

APPENDIX E – STRATEGIC PLANNING OUTCOMES

State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment. There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

- SPP1: Integrated Planning
- SPP2: Design Quality
- SPP5: Climate Change
- SPP3: Adaptive Reuse
- SPP7: Cultural Heritage
- SPP9: Employment Lands

SPP1: Integrated Planning

Objective: *To apply the principles of planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.*

SPP 1.6 *Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.*

Code Amendment Outcome:

The Code Amendment will follow the principles of good planning, more particularly:

'Balanced decision-making' through the consideration of multiple perspectives in determining a policy framework which supports the most appropriate development for the site and locality.

'Intergenerational' by supporting the improved provision of community services to meet the needs of current and future generations and considering changing societal trends and expectations for community/health services.

'Supporting population growth' by increasing the convenience and liveability of the wider locality through the provision of nearby employment opportunities and community/health services. This therefore supports infill development in existing, established areas, as desired by the State Planning Policies.

SPP2: Design Quality

Objective: *To elevate the quality of South Australia's built environment and public realm*

SPP 2.2 *Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Crime Prevention Through Environmental Design and Access and Inclusion.*

SPP 2.3 *The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions.*

- SPP 2.5** *Prioritise performance-based design quality outcomes in Adelaide city, heritage and character areas, places where medium-rise building interface with lower-rise development, mixed-use renewal precincts, transit corridors, and iconic locations that attract high levels of pedestrian activity and/or tourism.*
- SPP 2.6** *Maximise opportunities for the Principles of Good Design and community engagement to inform future policy creation and improve design outcomes.*

Code Amendment Outcome:

The robustness of the Code will inform future design outcomes for the Affected Area to ensure high quality and responsive development outcomes which consider the local context, the local heritage place on-site, CPTED, equitable access for all, and water sensitive urban design. This is particularly important given the Affected Area is currently underutilised with portions having average amenity. Therefore, amenity will be improved through redevelopment of the Affected Area, supported through the provision of a revised policy framework.

SPP3: Adaptive Reuse

- SPP 3.1** *Remove barriers and encourage innovative and adaptive reuse of underutilised buildings and places to inspire urban regeneration, stimulate our economy and unlock latent investment opportunities*
- SPP 3.3** *Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state's history*

Code Amendment Outcome:

The Local Heritage Place Overlay will continue to apply to land within the Affected Area.

Current and future investment in relation to the Affected Area will be subject to an assessment against this overlay which desires the adaptive reuse of heritage places as well as their restoration and upgrade (where the valued heritage characteristics are maintained).

SPP5: Climate Change

- Objective:** *Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.*
- SPP 5.1** *Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.*
- SPP5.9** *Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.*

Code Amendment Outcome

Set within an existing urban context, the Affected Area is located in close proximity to a broad range of services and facilities, and is accessible to public transport.

SPP7: Cultural Heritage

- SPP 7.3** *Recognise and protect places and area of acknowledged heritage value for future generations.*

- SPP 7.5** *Maintain the context of a place or area of heritage value through appropriate design guidelines that encourage compatible design solutions.*

Code Amendment Outcome:

The Local Heritage Place Overlay and Heritage Adjacency Overlay are proposed to continue to apply to land within the Affected Area. These overlays encourage the preservation of local heritage places, as well as seeking new development which is complementary to the adjacent local heritage places.

SPP9: Employment Lands

- SPP 9.1** *Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.*
- SPP 9.2** *Enabling opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.*
- SPP 9.11** *Encourage the development of integrated employment and residential mixed-use precinct where conflict between uses can be managed.*

Code Amendment Outcome:

The proposed Code framework will facilitate the development and clustering of health related services; identified as a key economic growth driver for South Australia. In alignment with SPP 9.1, the proposed Community Facilities Zone commonly applies to land within the wider locality. In particular, the zone applies to land occupied by Burnside Hospital and Loreto College to the immediate south-east.

The Code Amendment will provide an appropriate policy framework which will accurately reflect the existing non-residential land uses established in the Affected Area. The policy framework will contemplate the development of this underutilised site, creating further job opportunities (including employment in construction). Further, greater employment occurring in the Affected Area will support the use of public transport, noting the proximity to public transport infrastructure and that Kensington Road is a high frequency bus route (Go Zone).

