

Proposed Code Amendment Fact Sheet



Glenside Urban Corridor (Living) Code Amendment

Introduction

Cedar Woods is developing Glenside as a thriving, contemporary residential development on 16.5 hectares of land on the corner of Fullarton and Greenhill Roads.

Already well progressed, this \$400million project can accommodate approximately 1,200 homes consisting of town houses and apartments, surrounded by large, public open spaces and revitalised historic buildings.

The development promotes connected and walkable communities, incorporates affordable living and the opportunity for people to live close to the Adelaide CBD and existing community infrastructure and amenities.

As part of this evolving and successful development, Cedar Woods is seeking to amend the Planning and Design Code (Code) to build four new residential apartment buildings on the last remaining lots at Glenside.

In April 2024, the Minister for Planning agreed that Cedar Woods could initiate a change to the maximum building height on approximately 9,000 sqm of land located in the northwest corner of the Glenside development.

Investigations have now been completed enabling formal consultation with the community and stakeholders to commence. This follows an extended period of early engagement with the community which highlighted a range of concerns with the proposal. This feedback has been carefully considered and is addressed in the supporting FAQ document and the proposed planning policies.

How does a Code Amendment work?

Under our state's planning system, landowners (or parties with an interest in the land) can apply to the Minister for Planning to make a change to the Code.

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

The area affected by the change is referred to as the 'Affected Area'. See Figure 1 opposite.

Although Code Amendments can be undertaken by numerous entities, the Minister for Planning is the decision maker on any changes to the Code.

What does the Planning and Design Code contain?

The Code includes the policies used by planning authorities to assess proposals for development.

It applies zones, subzones and overlays to specific areas of land each with their own requirements.

The Code also contains Technical and Numeric Variations (TNVs) and Concept Plans to shape site specific outcomes.

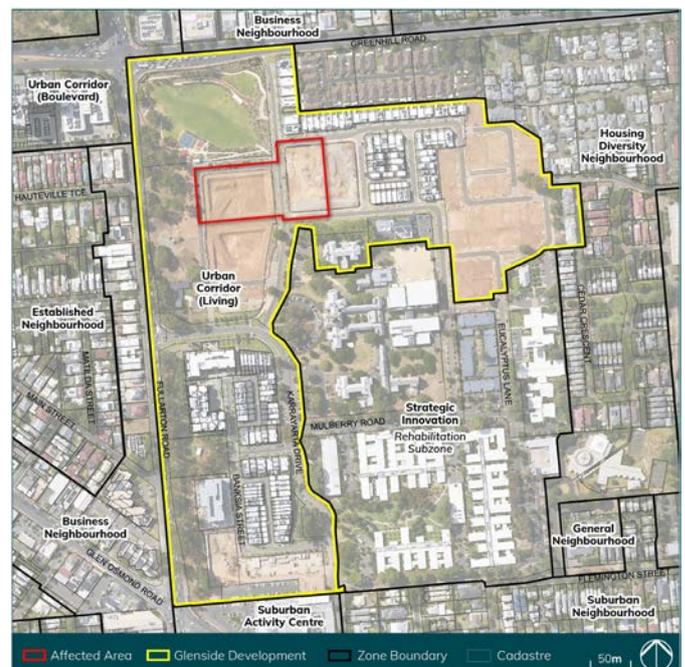


Figure 1: Affected Area within Glenside Development area

Who is seeking the Code Amendment?

The person/entity proposing to change the Code is referred to as the 'Designated Entity', which in this case is Cedar Woods.

The Minister for Planning has agreed to allow Cedar Woods to undertake a formal Code Amendment process.

This includes undertaking investigations such as a traffic analysis, on-street car parking analysis, heritage impact analysis, design / view analysis, social impact / infrastructure analysis, service infrastructure analysis, stormwater analysis, land contamination analysis and trees analysis.

A summary of the investigations undertaken for this Code Amendment as well as each report is available on the PlanSA website.

URPS, an urban planning consultancy, has been engaged by Cedar Woods to prepare and consult on the proposed Code Amendment.

What is the land currently zoned and used for?

The Glenside Development is located 2.6 kms south-east of the Adelaide CBD between the major thoroughfares and key public transport corridors of Greenhill and Fullarton Roads.

The land is zoned Urban Corridor (Living) and has been identified in the 30 Year Plan for Greater Adelaide as a key area for infill development. No change is proposed to the zone.

To date, development has focused on the provision of housing which includes apartment buildings, terrace housing and semi-detached housing in the south-west of the site.



Figure 2: Glenside Development Area Master Plan

What is proposed?

The Code Amendment seeks to enable the development of four high-quality residential buildings to provide additional housing supply of around 200 residences in a location that has excellent access to public transport, open space and community infrastructure. The proposal will provide housing where it is needed most and assist in alleviating South Australia's housing crisis.

