



City of
Norwood
Payneham
& St Peters

Residential Development (Zones & Policy Areas) DPA

Public Information Session, Norwood Concert Hall, 23 September 2013

Part 1 - Presentation by Mayor Robert Bria

Following the public consultation and public meetings held on the Residential DPA late last year and early this year, many submissions received by council suggested that more clarity was required about the linkages between the Residential DPA and the Council's Strategic objectives and some of the Council's other strategies, projects and plans.

In this context, I want to take a little bit of time to provide some information on how the DPA fits in to the overall program of policies, projects and services that the Council delivers.

Whilst much of the Council's recent policy focus has been on the Residential DPA, the Council has also been working on a number of other DPAs and plans for our community.

In the Kent Town and Norwood area, the Council recently endorsed the draft Kent Town & The Parade Strategic Growth DPA, which allows for population, housing and employment growth opportunities in areas close to the Adelaide CBD and the commercial heart of The Parade.

The DPA aims to create vibrant, mixed use precincts and walkable, connected communities.

The Council recognises that by allowing substantial growth opportunities in these areas, we can minimise the extent to which other residential suburbs will need to change over time to accommodate future growth across the whole City.

The Strategic Growth DPA is currently with the Minister for Planning awaiting approval.

Economic analysis of the Glynde corner precinct has revealed that there is a strong demand for bulky goods retailing in the Eastern Adelaide region yet the region is significantly under provided with bulky goods retailing.

This retail demand and the fact that the arterial roads on the approaches to the Glynde corner see around 42,000 daily traffic movements, has provided a strong economic basis for the Council to review the role and function of land uses in the Glynde corner precinct.

The Council is currently preparing a Mixed Use and Bulky Goods DPA for the Glynde Corner precinct, which has focus on creating opportunities for bulky goods retailing on Glynburn Road and increasing residential densities and mixed use opportunities near the Glynde Corner.

Examples of bulky goods type of retailing include The Good Guys, Freedom and similar types of shops (which are located on the Campbelltown City Council side of Glynburn Road) in Hectorville.

As development opportunities are taken up over time, the Residential DPA will facilitate an increase in the viability of the Glynde Corner precinct and allow for more people to live in close proximity to thriving and dynamic shops as well as public transport and other services.

The Council has also undertaken a survey of Interwar Housing and has committed to preparing an Interwar Heritage DPA. This DPA will investigate opportunities to recognise the cultural value of some outstanding examples of dwellings built between WWI and WWII.

The survey coincides with parts of the city that are being considered for inclusion within the Residential Character Zone as part of Residential DPA and will reinforce the value placed on pre-1940's dwellings by the community by requiring that new developments, which may impact on high quality interwar dwellings are designed in a sensitive and respectful manner to the existing character homes.

This DPA work is all in addition to previous heritages DPA's completed in 2006, which resulted in 664 dwellings and other buildings being listed as Local Heritage Places across the city and almost 1500 dwellings being listed as Contributory Items within Historic (Conservation) Zones.

The Council is also preparing an Educational Zones DPA. The Council recognises that there is a need to review the future requirements of our local schools and acknowledges that if we are to provide opportunities for future population and housing growth.

We also need to consider the role of schools in terms of catering for their future growth needs and consider traffic management and safety issues adjacent schools.

In addition to the BER building program funded by the federal government, a number of local schools have or will have significant capital expenditure committed to new buildings and facilities. These include East Adelaide Primary, Marden Senior College and Marryatville High School.

In recent months, I have met with four principals to discuss their concerns about traffic and safety issues and will have the opportunity to have similar discussion with several other principals next month.

In addition, the Council understands that the Local Government Association of South Australia (LGA of SA) and the State Government are currently holding discussions as to how best to facilitate an increase in the shared use of school facilities for broader community uses.

Once the Educational Zones DPA is finalised, the Council will undertake a comprehensive review of traffic and safety related issues affecting every school in the council area.

