

Adelaide Hebrew Congregation Inc, Belljo Pty Ltd &
Flemington Street Pty Ltd
21ADL-0142
31 August 2021

Flemington Street Code Amendment

Community Infrastructure Report

Community Infrastructure Report

31 August 2021

Lead consultant	URPS Suite 12/154 Fullarton Road (cnr Alexandra Ave) Rose Park, SA 5067 (08) 8333 7999 urps.com.au
Prepared for	Adelaide Hebrew Congregation Inc, Belljo Pty Ltd and Flemington Street Pty Ltd
Consultant Project Manager	Andrew Chown, Principal Consultant achown@urps.com.au
URPS Ref	21ADL-0142

Document history and status

Revision	Date	Author	Reviewed	Details
V1	31/08/21	A Chown	G Maiorano & L Fantasia	Draft for client review

© URPS. All rights reserved; these materials are copyright. No part may be reproduced or copied in any way, form or by any means without prior permission. This report has been prepared for URPS' client. URPS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

H:\Synergy\Projects\21ADL\21ADL-0142 - Flemington Street Burnside Code Amendment\Draft Reports\Code Amendment\Subconsultant Reports\210830_v1_Community Infrastructure Report_Flemington Street Code Amendment.docx

Contents

1.	Introduction	1
1.1	Purpose	1
1.2	What is Community Infrastructure?	1
1.3	The Study Area	1
1.4	Strategic Alignment.....	5
2.	Population.....	6
2.1	Current Population	6
2.2	Household Composition.....	6
2.3	Population Growth	6
2.4	Population Density	7
3.	Public Open Space	10
4.	Transport.....	11
4.1	Public Transport	11
4.2	Active Transport.....	11
5.	Community Assets	14
6.	Conclusions.....	17

Appendix A: Community Infrastructure

Appendix B: Strategic Alignment

1. Introduction

1.1 Purpose

This report has been prepared in support of the Flemington Street Code Amendment (the Code Amendment). The contents contained herein provides an overview of the current community infrastructure available within the locality and provides an assessment of the potential impact that the Code Amendment may have on the local community infrastructure.

1.2 What is Community Infrastructure?

Community Infrastructure (also referred to as Social Infrastructure) is defined as the facilities, spaces, services, and networks that support the quality of life and wellbeing of our communities¹. Together the various infrastructure elements contribute to social identity, inclusion and cohesion and are often used daily.

Examples of community infrastructure typically include open space, public transport, health, education, civic and utility functions.

1.3 The Study Area

Given the location of the land subject to the Flemington Street Code Amendment and the characteristics of the locality, a study area extending approximately 1.5 km in each direction from the site has been considered. This area varies considering the location of suburb boundaries. As such, the study area is an irregular shape comprising approximately 9.1 km².

The study area was defined to concentrate on suburbs that, due to their proximity, connections or socio-economic patterns, tend to gravitate mostly around the identified community infrastructure elements.

Major roads dissecting the study area include:

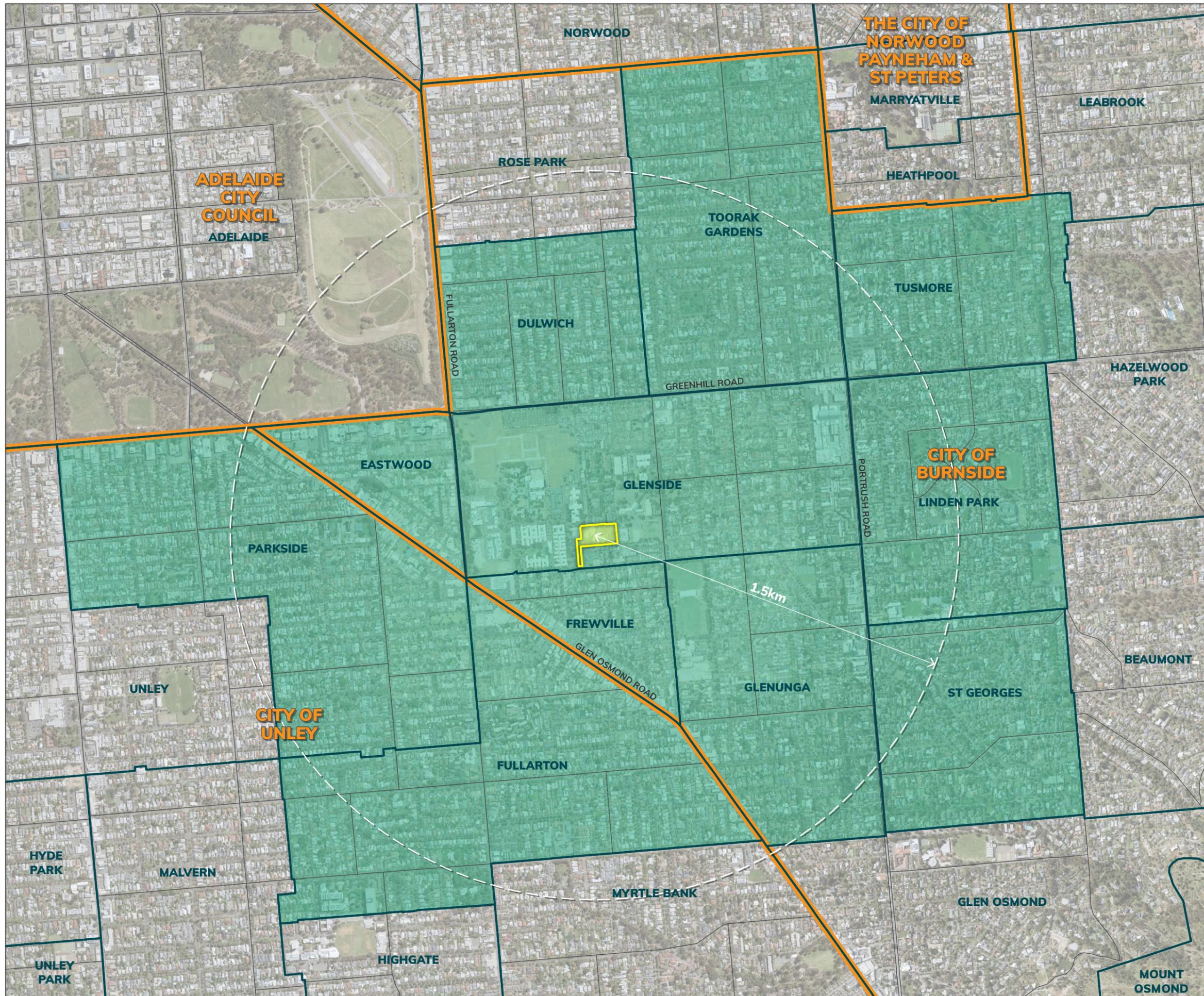
- Portrush Road
- Greenhill Road
- Glen Osmond Road
- Fullarton Road.

