

Proposed Planning Code Amendment

FACT SHEET

19-29 Glynburn Road, Glynde

What is proposed?

A change to the Planning and Design Code (the Code) is proposed. The Code is a State Government document which sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific rules within the zone might tell you how high you can build and how far from the front of your land your house will need to be positioned.

Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

How does a Code Amendment work?

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

Who is seeking the Code Amendment?

In this case, the Minister for Planning has agreed to allow ALDI Foods Pty. Ltd. (trading as ALDI Stores) to start a 'Code Amendment' process to re-zone land located at 19-29 Glynburn Road, Glynde.

What is the land currently zoned and used for?

Right now, this land has 2 zones - the *Housing Diversity Neighbourhood Zone* and the *Employment Zone* (see Figure 1).

The *Housing Diversity Neighbourhood Zone* is intended for residential uses such as houses, small scale offices and retirement living.

The *Employment Zone* is intended for light industrial, service trade, motor repair and other compatible businesses.

However, development on the site does not match the existing zoning and currently features a mix of commercial uses – including small shops, retail showroom, warehouse and offices.

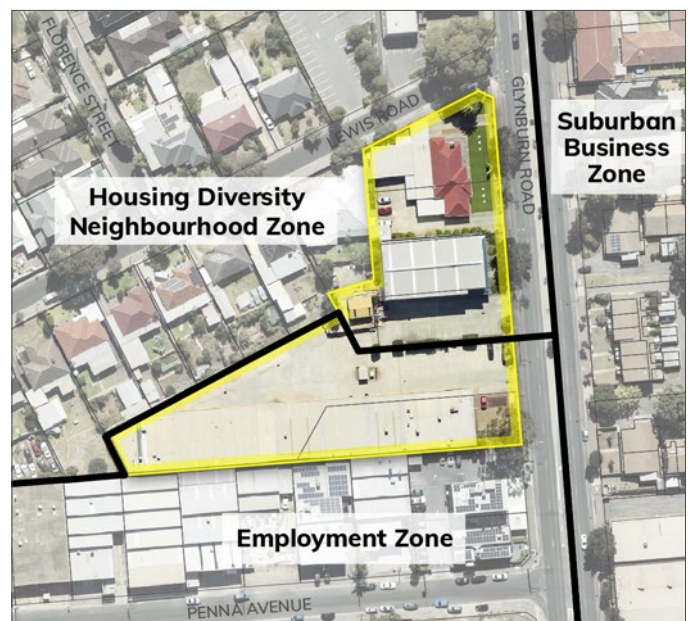


Figure 1: Current Zoning and Area Affected

What zoning is proposed?

The Code Amendment would re-zone this land to a *Suburban Activity Centre Zone* (see Figure 2).

The *Suburban Activity Centre Zone* would allow for shops of a range of sizes as well as offices, entertainment, health and recreation related uses. This includes the possibility of developing a mid-size supermarket (~2000m²) on the land. The new zone would also encourage a coordinated approach to parking, traffic movements and stormwater management. We are seeking your feedback on the suitability of the proposed zone.

The Code Amendment includes a range of studies that investigate the key issues associated with the rezoning. This includes an economic impact analysis, a traffic and parking analysis, an interface analysis, a stormwater analysis and an infrastructure analysis. We are seeking your feedback on these studies.

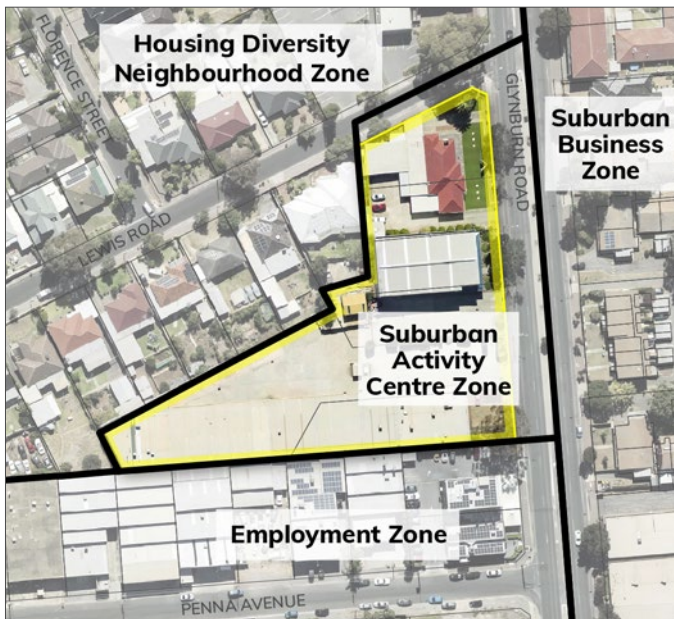


Figure 2: Proposed Zoning and Area Affected

What policies/guidelines will there be for this zone?

The zone comes with a standard set of policies that provide the guidelines as to how development should occur. Most of these are locked in and unable to be changed. One that could possibly be changed is the maximum building height. In order to maintain the low-rise character of the area, a **maximum building height** of 2 levels is proposed for this site. We are seeking your feedback on this.

What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site - including an ALDI supermarket. Any new building at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Norwood, Payneham & St Peters) under a separate process.

The development application process looks at how the building is designed i.e. what the building looks like, what car parking is required and how it relates to buildings around it. This is not part of this Code Amendment process.

How can I have my say?

We want to hear your views on the proposed change to the zoning for the land at 19-29 Glynburn Road, Glynde. We also want to hear your views on whether the key issues have been addressed by the studies accompanying the Code Amendment.

You can provide your feedback in the following ways:

- Via our online survey or submission form available through plan.sa.gov.au/en/code_amendments – or scan the QR Code on this fact sheet.
- By email: feedback@codeamendments.com.au
- In writing: addressed to “Glynde Code Amendment – PO BOX 4144, Norwood South SA 5067”

Consultation closes on Monday 18th October 2021.

If you would like any further information, please contact feedback@codeamendments.com.au

Undertaking meaningful, authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be re-zoned.

This engagement has been designed in accordance with the Community Engagement Charter (available here https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter).

How will I know how my feedback has been used?

A Report will summarise all the feedback received during this engagement process. This will be publicly available on the SA Planning Portal (https://plan.sa.gov.au/have_your_say/general_consultations). We will also get in contact with everyone who participates in this engagement and provide them with information on what we heard, and what the next steps are.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.



Se desideri che questi materiali vengano tradotti, contattaci all'indirizzo mail@urps.com.au o 8333 7999

Is there more information available?

Yes, there are a range of detailed reports available on the SA Planning Portal that relate to this Code Amendment. These include a detailed Code Amendment report, traffic and parking reports, economic analysis, interface analysis, stormwater analysis and infrastructure analysis. You can access these at plan.sa.gov.au/en/code_amendments – or scan the QR Code or call Anna on 8333 7999.