The Council also acknowledges that there is a high demand for childcare services in the eastern suburbs and this is reflected in the fact that there is an 18 month waiting list for places at the St Peters Childcare Centre.

The Council itself now provides universal early access to the St Peters Childcare centre and is currently looking at expanding the capacity of the St Peters Childcare Centre to provide a further 50 placements per week, with the assistance of federal funding.

If successful, the additional places will relieve the existing pressure for child care services in our area.

As you can see, the Council's DPA program is very broad but it isn't just about setting policy to accommodating increases in population and housing.

It's also about planning for future economic and infrastructure development, planning for education facilities and other social infrastructure and responding in a policy sense, to how our community envisages the city to look like in 2030.

Part of undertaking such planning is consulting and engaging with the community on draft policy documents. We have listened to the community in respect to the key issues raised during the community consultation phase of the project and you will hear shortly about some suggested amendments to the DPA which aim to address those community concerns.

Aside from the preparation of Development Plan policies, the Council is also progressing a range of other initiatives of all which focus on enhancing livability within NPSP.

With respect to transport, the Council is currently finalising a new City-wide Bicycle Plan. The Council understands that our residential areas need to be supported through an active transport network that is safe, convenient and accessible.

The implementation of the Bike Plan will ensure that the council's cycling infrastructure provides safe and convenient links to metro Adelaide-wide cycling network and the Adelaide CBD and improves accessibility to the Linear Park track.

It will also investigate a proposal to establish a Bike Boulevard along Beulah Road and lead to the role out of educational strategies where for instance the Council will work with schools to increase the amount of children riding to and from school.

The development of the City-wide Bicycle Plan is also likely to lead in to the development of an Active Transport Plan for the City, which will consider the role and function of all modes of active transport in the council area (subject to council approval).

The Council also recognises that vehicular traffic management is a critical matter for our community.

The Council deals with traffic management through the preparation of Local Area Traffic Management (LATM) Plans and last year appointed a Traffic Management & Road Safety Committee which considers strategic level traffic management and safety issues.

Importantly, the Committee is serviced by two experienced, independent traffic engineers and also includes a SAPOL representative and their extensive experience and access to data about crash and accident statistics helps to inform and guide the Council's resolutions on traffic related matters.

Traffic and parking analysis is always integrated with land use planning. Notwithstanding this, given the extensive traffic related feedback received on the Residential DPA, further analysis of the road network affected by the DPA has been undertaken, information which we will share with you in detail later on in this presentation.

With respect to economic development, the Council area is home to approximately 6000 businesses and thousands more home-based businesses.

Important to note that about 15% of the local workforce also reside in the Council area so it's easy to see why the Council is committed to supporting and developing our local economy.

The Council supports local business through its Business & Economic Development Committee and four Precinct Committees.

It understands that good planning policies, a long-term infrastructure plan and high quality streetscaping are the cornerstones to create an environment that can attract future investment for growth and job creation for our local community.

The Business & Economic Development Committee is in the early stages of developing a new city-wide Business and Economic Strategy.

As previously mentioned, as development opportunities are taken up over time, the viability of our commercial precincts will increase and allow for more people to live in close proximity to these precincts.

The Council also looks carefully at its population demographics and has adopted an Ageing Strategy (Norwood Payneham and St Peters is also part of a the Eastern Region Alliance Ageing Strategy) as well as an Access and Inclusion Policy.

The policies assist the Council and the local community to clearly understand the contemporary issues and challenges facing older people, their carers, the aged care industry, and of course people with disability.

The Ageing Strategy recognises that there is strong demand for the provision of housing choice and different styles of housing (ie. More compact housing) that allows people to 'age in place'.

The Residential DPA allows for a diversity in housing products to cater for the differing housing needs within our community, which can change significantly over time.

The provision of housing choice within close proximity to our centres, transport routes and or recreational assets form a cornerstone of the Residential DPA.

The role of children and young people in our community is also strongly recognised by the Council. 'Speak Out' was a unique opportunity for local young people to have their say about, and take ownership of, the future of the City of Norwood Payneham and St Peters.