These roads may be perceived as barriers to accessing local social services, such that a future population arising from the rezoning may not gravitate beyond those major roads. However, these roads provide a means of access to community infrastructure beyond and are therefore considered as part of the study area by virtue of being within the geographic boundary of selected suburbs.

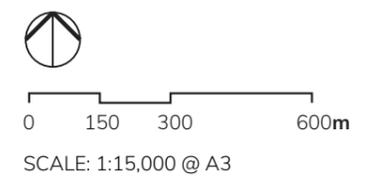
¹ Infrastructure Australia, 2019, *Australian Infrastructure Audit 2019: An Assessment of Australia's Future Infrastructure Needs*. <https://www.infrastructureaustralia.gov.au/publications/australian-infrastructure-audit-2019>

The study area includes suburbs in both the City of Burnside and City of Unley. It is however acknowledged that the subject land enjoys the convenience of being in proximity of the Southern and Eastern Park Lands (City of Adelaide).

Figure 1 below identifies the study area boundaries.



- Legend**
- Subject Site
 - Study Area
 - Suburb Boundary
 - Council Boundary



SOCIAL INFRASTRUCTURE STUDY AREA
 Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	11.08.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au



Table 1 below details each suburb that constitutes the study area (each suburb is considered in its entirety).

Table 1 Suburbs within Study Area

Suburb	Local Government Area
Glenside	City of Burnside
Eastwood	City of Burnside
Dulwich	City of Burnside
Toorak Gardens	City of Burnside
Tusmore	City of Burnside
Linden Park	City of Burnside
St Georges	City of Burnside
Glenunga	City of Burnside
Frewville	City of Burnside
Fullarton	City of Unley
Parkside	City of Unley

The study area comprises several clusters of recreational, retail, civic, health and other community services. Among these include:

Recreation

- Southern/Eastern Park Lands
- Glenunga Reserve
- Open space within the Glenside redevelopment area.

Retail

- Burnside Village Shopping Centre
- Frewville

Civic & Health

- City of Burnside Civic Centre and Library
- Various medical clinics throughout

The key community infrastructure assets within the above suburbs are summarised in the Section 5 and their location depicted graphically in **Appendix A**.

1.4 Strategic Alignment

The provision of, and access to community infrastructure is identified as an important determinant of community wellbeing and has been recognised in a range of State and local strategic documents. A review of the provisions contained in these documents is included in **Appendix B**.

2. Population

Given the characteristics of population data, the following analysis has been compiled from a range of sources, including the Australian Bureau of Statistics, id.profile and the South Australian Government.

2.1 Current Population

The study area continues to experience steady population growth. Between 2006 and 2016 the population in the locality grew by an average of 4.6%² and experienced an annual growth rate between 2011 and 2016 of 0.4%.

The City of Burnside has an estimated 2020 population of 46,127 people³.

2.2 Household Composition

The City of Burnside has an average household size of 2.5 person^{4s}.

2.3 Population Growth

2.3.1 Regional Population Forecast

In June 2021, the Attorney General's Department (Department) released a series of reports associated with the State Government's *Growth Management Program*. This program is targeted at understanding when, to what extent and where population growth will be accommodated within South Australia. In preparing the associated Land Supply Reports, 2 scenario population forecasts for the period 2020-2030 were prepared. Population growth was then forecast for a range of defined regions.

