

CITY OF



MITCHAM

## MEMORANDUM

**TO:** The Mayor and Elected Members

**FROM:** Stephen Saffin, Acting Director Development & Compliance

**SUBJECT:** INNER & MIDDLE METRO CORRIDOR INFILL DEVELOPMENT PLAN AMENDMENT

**DATE:** 22 June 2015

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Dear Mayor and Elected Members

Council received a letter from Minister Rau dated 29 April 2015 advising that he has initiated investigations pursuant to sections 24 and 26 of the *Development Act 1993*, for the drafting of a Ministerial Development Plan Amendment (DPA) to consider additional transit corridor locations for multi-storey mixed use development. **(Refer Attachments A1-A2)**

The Councils affected by this DPA also include the Cities of Charles Sturt, Norwood Payneham & St Peters, Burnside, Holdfast Bay and Unley

In relation to Mitcham, the DPA will investigate the potential opportunities for mixed use development along Belair Road and Goodwood Road. It is intended that the DPA will also consider changes to the general council wide section of the Development Plan based on version 6 of the South Australian Planning Policy Library necessary to support mixed use multi story development.

Following receipt of the letter the Department or the Minister have undertaken, at Administration level, meetings/information sessions and site reviews of the areas proposed to be re-zoned.

Below is a summary of meetings and advice;

- The Minister has recently met with Mayors from the affected Councils in May 2015.
- Council administration met with representatives from DPTI on 15 May 2015 to discuss the proposed timing and processes involved in the DPA.
- Council administration met with DPTI representatives May 2015 to review the area proposed to be re-zoned

DPTI advised that they:

- Intended to complete desk top investigations by the 29 May
- Prepare a Draft DPA to be sent to Council staff for comment by 19 June (not received to date.)

The Minister then proposes to meet with the Mayors on the 24 June 2015 and a representative from DPTI is likely to brief Council on the Draft DPA shortly thereafter.

In the interim Council Administration has received (9 June 2015) the following documentation that has been attached for reference (**Refer Attachments B1-B3**):

- Map with indicative provisional Urban Corridor Zone boundaries, policy area, and height range
- Maps showing zone depths at different points (from the primary corridor frontage), plus carriageway widths. (basis for height ranges)

Administration is providing a response to DPTI outlining concerns in relation to the proposed heights of buildings, setbacks, and impacts on heritage buildings and the character and amenity of adjacent residential development, and issues in relation to the provision of infrastructure.

It is intended that once the final Draft has been received an item will be presented to Council for consideration with further comments to be provided following this discussion.

Should you have any queries on this matter please feel free to contact either myself, Brett Miller (manager Planning & Building Services) or David Roberts (Principal Planner – Land Use Policy).

Kind regards

A handwritten signature in black ink, appearing to read 'S. Saffin', with a stylized, flowing script.

Stephen Saffin  
Acting Director Development & Compliance

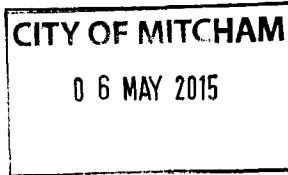
## ATTACHMENT A1

The Hon John Rau MP

9444386

29 April 2015

Mayor Glen Spear  
City of Mitcham  
PO Box 21  
Mitcham Shopping Centre  
TORRENS PARK SA 5011



**Government  
of South Australia**

Deputy Premier  
Attorney-General  
Minister for Justice Reform  
Minister for Planning  
Minister for Housing and Urban  
Development  
Minister for Industrial Relations  
Minister for Child Protection  
Reform  
45 Pirie Street  
ADELAIDE SA 5000  
GPO Box 464  
ADELAIDE SA 5001  
Tel 08 8207 1723  
Fax 08 8207 1736

Dear Mayor Spear

### **Inner and Middle Metropolitan Corridor Infill Ministerial Development Plan Amendment**

As you are aware, the Government is committed to revitalising key locations in metropolitan Adelaide by allowing mixed use medium density infill close to services and transport. Significant progress has already been made through the Vibrant Adelaide initiative and approval of the Inner Metropolitan Growth (Stage 1) Development Plan Amendments in October 2013, along with various other strategic rezonings at West Lakes, Tonsley and Bowden.