Regional Plans

The Regional Plan: 30 Year Plan for Greater Adelaide – 2017 Update

The key policies and targets of The 30-Year Plan for Greater Adelaide – 2017 Update which are most relevant to this Code Amendment are the following:

- Transit corridors, growth areas and activity centres
- Heritage
- Health, wellbeing and inclusion
- Infrastructure

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan [The 30 Year Plan for Greater Adelaide – 2017 Update]:

Policy Theme: Transit corridors, growth areas and activity centres.

Policy 5: *Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.*

Code Amendment Outcome:

The proposed policy framework will contemplate medium rise development in the Affected Area. Kensington and Portrush Road are identified as accommodating 'High standard frequency bus' services (as per Map 3 – Activity Centres and mass transit routes). More specifically, Kensington Road is a GO Zone accommodating high frequency bus services. Therefore, the proposed Code Amendment will support medium rise development in an accessible location which is nearby frequent public transport services and nearby areas with high population density (2,500-2,999 people/km² as per Figure 2.1 Density – people per km²).

In addition, a policy framework supporting medium rise development, will represent a continuation of existing and desired built form outcomes along Portrush Road, noting a four-storey residential flat building exists on adjoining land to the north and that buildings of up to 3 levels in height are contemplated by the Suburban Business Zone further north.

Policy Theme: Heritage

Policy 33: *Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.*

Policy 34: *Ensure heritage places and areas of heritage value are appropriately identified and their conservation promoted.*

Policy 35: *Encourage the innovative and sustainable reuse of heritage places and older building stock in a way that encourages activity and entices people to visit.*

Code Amendment Outcome:

The existing Local Heritage Place and Heritage Adjacency overlays will continue to apply to the Affected Area. These overlays encourage the preservation of local heritage places, as well as seeking new development which is complementary to the adjacent local heritage places.

In addition, the proposed Code Amendment includes proposed building heights (through application of TNVs) that supports appropriate siting, scale and setbacks of new buildings to respect the setting of the Local Heritage Place on the Affected Area.

Policy Theme: Health, wellbeing and inclusion

Policy 47: *Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that includes:*

....

access to local shops, community services and facilities.

...

Walkable connections to public transport and community infrastructure.

Code Amendment Outcome:

The proposed Code Amendment will support the establishment of community services and facilities in an existing neighbourhood with high population density (2,500-2,999 people/km² as per Figure 2.1 Density – people per km²). Therefore, facilitating a more convenient place to live for the many who occupy this dense neighbourhood.

Policy Theme: Infrastructure

Policy 88: *Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.*

Policy 89: *Integrate and co-locate different community infrastructure and services in community hubs to maximise their use and enhance their economic feasibility.*

Code Amendment Outcome:

The introduction of a new zoning framework which encourages the development of integrated community facilities in a convenient location nearby public transport services and a large population base. Further, the generous size of the Affected Area enables ample space for a multi-facility health focussed hub complementing the nearby Burnside Hospital.

Other Strategic PlansCity of Norwood, Payneham and St Peters – City Plan 2030: Shaping Our Future

The CityPlan 2030 was published by the City of Norwood, Payneham and St Peters as a long-term strategic vision for the local government area. The latest edition, the 2020 mid-term review, establishes four (4) outcomes: 'Social Equity', 'Cultural Vitality', 'Economic Prosperity', and 'Environmental Sustainability'.

Social Equity

To achieve the outcome of 'Social Equity', four (4) objectives are created, with the most relevant objective and associated Strategies identified below.

Objective 1.1 Convenient and accessible services, information and facilities

- 1.1.1 *Establish community hubs that integrate social support, health, recreational and commercial services, in multi-purpose spaces.*
- 1.1.2 *Maximise access to services, facilities, information and activities.*
- 1.1.3 *Design and provide safe, high quality facilities and spaces for all people.*

Code Amendment Outcome:

The rezoning will create a community hub where community, health and social services can be developed in a convenient cluster in close proximity to other health services and 'community' facilities (Burnside Hospital, Loreto College, etc.).

Economic Prosperity

The CityPlan creates five (5) objectives to achieve the outcome of 'Economic Prosperity'. Objective 3.1 seeks "A diverse range of businesses and services." To achieve this, the following strategies should be implemented:

- 3.1.1 *Support and encourage local small, specialty, independent and family-owned businesses.*
- 3.1.2 *Attract diverse businesses to locate in our City."*

Code Amendment Outcome:

The proposed Code Amendment will encourage and facilitate the development of a range of speciality health-related businesses. Further, the proposed Code Amendment will be reflective of the existing non-residential land uses on-site and enable uplift of the Affected Area.