The land subject to the Code Amendment is within the Inner Metro Region. The following population growth forecasts for this Region have been prepared:

- Medium Scenario - 17,000 people
- High Scenario - 28,400 people.

2.3.2 Locality Population Forecast

Analysis undertaken by the Department forecasts a growth in the population in the immediate locality between 2016 and 2036 of more than 1800 people at an annual growth rate of 0.58%. This growth is largely attributed to the opportunities presented at Glenside and consolidated infill opportunities such as that presented by the Code Amendment.

Although there is no development proposed for the subject site at this time, the traffic impact investigations prepared to support the Code Amendment (Phil Weaver & Associates, May 2021) estimated a theoretical maximum yield of 60 residential allotments (worst-case scenario). Utilising this

² Location SA, 2011 – 2016 Average Annual Percent Population Change by LGA, www.location.sa.gov.au

³ idcommunity, 2021, City of Burnside Community Profile, <https://profile.id.com.au/burnside/home>

⁴ Australian Bureau of Statistics, 2020, 2016 Census QuickStats, https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA40700

and the current household composition as the basis the theoretical population could be approx. 150 persons associated with rezoning of the land for residential purposes.

2.4 Population Density

The estimated 2020 average overall population density in the City of Burnside was 16.76 persons per hectare⁵. Community Profile data prepared for Council notes that population density in the locality surrounding the Affected Area is markedly higher as follows:

- Glenside-Eastwood – 23.88 persons per hectare⁶
- Glenunga-Frewville – 25.98 persons per hectare⁷

Neighbouring data produced for the City of Unley reveals a local population density as follows:

- Parkside – 36.47 persons per hectare⁸
- Fullarton – 32.08 persons per hectare⁹

Figure 2 below identifies the boundary of these areas.

The above data is consistent with that prepared in 2016 by the Australian Bureau of Statistics (ABS) and shows an increasing trend in population density in this locality. Figure 3 depicts the 2016 population density data at a granular scale. This data and its representation is dated and reflects the subject lands proximity to the Glenside Health Service and does not include the density uplift which has arisen from the master planned development of the former Glenside hospital grounds. This development includes the development of a range of different housing types at a projected density of 80-100 dwellings per hectare¹⁰ and associated open space. It is anticipated that the density will increase in this location following release of the 2021 census data.

⁵ .idcommunity, 2021, City of Burnside Community Profile, <https://profile.id.com.au/burnside/home>

⁶ ...

⁷ ...

⁸ .idcommunity, 2021, City of Unley Community Profile, <https://profile.id.com.au/unley>

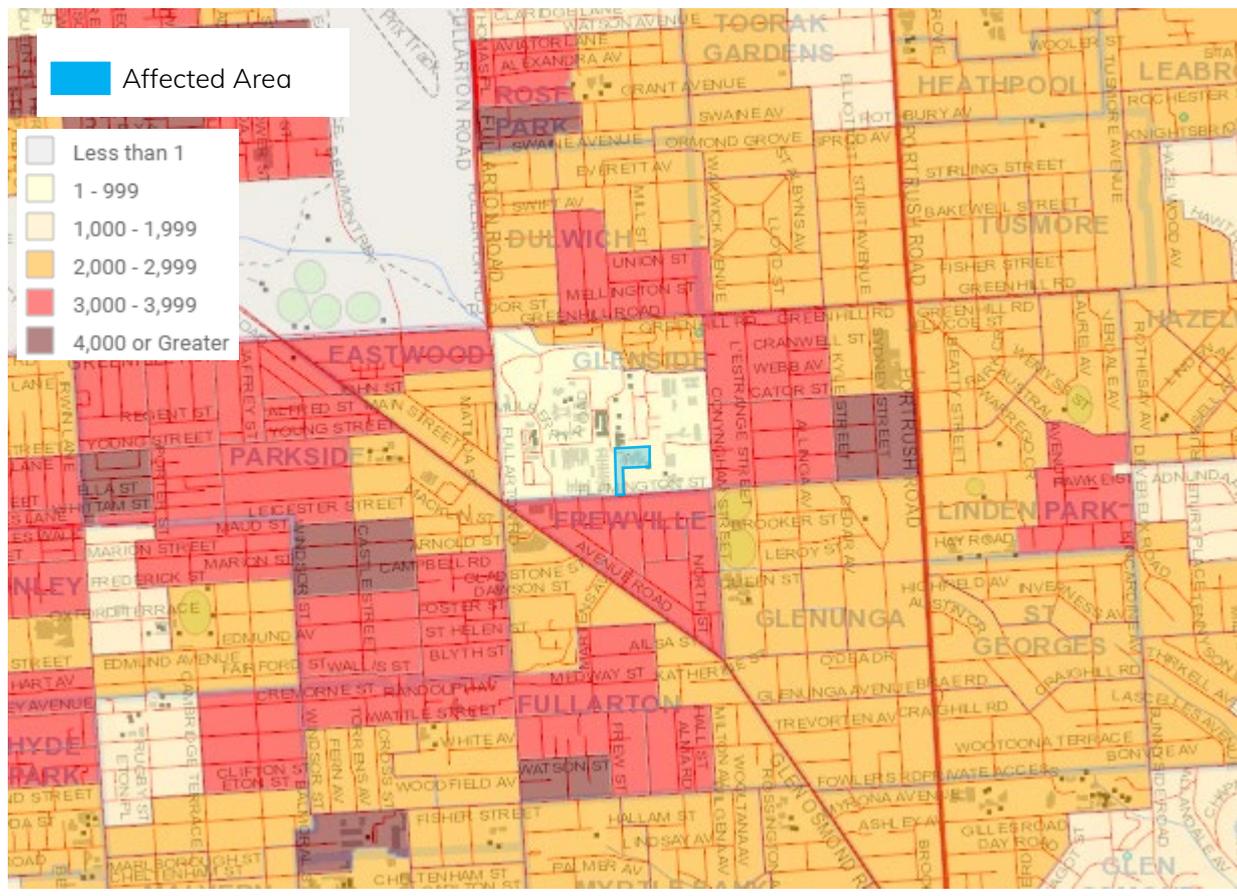
⁹ ...

