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Attention: State Planning Commission

By Email: DPTI.PlanningReform@sa.gov.au

DRAFT PLANNING AND DESIGN CODE- PHASE 3 (URBAN CODE) CONSULTATION SUBMISSION

This consultation submission is provided on behalf of Life Care, owners of the property on the corner of Portrush Road and Gilles Road, Glen Osmond (refer to Figure 1 below).

Figure 1. Land holding at 550 Portrush Road



The locality is significant in that the subject site is surrounded on three sides by either major arterial roads or large institutional buildings, including a 4 storey car park and gymnasium/swimming pool to the north, and large school buildings to the west. A collector road (Gilles Road) separates the site from residential development to the south.

The land holding represents a consolidated site appropriate for infill development. We believe that the Code should distinguish between master planned infill sites and minor infill sites in its application of assessment criteria within the Planning and Design Code (the Code).

We note that small scale infill development in established suburbs, and particularly the redevelopment of individual allotments into two or more allotments has been the source of widespread concern regarding the perceived adverse impacts such as on streetscapes, reduces areas of vegetation and tree planting, increases vehicle crossovers, reduces on street parking and increases the likelihood of overlooking or overshadowing of neighbours.

The Code is introducing a Design Overlay as well as General Development Policy for Design in Urban Areas and Design in Rural Areas that seeks to address a number of these concerns.

However, the quantitative standards of the Code as currently drafted will capture small and large infill sites in the same way. We believe that large infill sites have the propensity to resolve all design concerns expressed in respect of small-scale infill development and therefore should not be subjected to the same quantitative standards.

We note that the draft Code recognises this distinction in the four Urban Corridor Zones and in the City of Living Zone through the introduction of “Significant Development Sites” and “Catalyst Sites” Performance Outcomes and Deemed to Satisfy criteria. With minor modification, these provisions could form the basis of guidance for Significant Development Sites in other zones including the proposed Community Facilities Zone, which covers the subject site.

1. Existing Zoning

The subject site is currently located within the Community Zone, the purpose of which is to:

- *Accommodate community, educational and health care facilities;*
- *Provide for the current and identifiable future needs of such institutions in a manner that does not adversely affect the use and enjoyment of adjoining land;*
- *Allow residential development as an alternative land use within the zone.*

This generally allows for uses such as education, aged care, recreation, or other community uses, in addition to residential as a secondarily allowed use.

The zone generally contains few specific design stipulations, with the following height policy being of key relevance:

“Buildings may extend to three storeys in height where they are located at sufficient distance from adjacent or nearby dwelling to avoid detrimental impact on those dwellings due to the height, scale or bulk of the development.”

2. Code Proposal

The Code proposes the introduction of a Community Facilities Zone over the subject land. The Desired Outcome (DO) for the Community Facilities Zone is as follows:

“Provision of a range of public and private community, educational, recreational and health care facilities.”

The associated Performance Outcomes (PO’s) and Deemed-to-Satisfy (DTS) criteria are all roughly equivalent to the provisions prevailing in the current Community Zone.

We note that no Technical and Numeric Variation (TNV) applies to this locality and we strongly support this position. As an area of community, educational, recreational and aged care use, it is appropriate that design opportunities are not unreasonably constrained. We note that the height interface provisions provide ample protection to surrounding zones.

The zone provisions would be enhanced by the specific acknowledgement of “Retirement Village and Supported Accommodation” in DTS 1.1 to reflect the recognition of this as a suitable land use within this zone.

3. Conclusions

We believe the proposed zoning is generally appropriate and is supported. We strongly support the absence of TNV's in this circumstance. Our suggested amendments are as follows:

- Inclusion of "Retirement and Supported Accommodation" in the list in DTS 1.1; and
- Introduction of "Significant Development Sites" provisions within the Community Zone.

Yours sincerely,



Stephen Holmes
Director

Encl. 1 Significant Development Sites

Significant Development Sites

Proposed Modifications

We suggest the definition of a “Significant Development Site” be amended to a site of more than 4000m² within one or more allotment, but without a road frontage dimension. The larger minimum area (4000m² rather than 2500m²) will restrict its application to only sites requiring a more substantial investment (and therefore likely to involve development entities that have greater financial capacity to address design, environment and building quality).

Further, we see no reason to apply a frontage criterion, since the “Interface Height” provisions dictate scale relationships at the site boundaries which ensure compatibility with surrounding development scale, regardless of the width of the site.

The new “Significant Development Site” criteria could be restricted to Performance Outcomes only or could involve a combination of Performance Outcomes and Deemed To Satisfy criteria.

The following section provides an example of how the “Significant Development Sites” provisions might be drafted.

Significant Development Sites

PO 4.1

Consolidation of significant development sites (a site over 4000m² in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF where it:

- (a) Incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) Includes more than 15% of dwellings as affordable housing; or
- (c) Includes at least:
 - i. Three of the following:
 - A. high quality open space that is universally accessible and is directly connected to, and well-integrated with, public realm areas of the street;
 - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
 - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;

- D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
- E. a child care centre; and
- ii. three of the following sustainable design measures provided:
 - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
 - B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance;
 - C. passive heating and cooling design elements including solar shading integrated into the building;
 - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings;
 - E. higher amenity through provision of public open space in excess of the 12.5% standard by at least 10%;
 - F. higher amenity through delivery of a minimum of 15% deep root zone space within public and/or private spaces, including within reserves and streetscapes.

PO 4.2

Development on a significant development site (a site over 4000m², which may include one or more allotment) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF and
- (b) locates non-residential activities and higher density elements towards the centre of the site; and
- (c) locates taller building elements towards the centre of the site.

Note that we have included some additional sub-clauses in the form DTS 4.1 (c)(ii) E and F. We believe these provisions are particularly pertinent to larger sites where a development may include public roads and public reserves and that these public spaces can actually achieve more in terms of vegetation, tree canopy and open space than would otherwise be achieved within the allotments themselves.