



8. DECISION REPORTS

8.1 FINALISING SPATIAL VISION AND STRUCTURE PLANS AND COMMENCEMENT OF DEVELOPMENT PLAN PROCESS

Report Author/Manager: Alexa Carr & Marc Duncan / Marc Duncan

General Manager: Craig Harrison

(Meeting Date: 26 February 2019)

(Location: Council Wide)

(Consultant Used: \$0)

This report was previously brought to Council as an Information Item and is now provided as a Decision Report

Changes to the previous report are highlighted in Bold Italics.

PROPOSAL

To seek Council's endorsement of the Spatial Vision document, each of the five growth precincts structure plans and the Statement of Intent for the Growth Precincts Development Plan Amendment to be submitted to and agreed by the Minister for Planning.

OPTIONS

DECISION 1

Option 1 (Staff Recommendation)

That Council endorse the Spatial Vision document and each of the five growth precincts Structure Plans as below

- *Precinct 1 (North) Flinders and St Marys*
- *Precinct 1 (South) Flinders and St Marys*
- *Precinct 2 (East) Goodwood and Daws Road*
- *Precinct 2 (West) Goodwood and Daws Road*
- *Precinct 3 Blackwood Centre – noting that the local road network and traffic management improvements on Waite Street, Edward Street and the associated roundabouts will be subject to review as part of a Centre Movement Study.*
- *Precinct 4 Belair Road Centre*
- *Precinct 5 Goodwood and Cross Roads*

Option 2

That Council endorse the Spatial Vision document and each of the five growth precincts Structure Plans as below

- *Precinct 1 (North) Flinders and St Marys*
- *Precinct 1 (South) Flinders and St Marys*
- *Precinct 2 (East) Goodwood and Daws Road*
- *Precinct 2 (West) Goodwood and Daws Road*



- *Precinct 3 Blackwood Centre – noting that the local road network and traffic management improvements on Waite Street, Edward Street and the associated roundabouts will be subject to review as part of a Centre Movement Study.*
- *Precinct 4 Belair Road Centre*
- *Precinct 5 Goodwood and Cross Roads*

subject to the following amendment(s):

<amendments>

Option 3

That Council not endorse the Spatial Vision document, nor any of the five growth precincts Structure Plans.

DECISION 2

Option 1 (Staff Recommendation)

- (1) *That Council endorse the Statement of Intent for the Growth Precincts Development Plan Amendment in the form presented to Elected Members as attached to this report*
- (2) *That Council delegates to the Chief Executive all necessary powers to execute and make amendments to that document deemed necessary to ensure agreement of it with the Minister for Planning*
- (3) *That, subject to the Minister for Planning's Approval of the Statement of Intent, Council prioritises in its Budget considerations the allocation of \$120,000 over the current (2018/19) and next (2019/20) financial years to undertake the Development Plan Amendment.*

Option 2

- (1) *That Council endorse the Statement of Intent for the Growth Precincts Development Plan Amendment in the form presented to Elected Members as attached to this report with the following amendments:*

<amendments>
- (2) *That Council delegates to the Chief Executive all necessary powers to execute and make amendments to that document deemed necessary to ensure agreement of it with the Minister for Planning.*
- (3) *That, subject to the Minister for Planning's Approval of the Statement of Intent, Council prioritises in its Budget considerations the allocation of \$120,000 over the current*



***(2018/19) and next (2019/20) financial years to undertake the
Development Plan Amendment.***

Option 3

***That Council not endorse the Statement of Intent for the Growth
Precincts Development Plan Amendment in the form presented to
Elected Members as attached to this report.***

BACKGROUND

The Spatial Vision and Local Area Planning project has been the focus of Council's strategic land-use planning activities for the past two years.

The impetus for this project is the State Government's planning reform agenda, which will ultimately see Council's Development Plan replaced by a state-wide Planning and Design Code by July 2020.

Council has been working to understand and address the implications of the new planning system for the City of Mitcham, both in partnership with DPTI and through a collaborative approach with our community.

In October 2017, a series of community workshops was held with people from different parts of the community who helped form ideas about the future shape of places in our City. The outcome of the workshops was a range of community ideas and options for the five key precincts identified in the Spatial Vision for the City.

During the first half of 2018, Elected Members and staff reviewed the emerging ideas for each of the key precincts stemming from the community workshops. Subsequently, Council endorsed the Spatial Vision for the City and each of the Key Precinct Structure Plans for community engagement.