These changes have been very successful - in the new Urban Corridor zoned areas alone around \$250m worth of projects have been approved or are under active consideration.

The forthcoming update of *The 30-Year Plan for Greater Adelaide* (The Plan) will further strengthen the strategic objective of increased infill development in targeted locations. I am therefore keen to continue the momentum of recent activity by considering options for rezoning new transit corridor infill locations that build upon areas already zoned Urban Corridor, as canvassed by senior Department of Planning, Transport and Infrastructure (the Department) Officers with your Council on 7 April 2015.

I have therefore initiated investigations pursuant to sections 24 and 26 of the *Development Act 1993*, for the drafting of a Development Plan Amendment (DPA) to consider additional transit corridor locations for multi-storey mixed use development. These are indicatively identified on the attached map.

In relation to the Mitcham, the DPA will investigate the potential opportunities for mixed use development along Belair Road and Goodwood Road. The DPA will also consider changes to the general council wide section of the Development Plan based on version 6 of the South Australian Planning Policy Library necessary to support mixed use multi story development.

Considerable strategic investigations have already examined many of the corridor locations that will be considered by the DPA, and will assist in providing policy direction – including through the Inner Rim Structure Plan, draft Southern Corridor Structure Plan and the draft North West Corridor Structure Plan processes, along with the draft Integrated Transport and Land Use Plan. I also note that parts of Belair Road and Goodwood Road have already been identified by your

## ATTACHMENT A2

Council for potential mixed use infill through its Strategic Directions Report, so the proposed DPA will accelerate implementation of established strategic directions.

Policy development for the Inner Metropolitan Growth (Stage 1) DPAs was undertaken jointly with a number of inner metropolitan Councils that supported the process, and was important in achieving the desired outcome for the project I therefore propose that the Department work jointly with your Council in developing appropriate policy for the potential new areas through this Ministerial DPA process.

I propose the following working arrangement:

1. Initial input to inform the spatial extent of rezoned areas and built form parameters, plus any other local elements for consideration in policy / Desired Character statements. Investigations already prepared by Council in regard to specific locations (eg Keswick) can also inform the proposed DPA. Comment (direct to the Department) is required by 29 May 2015.
2. Council review of draft DPA prior to public consultation.
3. Council review of draft DPA prior to approval.

In addition Council's administration will be invited to:

- A. Comment on relevant parts of a provisional draft DPA.
- B. Participate in the public consultation process (eg joint information sessions etc). As part of this, Councils can also conduct their own consultation in relation to specific areas, provided it is coordinated with statutory consultation for the Ministerial DPA.
- C. Comment on relevant parts of a provisional draft approval DPA.

In accordance with the *Development Act 1993*, Council will also have an opportunity to make written submissions on the DPA and may request to be heard at the Development Policy Advisory Committee (DPAC) public meeting(s).

Following the receipt of a report on the issues raised during consultation from DPAC, I would then be in a position to approve the DPA, with or without changes, or decline to approve the DPA.

Officers from the Department will be in contact with Council shortly to progress the matter. If you have any questions, please contact Mr Daniel Clapp, Principal Planner of the Department of Planning, Transport and Infrastructure, who has been appointed to manage the DPA, on direct telephone number 71097015 or by email at [Daniel.Clapp@sa.gov.au](mailto:Daniel.Clapp@sa.gov.au).