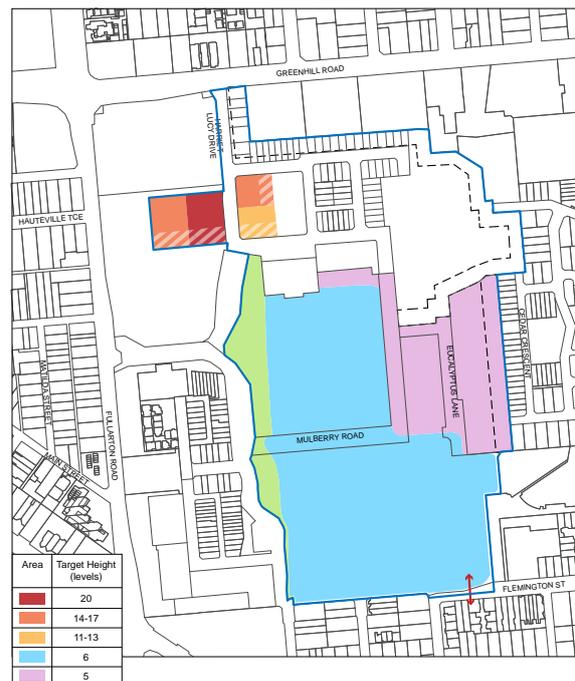
The key changes proposed via this Code Amendment are:

1. To increase the maximum building height from 8 levels or 29 metres up to 20 levels or 73 metres. This height increase will only apply to the Affected Area.
2. To amend Concept Plan 24 – Glenside to better align with the proposed building heights. See Figure 3 below.

It should be noted that Cedar Woods is proposing to apply the maximum height to one building on the site, with the remaining buildings to be of lesser heights, namely 14-17 and 11-13 levels. A small café and restaurant are also proposed on the ground floor of one of the buildings.

The Affected Area, where the four buildings are proposed to be built, is well set back from the main roads, and overlooks an existing neighbourhood park which will assist in managing the impact of overshadowing or overlooking for existing residents.

Figure 3: Proposed Concept Plan



What will be built on the site?

To support the Code Amendment, preliminary designs of the residential buildings have been prepared.

Although illustrative in nature, these renders show how the four buildings could sit within and integrate with the broader Glenside development.

It is important to note that the Code Amendment is only seeking to change relevant planning policies. It does not approve anything to be built on the site.

Any new buildings will need a development application to be lodged and approved by the relevant Planning Authority under a separate, later process.

If the Code Amendment is approved by the Minister for Planning, the timing of a development application is dependent on the landowner.



Is there more information available?

Yes. The Proposal to Initiate, Code Amendment document, technical investigation reports, Engagement Plan, Factsheet and FAQ are available on the PlanSA website at www.plan.sa.gov.au/en/code_amendments or by scanning the QR Code below.

A hard copy of the Code Amendment can be viewed at the City of Burnside, Civic Centre, 401 Greenhill Road, Tusmore.



How will I know my feedback has been used?

It is a State Planning Commission requirement to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent.

Following the formal consultation period, you may be contacted by URPS and asked to participate in an evaluation survey. An Engagement Report will summarise all the feedback received during this engagement process and the formal consultation period.

This is provided to the Minister to assist in the decision-making process.

Following the Minister's decision, the Report is made public on the PlanSA website and a 'Close the Loop' summary will be provided to those that participated in the engagement.

How can I have my say?

We want to hear your views on the proposed Glenside Urban Corridor (Living) Code Amendment.

Formal consultation is now open for a period of 6 weeks and will close at **5pm on Friday 11 October 2024**.

You can provide your feedback in the following ways:

- Via our online survey or submission form available at www.plan.sa.gov.au/en/code_amendments
- Via email to feedback@codeamendments.com.au
- In writing, addressed to:
Glenside Urban Corridor (Living) Code Amendment
URPS
Level 1, 27 Halifax Street
Adelaide SA 5000

You may also like to speak with one of our project team members by:

- Attending one of our community information sessions at the Glenunga Hub, 70 Conyngham St, Glenunga.
 - > 5-7pm Thursday 19 September 2024
 - > 11am-1pm Saturday 21 September 2024
 - > 2-4pm Tuesday 24 September 2024
 - > 10am-12pm Wednesday 25 September 2024
- Requesting a one-on-one meeting with the project team. Bookings can be made by contacting (08) 8333 7999 or via email to feedback@codeamendments.com.au
- Calling URPS on (08) 8333 7999 and speak with Emma Williams.

Undertaking meaningful, authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. The engagement has been designed in accordance with the Community Engagement Charter.

¹ These materials are prepared by URPS on behalf of the Code Amendment proponent, Cedar Woods.

Do you need these materials translated?

如果您需要翻译这些材料，请通过以下方式联系我们：

feedback@codeamendments.com.au 或者 08 8333 7999