Over August and September 2018, Council engaged with the broader community on the Spatial Vision and Key Precinct Structure Plans through the "Shape Your Place!" community engagement exercise.

On 11 December 2017, Council received a report providing an update on the project, together with the Shape Your Place! Engagement Summary Report.

We are now approaching the conclusion of the first phase of the project.

The final part of this phase of the project is to formulate a position for negotiation with the State Government, on how the new Planning and Design Code will apply to the City of Mitcham.

The process necessary to undertake this negotiation is the submission of a Statement of Intent (SOI) to be agreed by the Council and the Minister for Planning. The SOI is a formal agreement between the Council and the Minister regarding the matters to be considered and the processes to be undertaken when changing a Development Plan.



The planning policy work that Council has undertaken since 2012, together with the findings of the Spatial Vision Local Area Planning project, will assist Council determine its position for negotiation.

Attachments:

- A. Annotated Spatial Vision map [↓](#)
- B. Annotated Key Precinct 1 (North) Structure Plan [↓](#)
- C. Annotated Key Precinct 1 (South) Structure Plan [↓](#)
- D. Annotated Key Precinct 2 (East) Structure Plan [↓](#)
- E. Annotated Key Precinct 2 (West) Structure Plan [↓](#)
- F. Annotated Key Precinct 3 Structure Plan [↓](#)
- G. Annotated Key Precinct 4 Structure Plan [↓](#)
- H. Annotated Key Precinct 5 Structure Plan [↓](#)
- I. Draft Statement of Intent [↓](#)

STRATEGIC OBJECTIVES

Goal 1 Accessible & Connected Community

Objective 1.6 Our community is actively encouraged and supported to have a voice and to participate in a meaningful way in shaping our City.

Goal 3 Dynamic & Prosperous Economy

Objective 3.1 We have attractive and vibrant precincts, places and spaces, supported by a variety of quality community facilities and retail, commercial and residential development.

DISCUSSION

Recommended Changes and Discussion Points

The feedback received from the community as part of the Shape Your Place! Community Engagement has been considered, together with other relevant planning policy work that Council has undertaken since 2012. It is recommended that the following changes and discussion points are considered by Council:-

Spatial Vision for the City

- There is opportunity to recognise the Adelaide University Waite Campus (which includes the Waite Research Institute, Waite Arboretum, Urrbrae House Historic Precinct and Waite Conservation Reserve) as a major employment, education, research and innovation precinct.
- This could potentially extend over Urrbrae Agricultural High School and Unley High School.
- There is also an opportunity to rezone all school sites within the Council area as they are largely contained within inappropriate zones.



Attachment A contains the annotated Spatial Vision map.

Precinct 1 (North) Flinders and St Marys

- It is recommended that the structure plan identifies a preferred location for taller buildings that can accommodate a vertical mix of land uses (ie: commercial/retail/residential), as opposed to a horizontal mix of single-use buildings of a lower height. In this Precinct, there is potential for a “core” of taller buildings around Brookman Ave.
- Greater consideration needs to be given to the outcome at the Adrien Brien car yard site **at the corner of South and Ayliffes Roads**. This site may be appropriate for a landmark building. It is a high profile location, within proximity of, and with easy access to, the Tonsley Precinct, Flinders University Precinct and St Marys Precinct. There is opportunity for a taller building at this location, perhaps for serviced apartments/short term accommodation.

Attachment B contains the annotated Key Precinct Structure Plan Precinct 1 (North).

Precinct 1 (South) Flinders and St Marys

- The proposed Mixed Use Zone for the Bedford Park South triangle (ie west of Flinders Drive) is recommended to remain, however the option of delaying the implementation of this could be explored further.
- It is recommended that the structure plan identify where taller buildings might be contemplated within the Bedford Park triangle and how the transition to adjoining zones might be achieved so as to limit negative impacts on the amenity of nearby residents.

Attachment C contains the annotated Key Precinct Structure Plan Precinct 1 (South).

Precinct 2 (East) Goodwood and Daws Road

- It is recommended that the structure plan identifies a preferred location for taller buildings that can accommodate a vertical mix of land uses (ie: commercial/retail/residential), as opposed to a horizontal mix of single-use buildings of a lower height. In this Precinct, there is potential for a “core” of taller buildings around the current Bedford Industries site.
- It is recommended that the possibility of having a hotel/pub use or alternate buffer to the substation to the south is explored.
- It is recommended that the green space around the substation extends to blend into the former Panorama TAFE site to its immediate north.