The feedback and comments received during the *CityPlan 2030 – Update 2012* community consultation process, have been considered and incorporated into the draft updated version of *CityPlan 2030* and have been considered in the Council's planning policy development.

The success of the 'speak out' forum led to the Council seeking out the views of children and young people on other projects such as the Payneham Oval playground re-development.

The Council recognises that the voices of children and young people play an important part in shaping our community and the facilities they use.

In respect to community infrastructure, the Council is working on a range of projects to enhance liveability.

The Waterproofing Eastern Adelaide Project, a regional project worth \$26.5 million, is being undertaken in collaboration with four other Eastern Region Alliance councils and supported with federal funding.

This project is looking at catchment-wide solutions to the storage, cleansing and re-use of stormwater and includes an analysis of Felixstow Reserve to determine its suitability to cater for aquifer re-charging and the sustainable upgrade of the reserve.

Further initiatives relating to water include working with the local Natural Resource Management Board to improve the health and quality of water in the River Torrens; the endorsement of a River Torrens Linear Park Management Plan (Eastern Section), with neighbouring councils and the State Government; and the development of an Eastern Region Urban Stormwater Master Plan with the Cities of Campbelltown, Burnside and Adelaide City Council.

The engineering modeling for all of the catchment-wide stormwater projects planning has factored in a range of future population growth scenarios and so the community can be sure that the storm water network capacity will be able to cope with future increases in housing and population.

The Council continues to recognise that importance of maintaining sustainable eco-systems and healthy waterways.

As more people choose to live and recreate near our major reserves and the Linear Park, this on-going commitment will reinforce the attractiveness and function of our green spaces and waterways.

The Council's program of upgrading Regional level reserves, such as Dunstone Grove/Linde Reserve, Richards Park and James Coke Park provide high quality spaces for our local community to meet, play and recreate. Planning is now underway for the re-development of Birchell Reserve in St Peters.

The Council's playgrounds and open space strategy, which among other things will see a major upgrade to the Payneham Oval Playground next year and the future upgrade of Dunstan Adventure Playground earmarked for 2018/19 to name a couple of examples, will continue to enhance the attractiveness of our community facilities.

The implementation of these strategies will also see improvements to facilities and amenities in parks and reserves, such as seating, barbecues, shelter, bins and irrigation systems form part of the Council's infrastructure renewal program. Again, all actions aimed at enhancing community well-being.

The development of the St Peters Precinct and rejuvenation of the St Peters Town Hall with links to Dunstone Grove/Linde Reserve has enhanced livability in St Peters area with health, recreational, library services and quality open space next to shops and commercial premises and accessible services.

The creation of community hubs and new and interesting civic spaces goes hand in hand with land use planning throughout the City.

As many of you know, the Council is currently consulting on its master plan to create a civic plaza and multi-functional community space on St Peters Street.

The three stages of the revitalising St Peters project will see a total investment in the order of \$15 million in the precinct, including approximately \$5.5m in federal funding.

In time, the Council will be undertake a holistic review of all commercial centres throughout the city to identify, among other things, further opportunities to develop more community hubs and more civic spaces and encourage a participating community.

This is just a snapshot of a range of strategies, plans and actions that the Council undertakes in the interests of maintaining and enhancing well-being and hopefully this has demonstrated that land use planning and rezoning is not undertaken in isolation from the Council's other plans and projects and programs.

Rather it is an important component in a drive for community well-being.

For our City, community well-being is considered as:

- Social Equity (connected, accessible, pedestrian friendly community)
- Environmental Sustainability (a leader in environmental sustainability)
- Economic Prosperity (dynamic and thriving centre for business and services)
- Cultural Vitality (culturally rich and diverse city with a strong identity, history and sense of place).

Clearly, market take up of planning policy cannot of itself achieve community well-being but is a very important part of the Council's overall program of services that contribute towards this objective.