Objective 3.3 seeks "Attract new enterprise and local employment opportunities to locate in our City." The success of the local government area is anticipated to be measured by an increase in the number of jobs in the City. The proposed rezoning will foster the establishment of new businesses within the local government area with subsequent job opportunities created (also including future construction jobs).

City of Norwood, Payneham and St Peters – Economic Development Strategy 2012-2026

The City of Norwood, Payneham and St Peters has prepared the Economic Development Strategy 2021-2026 which establishes a vision for economic development with four (4) outcomes, namely: 'Dynamic & Diverse City', 'Destination City', 'Innovative City', and 'Business Friendly City'.

To 'Recover & Rebuild' following the commencement of the Covid-19 pandemic, a number of strategies will be implemented, with the most relevant identified below:

- 1.1 *Focus on the support and growth of the City's priority sectors:*
 - Food & Beverage Manufacturing
 - Cultural & Creative Industries
 - Professional, Scientific & Technical Services

•Retail

1.2 *Support the Education and Health sectors as key contributors to community well-being.*

1.3 *Identify emerging trends and support opportunities for economic growth.*

3.1 *Maximise new investment and growth opportunities.*

4.3 *Establish an effective planning policy framework to encourage investment and enable businesses to establish in the City.*

Of particular note, Strategy 1.2 above includes the two relevant actions:

1.2.2 *Promote allied health and well-being services and events that benefit the community.*

1.2.3 *Explore ways to support future growth opportunities for small to medium allied health businesses that are focusing on emerging services and technologies including home-based care and tele-health.*

Code Amendment Outcome:

The proposed change in planning policy framework will facilitate the establishment of professional health services. The Code Amendment is therefore strongly aligned with the Council's Economic Development Strategy as health is specifically identified as key a sector to drive new investment and growth within the municipality.

Further, the proposed Code Amendment will be reflective of the existing non-residential land uses on-site and enable uplift of the Affected Area.

City of Burnside – City Plan

The Affected Area is located adjacent to the City of Burnside.

The City of Burnside published the Burnside City Master Plan in August 2022 with a vision for a “*prosperous City with a healthy, safe, connected, and active community, living in green leafy neighbourhoods where lifestyle is admired, heritage is valued, and people and nature live in harmony*”.

The Plan identifies that the Burnside community is expected to diversify and grow modestly over time. Population projections forecast that an additional 2,147 dwellings will be required across the City of Burnside by 2041, an increase of 10.7%

Of relevance to this Code Amendment, the Plan identifies:

- the area to the south of Kensington Road as an area where the ‘Historic Area Overlay’ from the Planning and Design Code applies, and is intended to be retained;
- identifies a potential opportunity to improve walking and cycling connectivity along Kensington Road.

Code Amendment Outcome:

The Code Amendment will support delivery of the Master Plan vision, and is sufficiently separated such that future development on the Affected Area will not impact on the values of the historic area to the south of Kensington Road.

Attorney General's Department – Land Supply Report for Greater Adelaide

The June 2021 Land Supply report for Greater Adelaide is an evidence based report by the Planning and Land Use Services Directorate of the Attorney-General's Department (PLUS_AGD) which provides a single source of data around residential and employment land trends, land supply and estimated future demand for both a medium and high population growth scenario.

Part 3 of the report provides information and analysis on employment land supply, demand, industry types and projected jobs to 2030. The Affected Area is located within the Inner Metro region of the report, which identifies 'Health Care and Social Assistance' sector as the major contributor to jobs, with 65% of total jobs in the region being population servicing activities. The report identifies a lack of employment land supply in the Inner Metro region and that new sources of land supply will likely come through refurbishment and redevelopment of existing sites. The report identifies that the region has the lowest amount of vacant zoned land across all regions of Greater Adelaide. The report also identifies that increasing land values of Inner Metro employment will continue to contribute to ongoing pressure for changes in this land use. The report identifies the consumption of land zoned Urban Corridor Zone (previously zoned employment land) for residential development is contributing to the reduction in availability of employment land in the region.

Code Amendment Outcome:

The Code Amendment will increase the supply of land in the region for employment related activities.