Attachment D contains the annotated Key Precinct Structure Plan Precinct 2 (East).

Precinct 2 (West) Goodwood and Daws Road



- There are no amendments recommended or points for further consideration in this precinct.
- Council should note that feedback has been received requesting the scaling back of the industrial uses toward South Road which could potentially result in the rezoning of land including the Council depot.

Attachment E contains the Key Precinct Structure Plan Precinct 2 (East) for reference purposes.

Precinct 3 Blackwood Centre

- It is recommended that the mixed-use proposals for Coromandel Parade are reviewed, particularly with regards to heritage/character aspects of the area.
- The proposed Mixed Use Zone for the western side of Waite Street is recommended to remain, however the option of delaying the implementation of this could be explored further.

Attachment F contains the annotated Key Precinct Structure Plan Precinct 3.

Precinct 4 Belair Road Centre

- It is recommended that the “Small scale retail/Café use” annotation behind Mitcham Library is concentrated on the heritage listed stables building with a “repurposing” note. This is in response to concerns raised during the community engagement exercise. There is no intent for new buildings to be constructed on the bowling green or other areas of open space.
- It is recommended that the “Civic and/or Mixed Use” be extended from the existing Civic Centre site across Belair Road to include the Community Land east of the rail corridor. There is latent opportunity for this area, however further investigations are required to determine the highest and best use of the site.

Attachment G contains the annotated Key Precinct Structure Plan Precinct 3.

Precinct 5 Goodwood and Cross Roads

- There are no amendments recommended or points for further consideration in this precinct.

Attachment H contains the Key Precinct Structure Plan Precinct 5 for reference purposes.

Closed Designated Informal Gathering

A closed designated informal gathering was held with Elected Members to **provide a high level overview of the Spatial Vision and what the next steps are in terms of implementing it and the** Key Precinct Structure Plans.



The potential for the Council to investigate options to invigorate the five key growth precincts set out in the Spatial Vision were also discussed at that meeting. Further reports will be presented to the Council in the coming year to discuss these options and funding requirements necessary to implement them.

Council administration is currently investigating a tour to take Elected Members to various growth precinct sites in and around the metropolitan area to better inform Elected Members about the links between precinct planning, Development Plan amendment and achieving desirable outcomes for the community.

Next Steps

Spatial Vision & Local Area Planning Project

*This report, together with annotated plans **are brought** to the Full Council for **finalisation and** a decision.*

Statement of Intent and Investigations

As most members are now aware, the Council's Development Plan will be replaced by the Planning and Design Code pursuant to the repeal of the Development Act and replacement by the Planning, Development and Infrastructure Act.

As outlined at the informal gathering on 9 February, it is intended that Council amend its Development Plan prior to the implementation of the Planning and Design Code to ensure the City of Mitcham achieves the changes to its planning policies that we have consulted upon with our community, not what the State Government envisages are appropriate.

In order to effect this change, the Council must endorse a Statement of Intent (SOI) with the Minister for Planning as a formal, legislative requirement to commence that process.

The SOI is a standard form template document containing prescribed information required by the Development Regulations. It describes why the Development Plan Amendment (DPA) is needed and what is being proposed, outlines the nature of investigations and who will be consulted on the DPA and give assurance that the documentation standards in the DPA will be produced to an acceptable standard.

It is most important for the Council to note that the SOI does not effect any changes to Council's Development Plan. It is merely the preparatory step mandated under the Development Act to commence the process to investigate possible amendments to the Development Plan.

The scope of investigations and stakeholder engagement is to be agreed in partnership with DPTI through **the** SOI as the first step in a Growth Precincts Development Plan Amendment (DPA).



The draft SOI is attached to this report as ATTACHMENT I

Should the Growth Precincts DPA receive Ministerial support further reports and/or memoranda will be presented to Elected Members to inform of progress and to advise of the costs and resources required and the funding approach necessary to proceed.

An overview of this process was outlined at the informal Council gathering on February 9.

Transition to Planning and Design Code

Preliminary discussions have been held with the Department of Planning, Transport and Infrastructure (DPTI) on the application of the Planning and Design Code as it relates to the City of Mitcham, based on the draft Spatial Vision for the City, including the Growth Precincts DPA. These discussions will continue to progress over the next 12-18 months.

