proposed changes to a development plan.

DPAs must be prepared according to certain processes set out by legislation (the Development Act 1993 and associated Regulations). DPAs may be undertaken by councils or, under circumstances identified in section 24 of the Act, by the Minister for Planning. This DPA has been prepared by the Minister and is known as a Ministerial DPA.

Background

The 30-Year Plan for Greater Adelaide identified land at Glenside as a potential site for mixed-use and higher-density residential development. The land encompasses the site of the Glenside Hospital, SA Film Corporation Studios, Adelaide Hebrew Congregation and various Office facilities, as well as adjoining land fronting onto Fullarton Road, Greenhill Road and Conyngham Street. The Plan envisioned the redevelopment of this area as a walkable, sustainable, city-edge community with key public transportation links and a mix of housing, services, amenities and employment. The transformation of the site from primarily institutional uses to a residential and mixed use community requires changes to development policy.

In 2013 the Government also approved the Inner Metropolitan Growth (Stage 1) DPA, along with other strategic rezonings at West Lakes, Tonsley and Bowden. This was a strategic commitment to revitalising key locations in metropolitan Adelaide by allowing mixed use medium density infill close to services and transport.

This DPA, therefore proposes to rezone a targeted area at Glenside – to further encourage medium to high density mixed-use development close to public transport and services at this location as well as the City and Park Lands.

The changes proposed in this DPA will build lively neighbourhoods by using the already existing infrastructure, allowing people choice to be able to walk, cycle or take public transport along mixed-use urban corridors.

What changes are being proposed?

Broadly, the DPA proposes to:

- Rezone the 16.6 hectares of surplus Government land from the Mixed Use (Glenside) Zone to Urban Corridor Zone – Transit Living Policy Area with the intent to:
  - Increase residential densities and the mix of land uses as envisaged by the Master Plan applicable to the site
  - Ensure quality built form and open space outcomes across the site, having particular consideration to the retention of existing State Heritage Places and significant/regulated trees.

- Review policies applicable to the Mixed Use (Glenside) Zone (and in particular, Policy Area 3 – Office and Technology) to provide greater flexibility of land uses (such as local shops and consulting rooms) to enable increased vibrancy and economic development within proximity to Conyngham Street.
• Rezoning a small portion of the Mixed Use (Glenside) Zone to the Residential Zone to better reflect existing development.

In preparing the DPA, particular consideration has been given to:

• **Building Heights and Densities:** The proposed policy approach seeks to enable development in the order of 8 storeys in height transitioning down to 2 storeys near the interface with the Residential Zone and other sensitive uses. Catalyst site provisions will enable over-height development in appropriate locations. All development over 4 storeys in height will require assessment by the Government Architect to ensure that impacts on adjoining development can be minimised and good built form outcomes achieved.

• **State Heritage Places:** The DPA will ensure that heritage features within and adjoining the affected area are retained and integrated into future developments on the site, creating a distinctive sense of place.

• **Open Space and Stormwater:** Policy seeks to ensure the retention of existing significant/regulated trees and the establishment of public open space across the affected area, including along the Fullarton Road frontage and in proximity to State Heritage Places. The proposed Concept Plan enables the creation of a detention basin/public open space which will address stormwater issues.

• **Traffic and Access Arrangements:** Road upgrade requirements have been identified and funding mechanisms put in place to enable the installation of traffic signals at the main access on Fullarton Road, and additional capacity added at the Greenhill Road/Fullarton Road intersection. The Master Plan applicable to the site envisages a local road network which will minimise traffic impacts on the surrounding residential area.

• **Ensuring Quality Design – Design Review Process:** Design Review is an established, and essential, part of the planning process for development within key infill locations in inner metropolitan Adelaide, and the CBD for new multi storey buildings, and is proposed to apply in the areas affected by this DPA. The design review process involves referral of relevant development applications to the Government Architect, and includes a design review service to inform advice from the Government Architect to the Development Assessment Commission (DAC). It promotes good quality developments and good design. For further information refer to the ‘Design for Medium Density Living’ fact sheet.