Yours sincerely

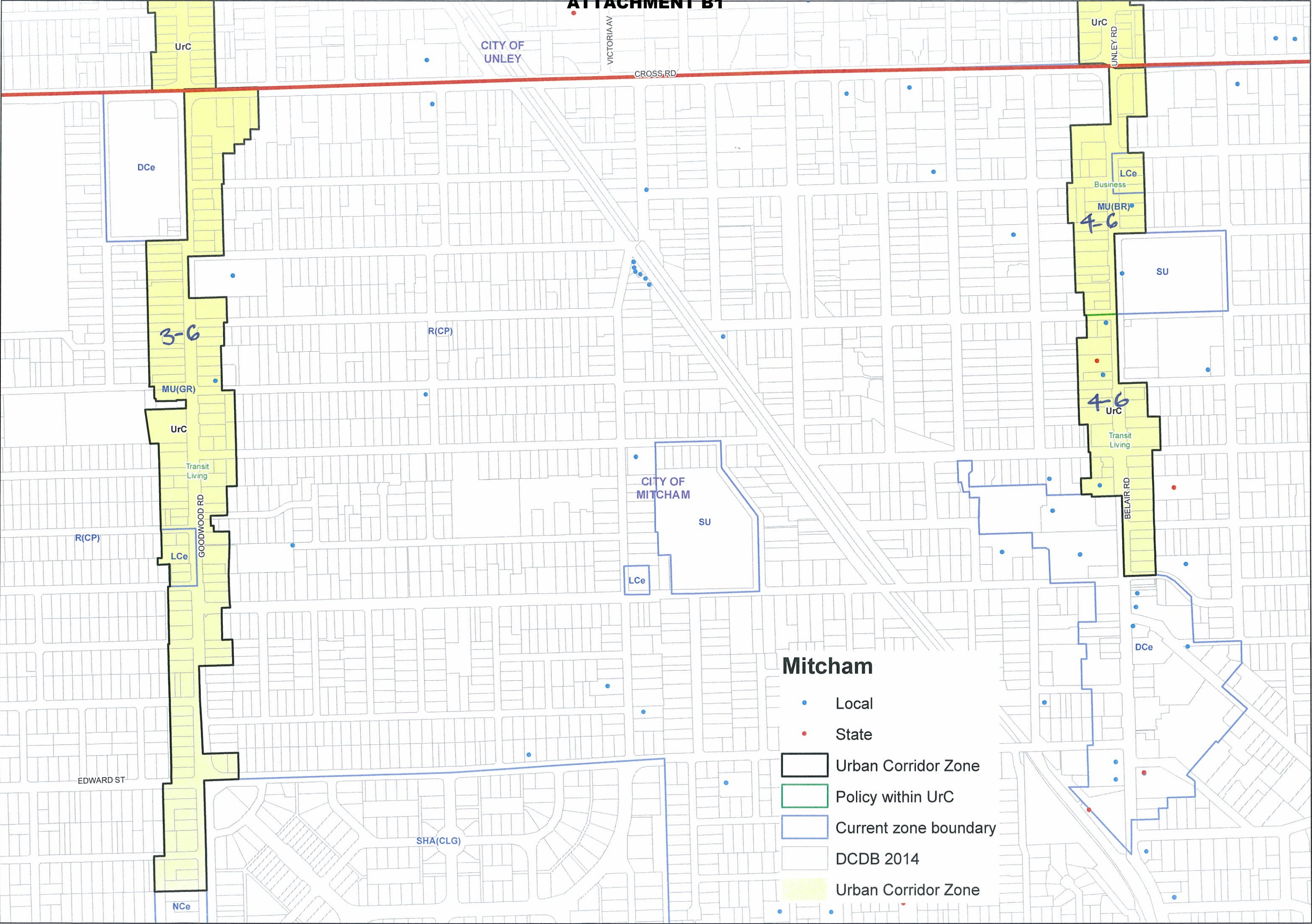


**John Rau**  
Deputy Premier  
Minister for Planning