DPTI has indicated that the Planning Commission will lead the community engagement on the transition from Development Plans to Planning and Design Code, with assistance from Councils. This will occur over a three phase period with the third phase covering greater Adelaide, which is anticipated to occur late in 2019.

Technical and Policy Documents

DPTI continues to release technical and policy documents for consultation.

The Administration will bring to Council matters for information and decision on an ongoing basis as we move to the implementation of the Planning and Design Code.

Planning Programme

Throughout 2019, Administration will present to Council an overview of the planned programme of strategic and policy planning work, which outlines the work required to be undertaken over the next 12 months in the context of the planning reform.

Elected Member Tour

Council administration is investigating the opportunity for Elected Members to visit growth precincts and/or public realm projects via a bus tour. Further details will be circulated to Elected Members in the near future.

Community Implications

There will be significant implications for the community as a result of the planning reform, including the extent to which the community is engaged in planning decisions. The focus will be on engagement with the community at policy formulation stage rather than through the assessment phase of specific Development Applications, as has occurred historically.



The Spatial Vision and Local Area Planning project has sought to ensure that Council has actively engaged with the community on the draft Spatial Vision, Structure Plans and Special Character areas, in line with the State Government's Community Engagement Charter.

Environmental / Heritage Implications

The preservation and enhancement of heritage and character remains a key consideration of Council in the Spatial Vision and Local Area Planning project.

While there are no direct consequences for the environment or heritage at this stage, it is anticipated that there will be significant implications for these areas following the implementation of the Planning and Design Code. It is important that the Council is adequately prepared to engage with the State Government in the drafting of the Code in effort to preserve and enhance our environment and local heritage.

Cost Shifting Implications / Legislative Cost Imposts

There will be cost implications associated with the planning reform, however these implications are still relatively unknown at this stage.

Impact on Budget including Lifecycle Costing

The Spatial Vision and Local Area Planning project is one that Council has approached with utmost importance to adequately invest in procuring the best possible outcome for the City of Mitcham.

A high-level project delivery plan for this work was presented to the 25 July 2017 meeting of Council. Part of the project delivery plan was an analysis of the effort required and the projected costings for staff and consultant input. It was noted that with a project of this size and complexity the projected costs could only be indicative and based on previous experience.

The existing 1.6 FTE strategy and policy staff members have been focussed on the delivery of this project for the past 18-24 months. Therefore, this project has taken priority over projects which would ordinarily have been undertaken by Policy staff, including (but not necessarily listed in order of importance):-

- Review of Community Land in Colonel Light Gardens – i.e. Stage 2 and 3
- Heritage Action Plan reports
- City signage strategy
- Section 29 DPA to correct anomalies in the Development Plan
- Response to various resident queries / complaints
- Student internship and placement of planning graduates
- Progressing work identified by the internal Colonel Light Gardens Steering Group

There has been no consultant spend on this particular report.



The preparation of the Development Plan Amendment is estimated to be in the order of \$120,000.

This amount will straddle both the (2018/19) and (2019/20) financial years and would be funded by both existing recurrent and one-off budget allocations together with the utilisation of internal resources where possible.

Should Council endorse the Statement of Intent as attached to this report, and on the basis that it receives the Minister's approval, it is understood to mean that Council also is then committing to undertake the works and fund the Development Plan Amendment.

At the point of receiving Ministerial Approval the funding and resourcing approach will be presented to Council.

Risk Management / WHS Assessment

Nil

Legal / Policy Implications

Nil

Engagement

It is highly likely that there will be a need for ongoing community engagement in the transition to the Planning and Design Code. The Planning and Design Code has not yet been publicly released and details of future engagement requirements are unknown.

Should the Development Plan Amendment process proceed, mandatory public consultation will be required.

CONCLUSION

This project presents a generational opportunity to influence the planning policy framework and to shape the future of the City of Mitcham. It has significant implications for the community in the long term, including the economic vigour of the City.

The Spatial Vision for the City and Key Precinct Structure Plans provide a mechanism for Council to strike a balance between the need for development, to progress with the lifestyle and character that our community values, to ensure that the City of Mitcham is an exciting and desirable place to live, work, play, study and do business into the future.