**Want to know more?**


You also can view these documents in hard copy by visiting, during office hours:

City of Burnside Civic Centre  
401 Greenhill Road  
TUSMORE SA 5065  
Phone: 08 8366 4200

Department of Planning, Transport and Infrastructure  
Level 2, 211 Victoria Square  
ADELAIDE SA 5000  
Phone: 08 7109 7007
How to have your say

Consultation on Ministerial DPAs is managed by the Development Policy Advisory Committee (DPAC), an independent statutory committee which provides advice to the Minister on planning and development issues.

As part of the consultation process, you may:

- comment on the DPA by making a written submission to the committee, and
- attend a public meeting if you wish to be heard by the committee or raise any matter not previously raised in your written submission.

Public consultation period

The proposed DPA is under consultation from Thursday 23 June 2016 to Wednesday 17 August 2016.

Making written submissions

You can make a written submission on the DPA anytime before the closing, which is 5 pm on Wednesday 17 August 2016.

Submissions should be marked ‘Mixed Use (Glenside) Zone Development Plan Amendment’ and sent to:

Presiding Member, DPAC, c/- Department of Planning, Transport and Infrastructure:
- by post: GPO Box 1815, Adelaide SA 5001, or
- by email: dpac@sa.gov.au, or

Please clearly indicate on your written submission if you wish to be heard at a public meeting.

Viewing submissions

All submissions received are public documents and will be made available for viewing after the closing date. The submissions can be viewed at:

- www.sa.gov.au/planning/ministerialdpas, and
- the offices of the Department of Planning, Transport and Infrastructure, Level 5, 136 North Terrace, Adelaide, during office hours.

Please note: The posting of submissions on sa.gov.au may be undertaken progressively over a day or more if a large number of submissions are received.

Information Session

In addition to viewing the proposed changes, you can meet with officers from the Department of Planning, Transport and Infrastructure at a scheduled Information Session to discuss the DPA content and process. The Information Session details are as follows:

Wednesday 13 July 2016, 4.30 pm to 6.30 pm
Margaret Bond Room 2
Glenunga Hub
70 Conyngham Street
GLENUNGA SA 5064
Public meeting

DPAC has scheduled a public meeting as follows:

- Wednesday 31 August 2016 at 7.00pm
- Burnside Hall
- Burnside Community Centre
- 401 Greenhill Road
- TUSMORE SA 5065

This public meeting provides an opportunity for anyone to be heard by the committee or to verbally raise any matter not previously raised in their written submission.

Please note: DPAC may not hold a public meeting if no one requests to be heard. Check the status of the public meeting on www.dpac.sa.gov.au or www.sa.gov.au/planning/ministerialdpas before the scheduled meeting date.

What happens next?

Following the consultation process, DPAC prepares a report for the Minister on the matters raised during the consultation process.

The Minister then considers the matters and makes a decision to either:

- approve the DPA (as released for consultation), or
- approve the DPA with changes, or
- not approve the DPA.

If the Minister approves the DPA, notice is given in the South Australian Government Gazette and the development plan is amended accordingly.

All approved DPAs must be reviewed by the State Parliament’s Environment, Resources and Development Committee (ERDC). The ERDC may request the Minister to consider changes to a DPA as a result of its review. Notice of any subsequent change is made in the Gazette and the development plan is amended accordingly.
Map of area affected by the proposed DPA

Area Affected
Mixed Use (Glenside) Zone Policy Review DPA

- **Area Affected**
- **Existing Zoning**
- **Existing Policy Areas - MU(G) Zone**
- **16.8ha Surplus Government Land - Proposed UCC**
- **Proposed Residential Zone**

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<td>URC</td>
<td>Urban Corridor</td>
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<td>R</td>
<td>Residential</td>
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<td>MU(G) Mixed Use (Glenside)</td>
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WANT TO KNOW MORE?
Department of Planning, Transport and Infrastructure
Call: 08 7109 7007