¹⁰ Hames Sharley, 2016, Glenside Development: Master Plan, <https://renewalsa.sa.gov.au/wp-content/uploads/2015/11/glenside-masterplan-20160713-sm.pdf>

Figure 2: 2020 Population Density per hectare (source: .id Community Profile – Burnside & Unley)



Figure 3: 2016 Population Density per km² by SA1 (source: www.location.sa.gov.au)



3. Public Open Space

The *30-Year Plan for Greater Adelaide* (the Plan) seeks to increase the percentage of residents living in walkable neighbourhoods. Walkable neighbourhoods are those that allow many daily needs of residents to be met within a short trip distance of where they live or work. Emphasis is placed on providing access to these needs by active means (walking or cycling).

The development of walkable neighbourhoods is particularly important where there is an increase in residential density as proposed by this Code Amendment. It is however recognised as a challenge within existing built-up areas where development is focused on strategic infill sites.

Notwithstanding, the Plan sets a target of increasing residential density where it is within 400m (5-min walk) of public open space areas greater than 4000m² in size.

The subject site is located some 360m from Glenunga Reserve which has an area of approx. 4.3ha and comprises:

- 2 ovals
- Public cricket nets
- Playground.

4. Transport

4.1 Public Transport

The Study Area is well serviced by the existing Adelaide Metro bus network and located some 430m from Glen Osmond Road which is identified as a Priority public transport corridor (Go Zone).

The closest bus stop is located on Glen Osmond Road approx. 490m from the land subject to the Code Amendment. It is acknowledged that this stop for buses traveling south-west bound and there is likely to be higher demand for buses traveling north-west bound toward the CBD. The closest stops traveling to the CBD are located approx. 690 and 715m respectively from the subject site.

Further afield, there is a bus route servicing Greenhill Road which facilitates movement both into the CBD and east bound.

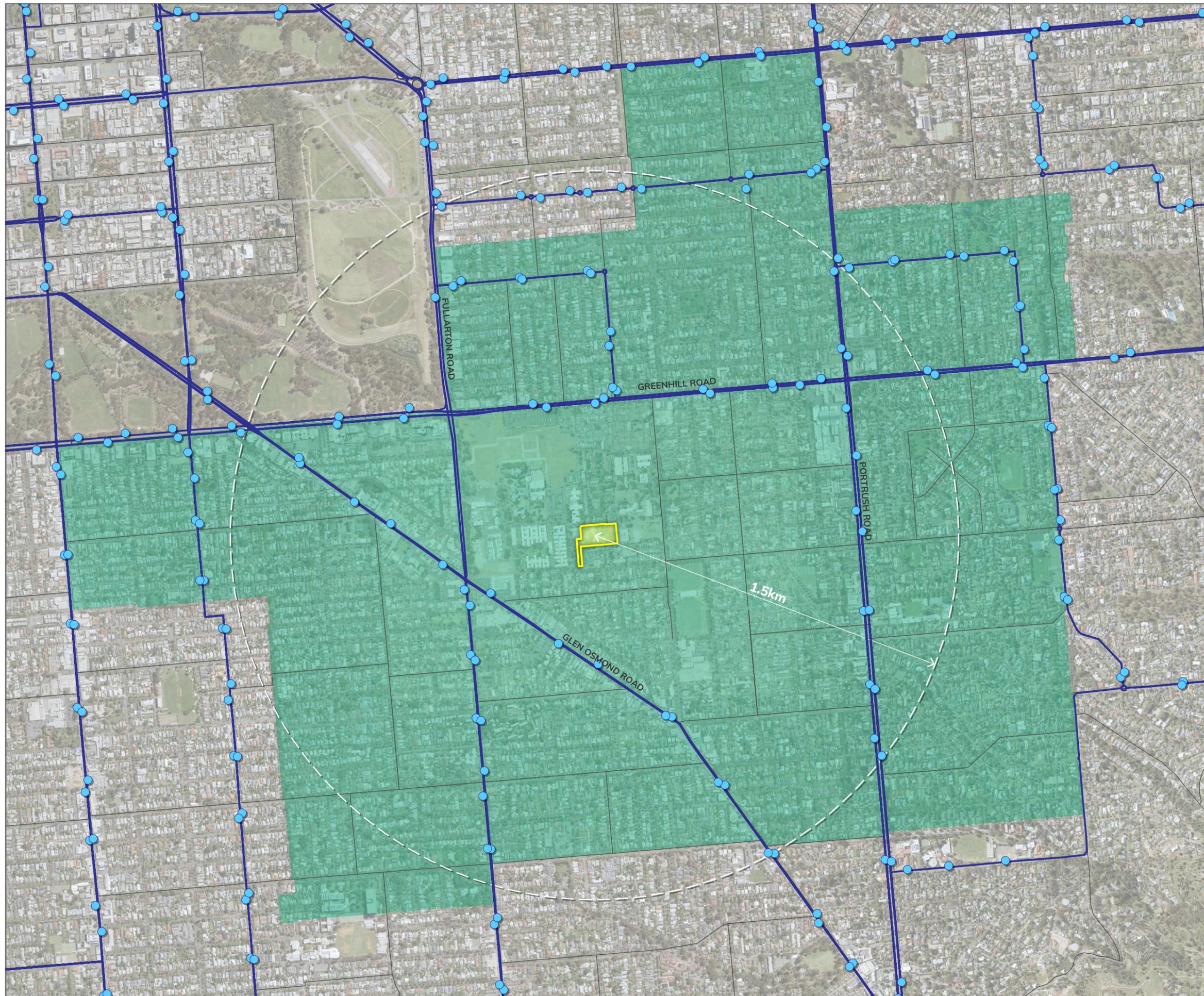
Figure 4 below identifies the public transport network within proximity of the subject land.