RECOMMENDATION – ITEM 8.1

DECISION 1

Option 1 (Staff Recommendation)



That Council endorse the Spatial Vision document and each of the five growth precincts Structure Plans as below

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subject to the following amendment(s):

<amendments>

Option 3

That Council not endorse the Spatial Vision document, nor any of the five growth precincts Structure Plans.

DECISION 2

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- (1) ***That Council endorse the Statement of Intent for the Growth Precincts Development Plan Amendment in the form presented to Elected Members as attached to this report***
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Option 2

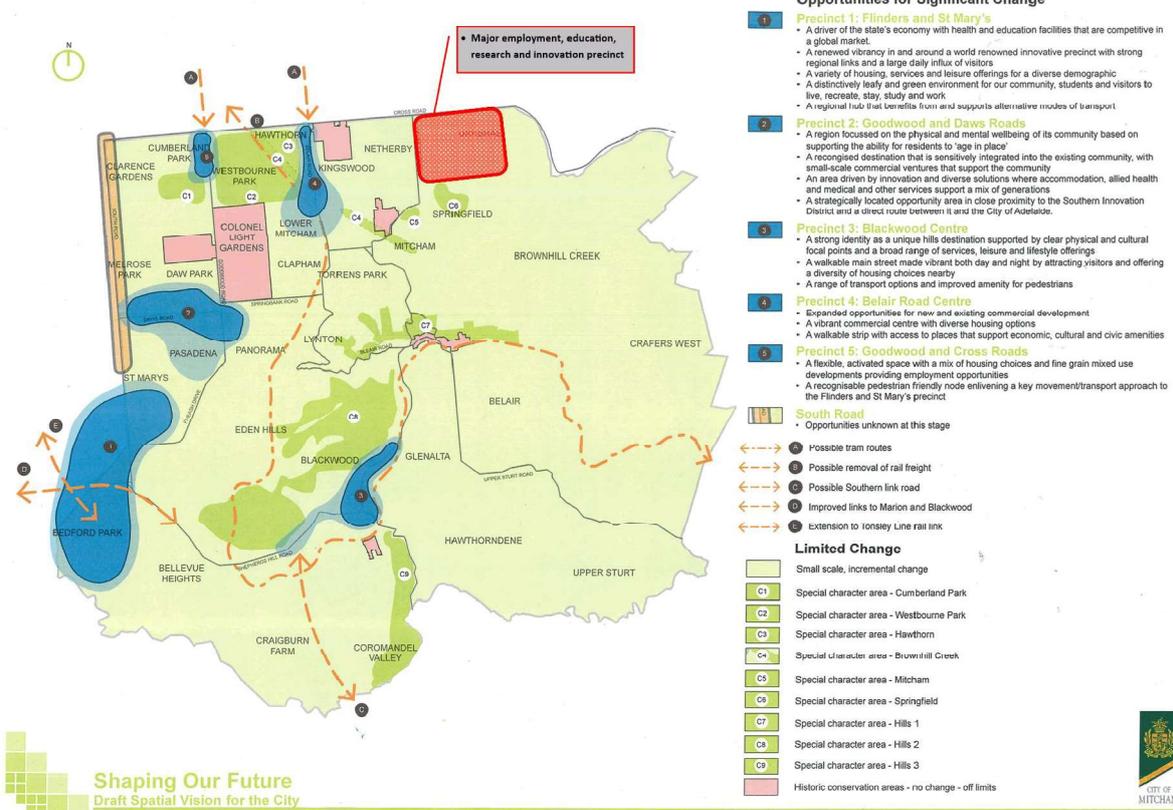
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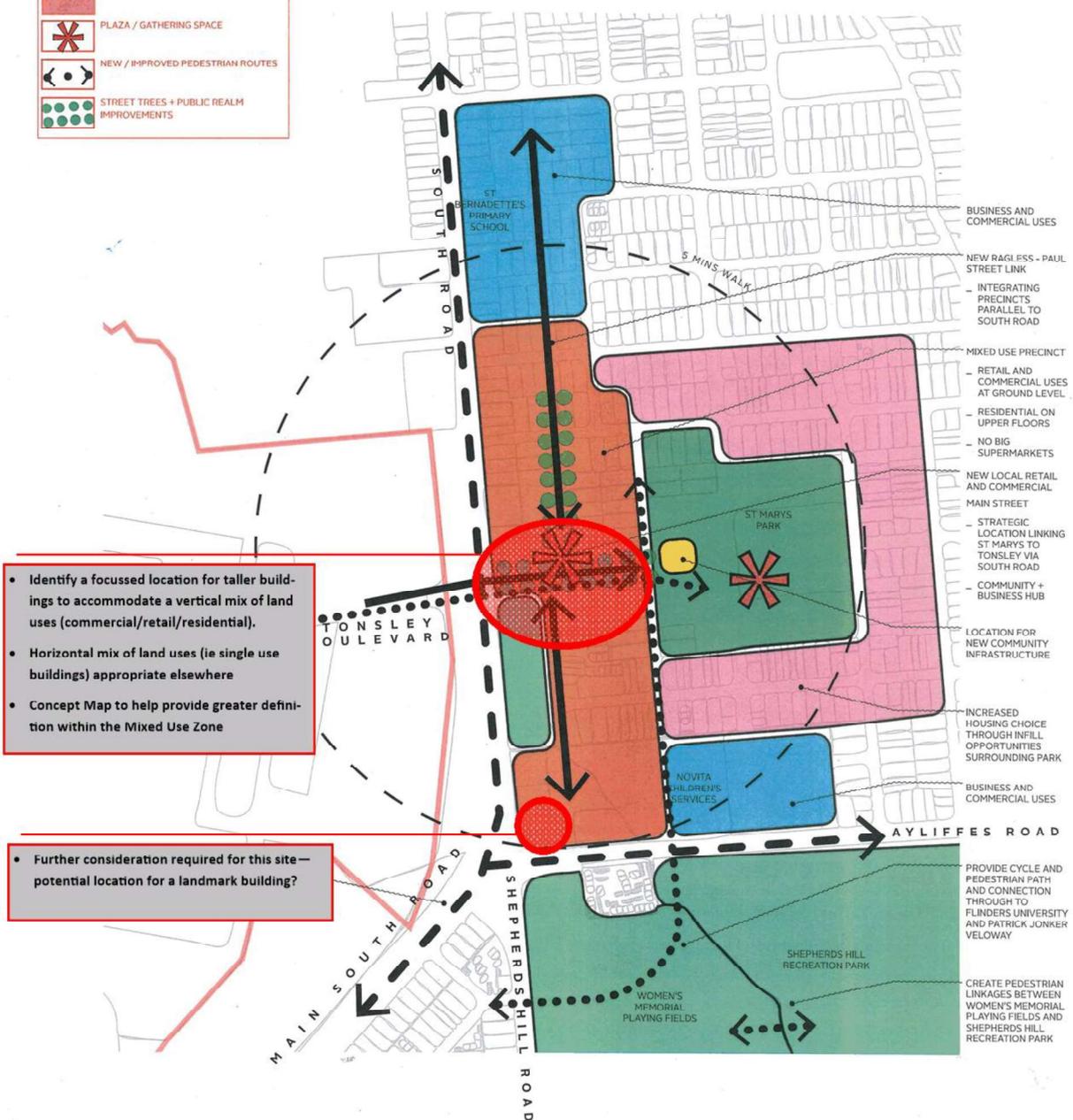
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LEGEND

