

Glandore Character Area Protection Code Amendment

What is the Planning and Design Code?

In South Australia, the Planning and Design Code (the Code) provides the rules and policies proposed developments need to abide by in order to gain planning approval.

The Code's polices include where residential and business areas should be located, the size, shape, and form of buildings, and the quantity of landscaping and open space that should be included.

What is a Code Amendment?

The Code's policies are not always consistent with the desires of the community, developer, Council, or State Government etc.

A Code Amendment is a document that is used to justify and outline changes that are proposed for planning policies that apply to land. They can apply to specific land parcels, across broader areas, or address a specific policy issue that applies across the State.

What is the aim of this Code Amendment?

This Code Amendment aims to reduce the maximum building heights of eight land parcels along and near ANZAC Highway, Glandore.

The Code Amendment is proposing to reduce the allowable maximum building heights from 8 building levels (or 32.5 metres) down to a maximum of 3 building levels (or 12.5 metres). This amendment applies to the following land parcels:

- 118A Anzac Highway
- 130-132 Anzac Highway
- 144 Anzac Highway
- 158 Anzac Highway
- 186 Anzac Highway
- 188 Anzac Highway
- 192 Anzac Highway
- 2A Stuart Street

Why is this amendment needed?

The City of West Torrens is committed to protecting areas of valued character and historical context from new developments. This view was derived from

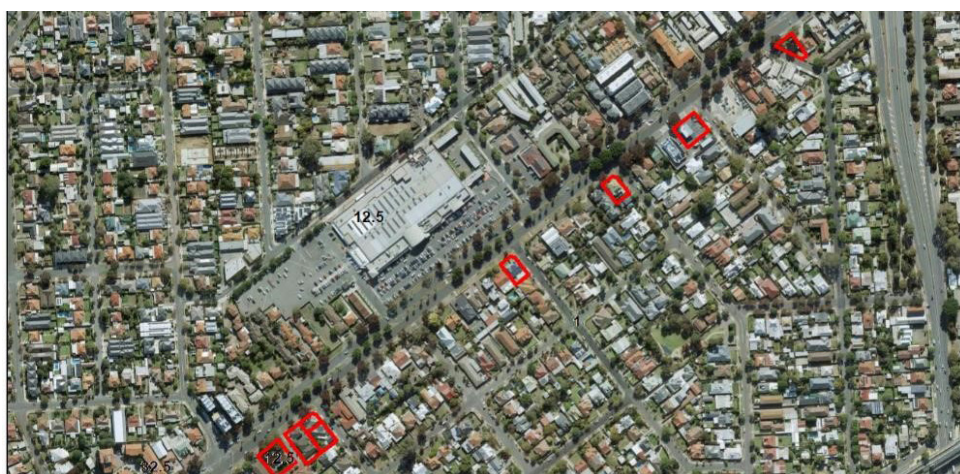
extensive community consultation undertaken as part of the Vision 2025: Strategic Direction Strategic Plan, and subsequently informed planning policy across West Torrens, with the aim of better maintaining and managing areas of character valued by the community.

An anomaly in wording within Council's former Development Plan resulted in the unintended consequence of increasing allowable building heights on these land parcels. The transfer of zoning from Council's Development Plan to the Planning and Design Code in March 2021 formalised this anomaly by allowing a maximum building height of 8 building levels (or 32.5 metres). This is considered to be excessive for this location based on the previous strategic planning work undertaken.

The amendment is needed as Council is now seeking to lower the building heights for these specific locations to a maximum of 3 building levels (or 12.5 metres). This is to reduce their visual impact on the adjacent Glandore Character Area, as well as align to those maximum heights currently in place for the remainder of the properties on the same side of ANZAC Highway, Glandore.

What is Early Commencement and why is it being applied here?

Section 78 of the *Planning, Development and Infrastructure Act, 2016* provides an avenue for any proposed amendment to the Code



Affected area/ allotments

Continued over



to come into effect immediately whilst the Amendment undergoes a consultation process. This can be determined by the Minister for Planning if they are of the opinion that it is in the interests of the orderly and proper development of an area of the state.

The Early Commencement designation is operational for a period of 12 months or until the final Code Amendment is endorsed by the Minister for Planning (whichever occurs sooner).

Implementing Early Commencement for this Draft Code Amendment is considered necessary so as to avoid the early lodging of development applications on the affected land parcels to take advantage of the current policy and so undermine the intent of the Code Amendment.

What changes to the Code Amendment can my I influence?

Your submission can influence the following:

- to support or oppose the reduced building heights suggested by Council.
- which of the affected sites the revised building heights will apply to (all, or part).
- whether building heights not currently suggested for the affected sites should be considered.

What will happen with my feedback?

All submissions will be considered when reviewing the suitability of the Code Amendment and if any changes should be made.

Please note that submissions will be published on the PlanSA portal, however, personal addresses, email and phone numbers will not be published, only company details (if applicable).

Once the consultation closes, an engagement report will be published on the PlanSA portal that will summarise the consultation outcomes and if any changes were made.

Timeframes for publishing outcomes of Code Amendments can vary. To find what stage the Code Amendment is up to, including its outcome, visit plan.sa.gov.au/have_your_say



Find out more and have your say!

You can find out more and provide feedback via the following:

- View documents and complete the online feedback form available at yoursay.westtorrens.sa.gov.au/GCAP-code-amendment
- Complete the hardcopy feedback form or prepare a written submission and email to info@wtcc.sa.gov.au or mail to: 'Glandore Code Amendment submission' City of West Torrens, 165 Sir Donald Bradman Drive, Hilton 5033
- View documents and complete the feedback form at plan.sa.gov.au/have_your_say/code-amendments/on-consultation
- **Community drop-in session**
Thursday 9 February 2023, 5.30pm – 7.30pm, West Torrens Auditorium, 1 Brooker Tce, Hilton. No registrations required.
- Contact Team Leader Strategic Planning, Caitlin Rorke-Wickins on (08) 8416 6207 or via email at crorke-wickins@wtcc.sa.gov.au

A hardcopy version of the Code Amendment can be viewed at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton SA 5031.

All feedback must be received by **5pm Thursday 16 March 2023**.



To find out more about the Glandore Character Area Protection Code Amendment and have your say, visit yoursay.westtorrens.sa.gov.au/GCAP-code-amendment