4.2 Active Transport

Active transport takes the form of walking and cycling. The land subject to the proposed Code Amendment is well serviced by both dedicated on-road cycling infrastructure (Flemington Street) and off road sealed shared use cycling/walking infrastructure.

The network available in the vicinity enables alternate travel modes to replace trips by private vehicle and it is anticipated that the bike network will be maintained and potentially improved over time.

Figure 5 shows the current cycling network.



Legend

-  Subject Site
-  Study Area
-  Bus Stop
-  Bus Route



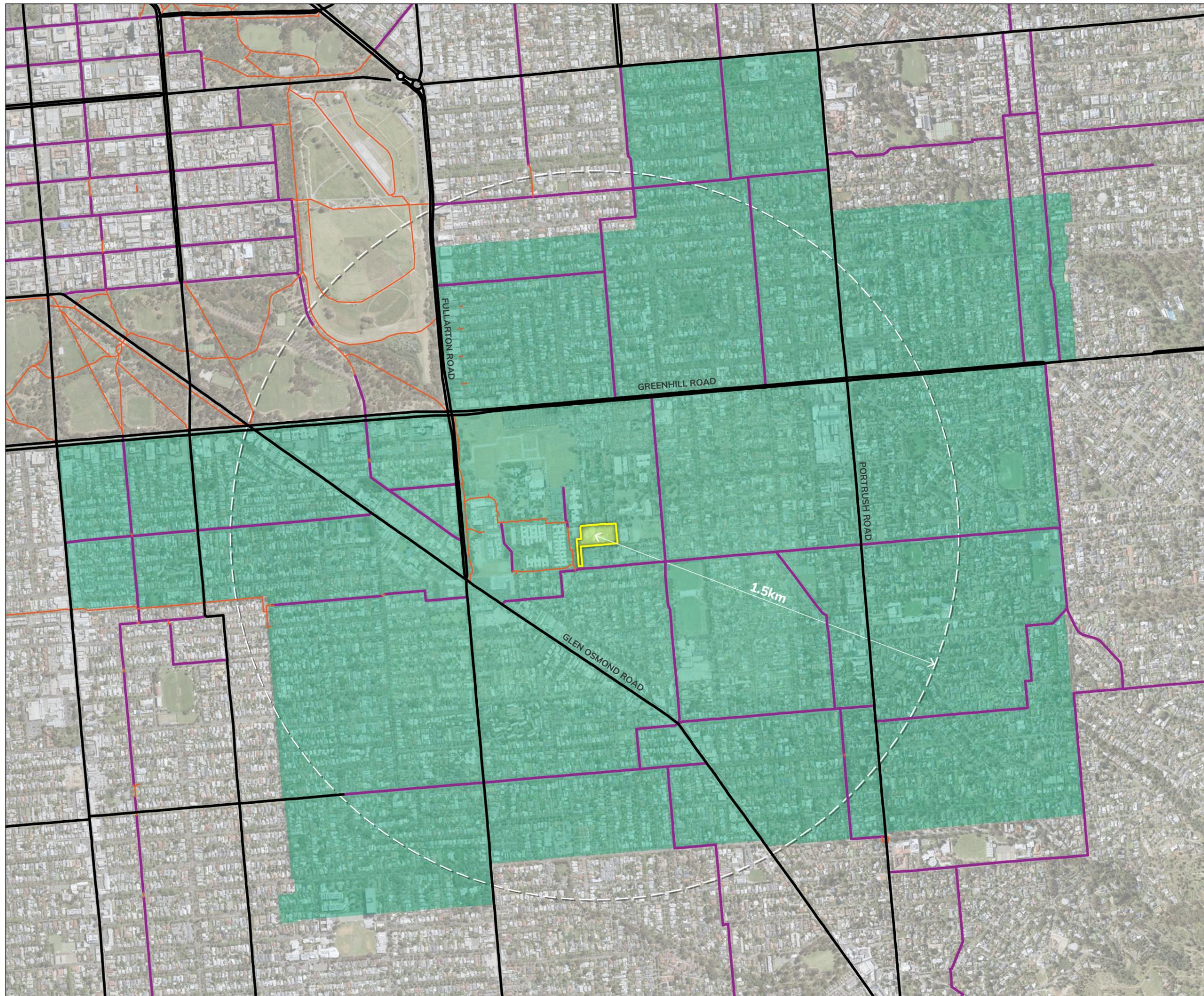
0 150 300 600m

SCALE: 1:15,000 @ A3

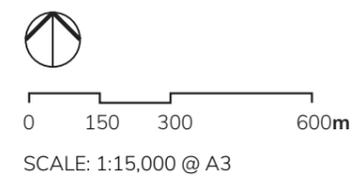
**PUBLIC
TRANSPORT
INFRASTRUCTURE**
Flemington Street,
Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	11.08.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au





- Legend**
- Subject Site
 - Study Area
 - Main road with bicycle lane
 - Secondary road with bicycle lane
 - Off road sealed path



CYCLING INFRASTRUCTURE

Flemington Street, Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	11.08.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au



5. Community Assets

There are a range of different community infrastructure assets within the study area which are shown spatially in **Appendix A**.

The category groups are summarised as follows:

Education and Child Care/Development

These include primary, secondary and tertiary education institutions, special education facilities, childcare, early learning and kindergarten and schools.

- In total there are 19 assets, including:
 - 6 primary schools (2 public and 4 private)
 - 3 secondary schools (1 public and 2 private)
 - 1 special education school (St Patrick's Special School)
 - 1 tertiary education institution (Adelaide Central School of Arts)
 - Multiple child-care, kindergarten and early learning centres

Public School Catchments

Primary School (Years R-6)

The subject land is within the Linden Park Primary School catchment. Linden Park Primary School is subject to a Capacity Management Plan. Capacity Management Plans are prepared by the Department for Education to support schools that have more demand for enrolments than available capacity. The primary reason for this demand is a change in demographics in the local area and increase in local housing.

Rather than simply restricting enrolments, the role of a Capacity Management Plan is to assist schools to return to and maintain sustainable enrolment numbers to allow children to attend their local school.

The Capacity Management Plan for Linden Park Primary is targeted at:

- managing enrolments at all year levels, with particular controls on the number of enrolments into reception yearly.