- COMMERCIAL AND BUSINESS USES
- INCREASED HOUSING CHOICES
- COMMUNITY USES
- OPEN SPACE
- MIXED USE
- PLAZA / GATHERING SPACE
- NEW / IMPROVED PEDESTRIAN ROUTES
- STREET TREES + PUBLIC REALM IMPROVEMENTS



- Identify a focussed location for taller buildings to accommodate a vertical mix of land uses (commercial/retail/residential).
- Horizontal mix of land uses (ie single use buildings) appropriate elsewhere
- Concept Map to help provide greater definition within the Mixed Use Zone

- Further consideration required for this site—potential location for a landmark building?

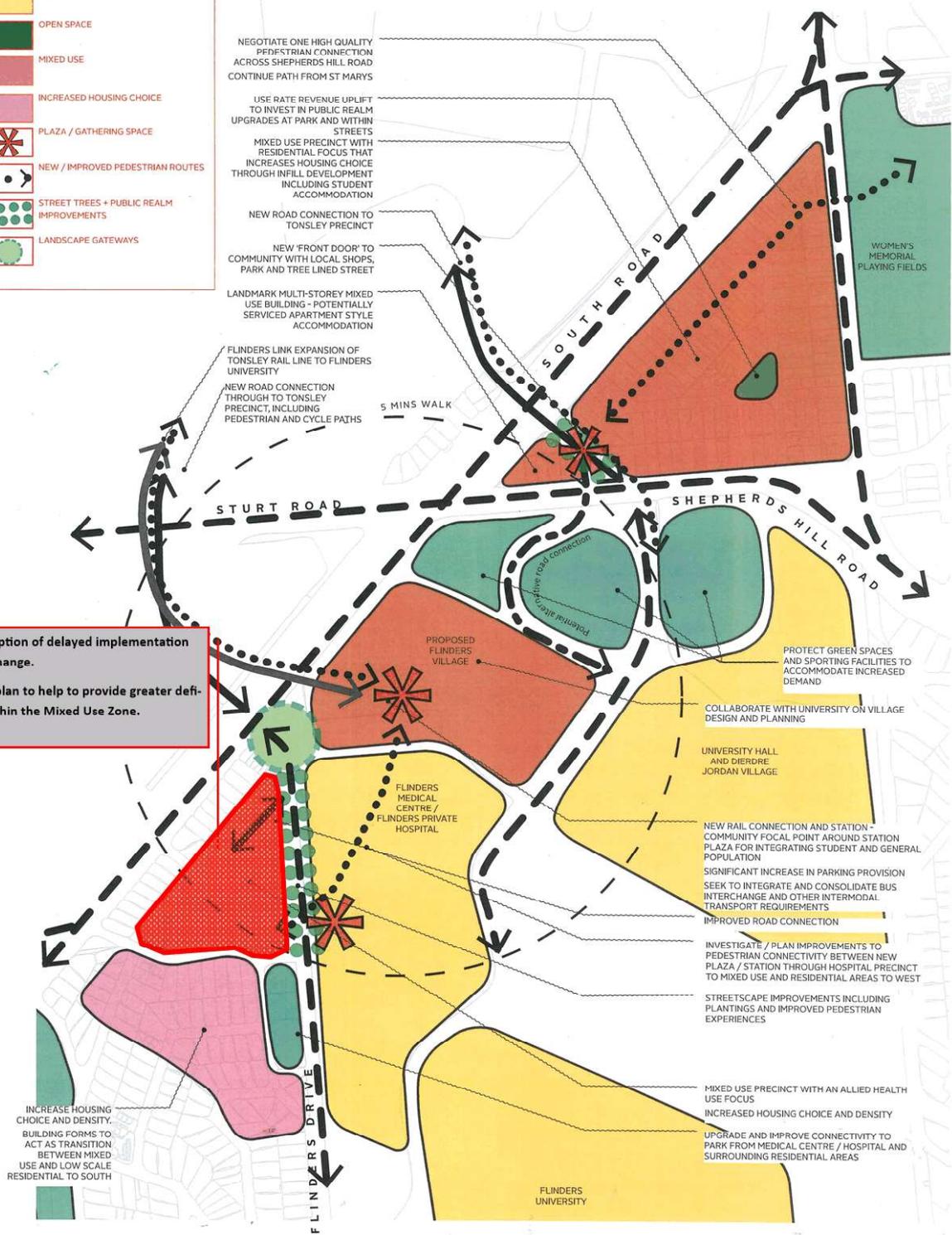
- BUSINESS AND COMMERCIAL USES
- NEW RAGLISS - PAUL STREET LINK
- INTEGRATING PRECINCTS PARALLEL TO SOUTH ROAD
- MIXED USE PRECINCT
- RETAIL AND COMMERCIAL USES AT GROUND LEVEL
- RESIDENTIAL ON UPPER FLOORS
- NO BIG SUPERMARKETS
- NEW LOCAL RETAIL AND COMMERCIAL MAIN STREET
- STRATEGIC LOCATION LINKING ST MARYS TO TONSLEY VIA SOUTH ROAD
- COMMUNITY + BUSINESS HUB
- LOCATION FOR NEW COMMUNITY INFRASTRUCTURE
- INCREASED HOUSING CHOICE THROUGH INFILL OPPORTUNITIES SURROUNDING PARK
- BUSINESS AND COMMERCIAL USES
- PROVIDE CYCLE AND PEDESTRIAN PATH AND CONNECTION THROUGH TO FLINDERS UNIVERSITY AND PATRICK JONKER VELOWAY
- CREATE PEDESTRIAN LINKAGES BETWEEN WOMEN'S MEMORIAL PLAYING FIELDS AND SHEPHERDS HILL RECREATION PARK