Attachment

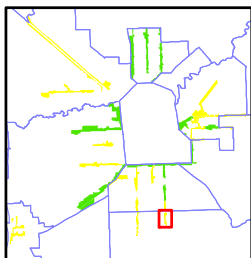
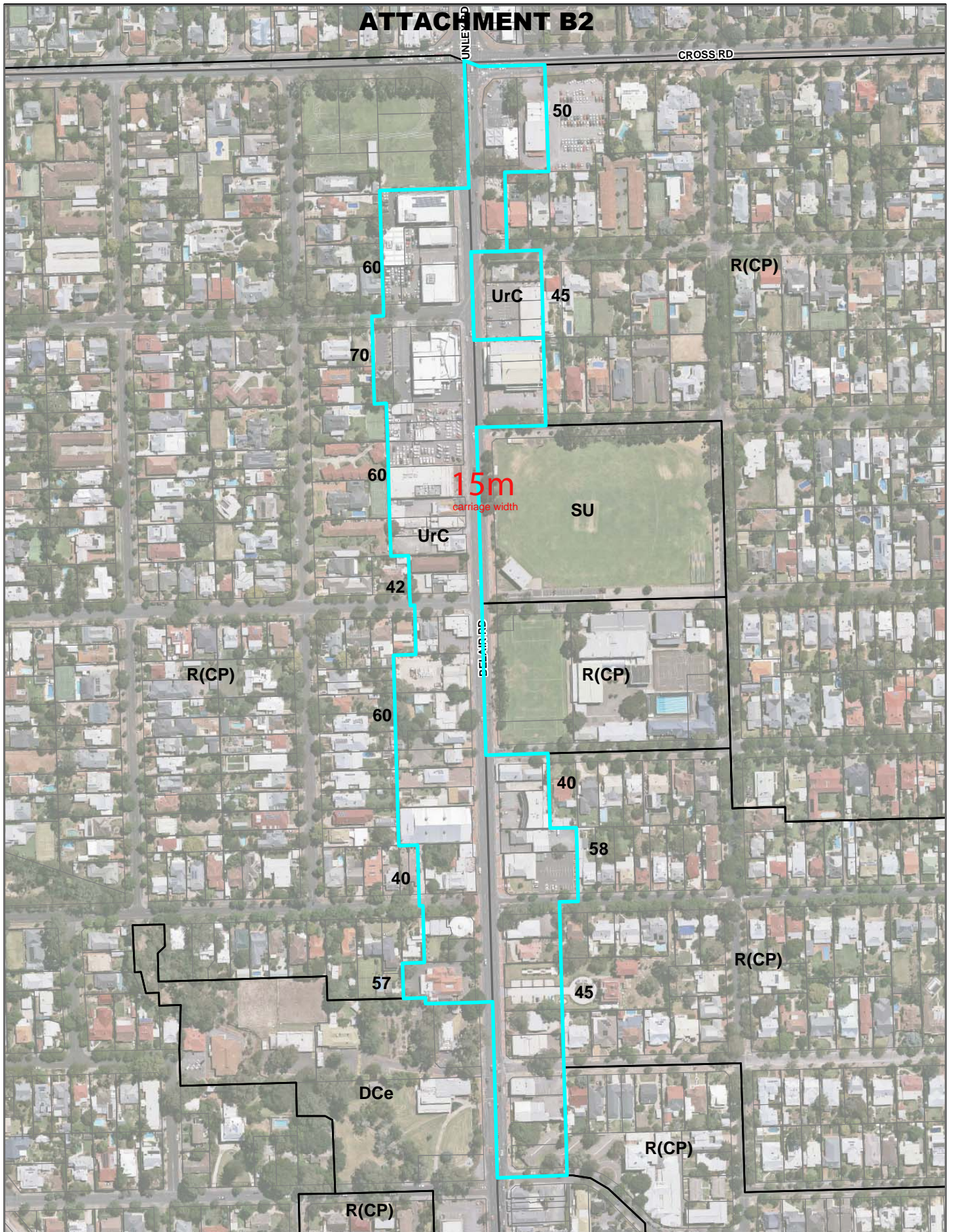