- providing a framework for prioritisation of enrolments to those children residing in the defined school catchment.

Secondary School (Years 7 – 12)

The subject land is within the Glenunga International High School catchment. Glenunga High is also subject to a Capacity Management Plan which:

- manages enrolments at all year levels, with particular controls on the number of enrolments into year 7.
- provides a framework for prioritisation of enrolments to those children residing in the defined school catchment.

Whilst acknowledging that local schools are obviously experiencing capacity constraints, this is not unique to the schools in question. In total, 21 schools are subject to Capacity Management Plans and the Department for Education notes a range of strategies that are actively used by the Department to address constraints including:

- providing more accommodation
- Reviewing and amending school zones
- Constructing new educational facilities.

Notwithstanding the above, the subject site is located in close proximity to Glen Osmond Primary School, Parkside Primary School and Highgate School, all of which are understood to retain capacity.

Other Schools

In addition to the listed public schools, there are a range of private schools within the study area including:

- Concordia College (Years ELC – 12)
- Seymour College (Years ELC – 12)
- Sunshine Christian College (Years R – 6)
- St Raphael's School (Years R – 6)

Health, Ageing and Disability

The study area comprises a range of:

- Medical clinics/surgeries
- Support programs/organisations

There are some nine medical clinics in the study area and a range of support organisations providing services to older persons and those living with disability.

Whilst noting that the land subject to the Code Amendment is immediately adjacent the Glenside Health Service, the services offered at this site are specialised in nature.

Civic, Public Safety and Utility

Included under this heading are services such as:

- Post office/s (3 locations)
- Emergency services.

The study area includes a South Australian Ambulance Station located at Eastwood.

Open Space & Recreation and Sport

There are multiple open space areas throughout the study area of differing size (18 assets). These smaller spaces cater for the community's everyday needs.

There are also a number of larger sporting facilities (9 assets) catering for organised sport, including Glenunga Reserve which is located some 360m from the subject land.

Separately, there is a dedicated dog park (Conyngham Street Dog Park) located in close proximity to the subject land.

Religion and Spiritual

This includes churches and temples catering for a range of diverse spiritual affiliations. There are some nine assets in the study area catering for multiple faiths.