ATTACHMENT B1





# ATTACHMENT B2



## CORRIDOR INFILL AREAS - POTENTIAL MITCHAM

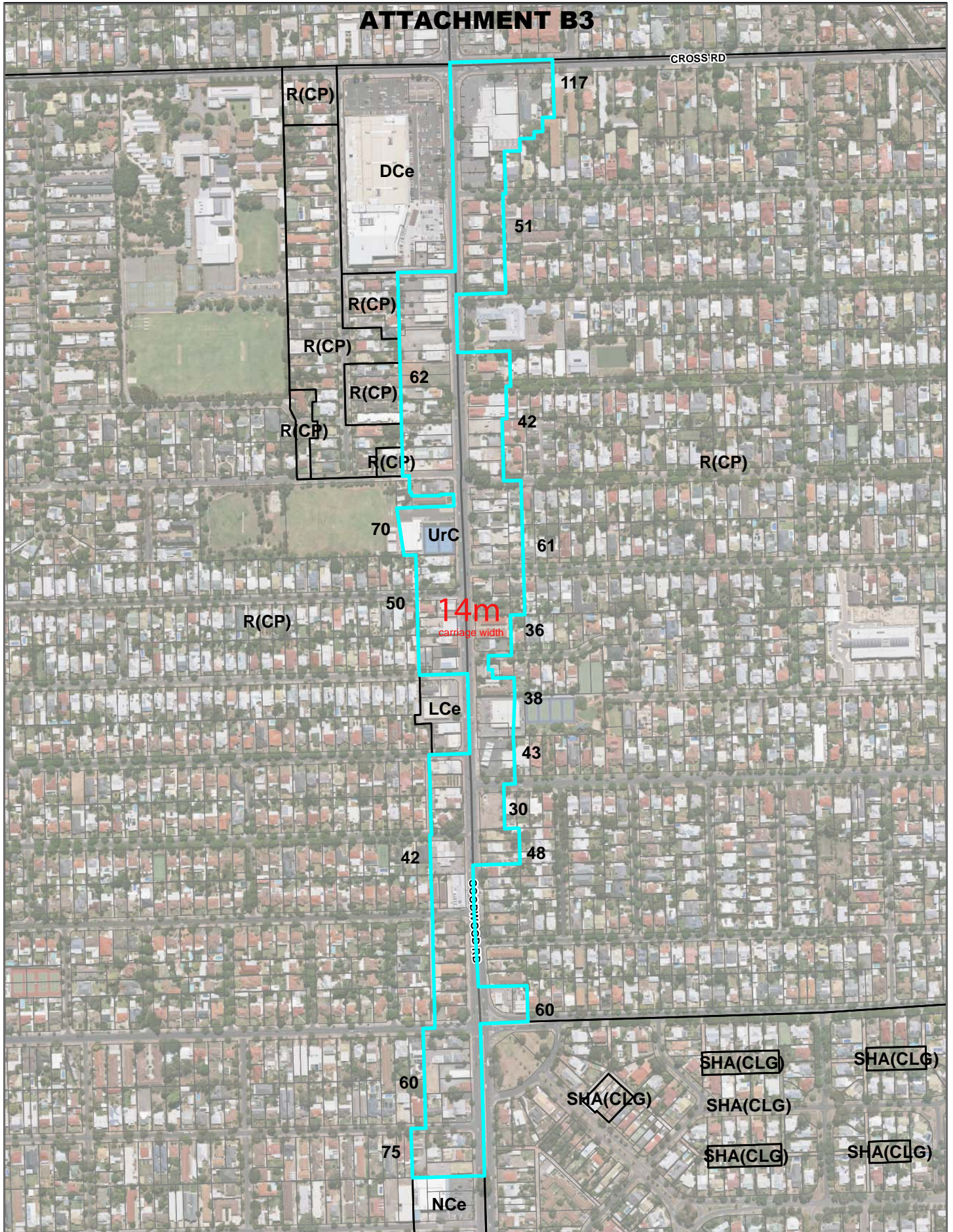
— Main road  
 □ Mitcham Zoning



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# ATTACHMENT B3



## CORRIDOR INFILL AREAS - POTENTIAL MITCHAM

— Main road  
 □ Mitcham Zoning



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