Community, Social and Cultural

This category includes infrastructure and services such as community centres, public libraries, service clubs, youth clubs and nationality clubs. Within the study area there are a number of assets, namely:

- the Burnside Library
- Glenunga Hub
- The Shed
- Dulwich Community Centre
- Fullarton Road Community Centre.

Accommodation and Independent Living

This category includes aged care facilities, nursing homes and independent living villages/units. The study area is well serviced by these types of uses with some 7 assets.

Personal / Family Support and Employment

This includes a range of more specialised services and support infrastructure. The study area comprises 1 asset providing supported accommodation and programming for young mothers.

Other

In addition to the above community infrastructure, there are a range of other services within the study area including:

- Burnside Shopping Centre
- Frewville shopping facilities.

6. Conclusions

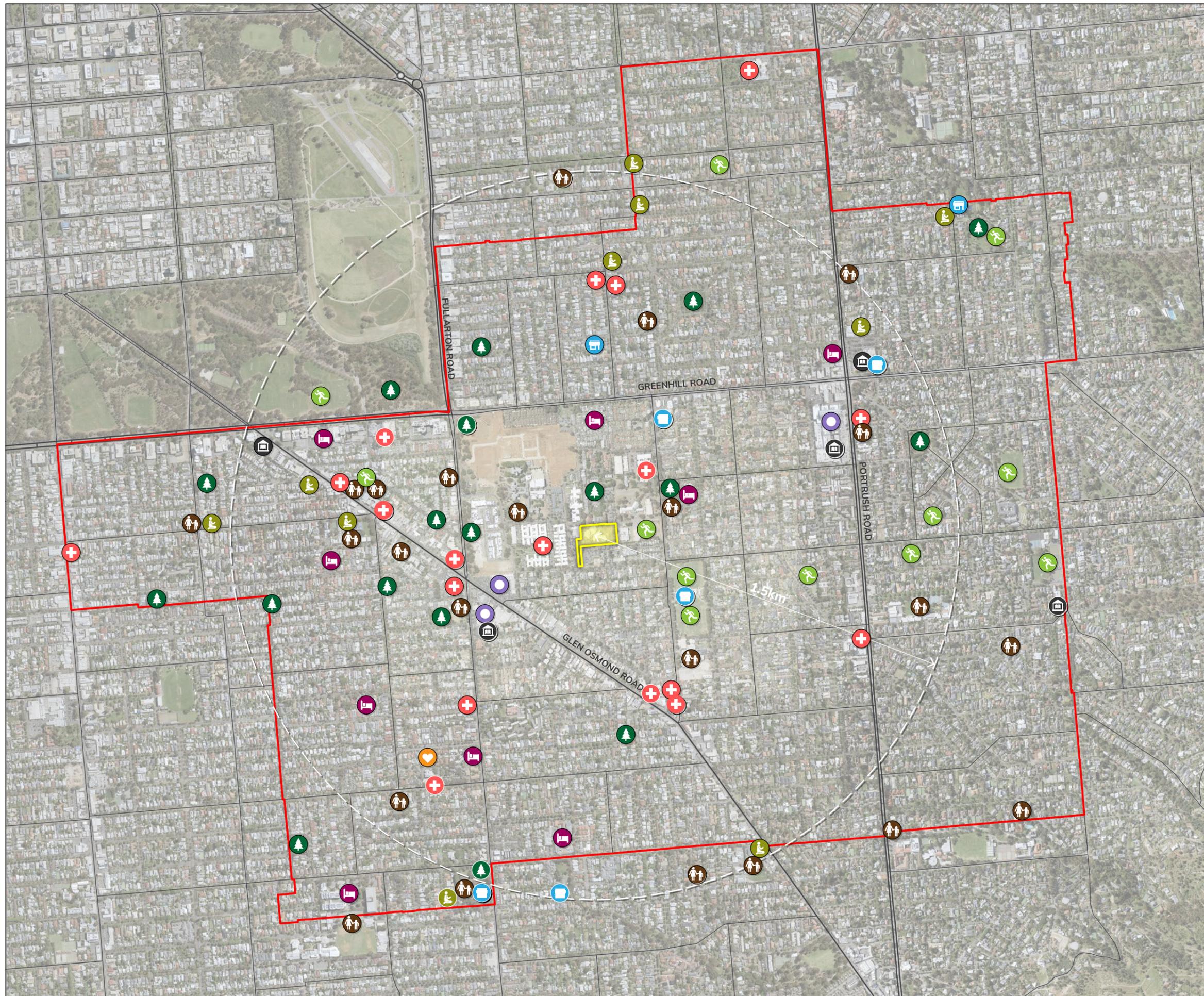
The study area comprises a varied mix of community infrastructure assets and services across ten categories. The delivery of community infrastructure is the responsibility of both State and Local Government, along with the private sector, and should reflect local needs.

In reviewing the availability of existing infrastructure and considering the future demand on this infrastructure present by the rezoning of the subject land, this review confirms that the study area is well serviced by assets and services.

Notwithstanding the identified capacity constraints exhibited at both Linden Park Primary School and Glenunga International High School, this is not anticipated to be a substantial impediment as the study area is well serviced by alternate public and private schools which remain unconstrained.

Overall, the rezoning is not anticipated to lead to substantial increase in demand on community infrastructure and it is envisaged that local infrastructure will adapt in time as population growth and characteristics continue to change.

Appendix A: Community Infrastructure



Legend

- Subject Site
- Study Area
- 🚶 Recreation and Sport
- 👨👧 Education and Child Care / Development
- + Health, Ageing and Disability
- 🏠 Community, Social and Cultural
- 🌳 Open Space
- 🚶 Religion and Spiritual
- 🏠 Accommodation and Independent Living
- 👨👧 Personal / Family Support and Employment
- 🏠 Civic, Public Safety and Utility
- 🌐 Other (Shopping / Retail)



0 150 300 600m
SCALE: 1:15,000 @ A3

SOCIAL INFRASTRUCTURE
Flemington Street,
Burnside

JOB REF.	21ADL-0142
PREPARED BY.	MP
DATE.	26.08.21
REVISION.	1
DATA SOURCE.	MetroMap (05.04.2021) data.sa.gov.au



Appendix B: Strategic Alignment

The following provides a summary of policies and targets contained in key strategic documents applicable to the rezoning proposal.

Document	Relevant Policy, Target etc.
State Planning Policies	<p><i>Policy 1.1</i> An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p> <p>Comment: The proposal will result in the rezoning of 1.42ha of land for residential purposes in a location which is well serviced with existing infrastructure.</p>
	<p><i>Policy 1.7</i> Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</p> <p>Comment: The Code Amendment will result in the rezoning of an underutilised parcel of land from Community Facilities to Housing Diversity Neighbourhood. The site is conveniently located in close proximity to facilities and services and the Housing Diversity Neighbourhood Zone supports a range of housing types.</p>
	<p><i>Policy 6.1</i> A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p> <p>Comment: Both the City of Burnside and Glenside particularly is experiencing steady population growth. The proposed Housing Diversity Neighbourhood Zone supports the provision of various dwelling types to address need. Separately, the proposal includes the insertion of the Affordable Housing Overlay. This Overlay provides policy incentives to encourage the provision of Affordable Housing within a general residential setting.</p>
	<p><i>Policy 6.2</i> The timely supply of land for housing that is integrated with, and connected to, the range of</p>

Document	Relevant Policy, Target etc.
	<p>services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</p> <p>Comment: The subject site is well serviced by a range of community infrastructure services and facilities and is conveniently located in relation to a priority public transport route.</p>
<p>30-Year Plan for Greater Adelaide (2017 Update)</p>	<p><i>Policy 1</i> Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport.</p> <p>Comment: The area affected by the Code Amendment is a strategically located infill site which will contribute to the development of an underutilised infill site.</p> <hr/> <p><i>Policy 2</i> Increase residential and mixed-use development in the walking catchment of:</p> <ul style="list-style-type: none"> • strategic activity centres • appropriate transit corridors • strategic railway stations. <p>Comment: The desired zoning of the land as Housing Diversity Neighbourhood will increase the number of persons living in close proximity to services and transit corridors.</p> <hr/> <p><i>Policy 4</i> Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.</p> <p>Comment: Low to medium rise development encompasses buildings of between 1 and 6 storeys. The proposed application of the Housing Diversity Neighbourhood Zone, supported by a new maximum building height Technical and Numeric Variation of 3 building levels will ensure that the future development outcome achieves an appropriate outcome.</p>

Document	Relevant Policy, Target etc.
	<p>Policy 36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p> <p>Comment: The land subject to the proposed Code Amendment is conveniently located in relation to existing public transport routes.</p>
	<p>Policy 37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> • ancillary dwellings such as granny flats, laneway and mews housing • dependent accommodation such as nursing homes • assisted living accommodation • aged-specific accommodation such as retirement villages • small lot housing types • in-fill housing and renewal opportunities. <p>Comment: The Housing Diversity Neighbourhood Zone supports the provision of a range of different housing types.</p>
	<p>Policy 46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</p> <p>Comment: The City of Burnside and particularly Glenside continues to experience steady population growth. The proposed Code Amendment will provide additional land appropriately zoned to facilitate infill development.</p>
	<p>Policy 47 Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • diverse housing options that support affordability • access to local shops, community services and facilities

Document	Relevant Policy, Target etc.
	<ul style="list-style-type: none"> • access to fresh food and a range of food services • safe cycling and pedestrian friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure. <p>Comment: The subject land is located in close proximity to a range of local shops and community infrastructure and services as well as open space and sporting and recreation facilities.</p>
Burnside 2030 (Strategic Plan)	<p><i>Priority 1.4</i> Facilities, services and programs that meet our community's needs.</p> <p>Comment: The proposed rezoning and future development is not anticipated to impact upon the service levels or programs currently offered by Council.</p> <p><i>Priority 3.1</i> Master Planning our City.</p> <p>Comment: The proposed rezoning will contribute to the redevelopment of an underutilised allotment in close proximity to key community infrastructure assets.</p>

SHAPING
GREAT
COMMUNITIES