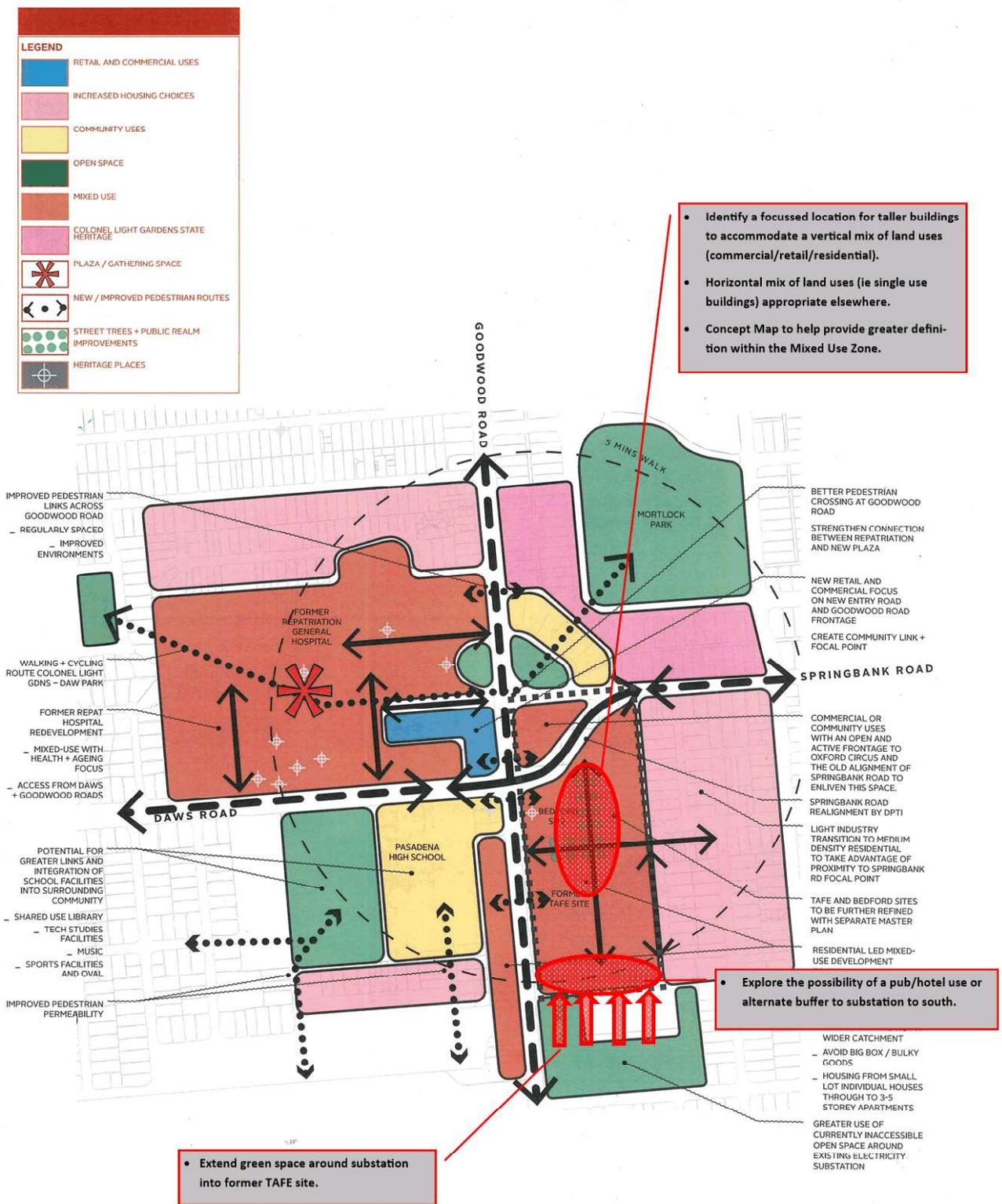


LEGEND

- FLINDERS UNIVERSITY AND HOSPITALS
- OPEN SPACE
- MIXED USE
- INCREASED HOUSING CHOICE
- PLAZA / GATHERING SPACE
- NEW / IMPROVED PEDESTRIAN ROUTES
- STREET TREES + PUBLIC REALM IMPROVEMENTS
- LANDSCAPE GATEWAYS

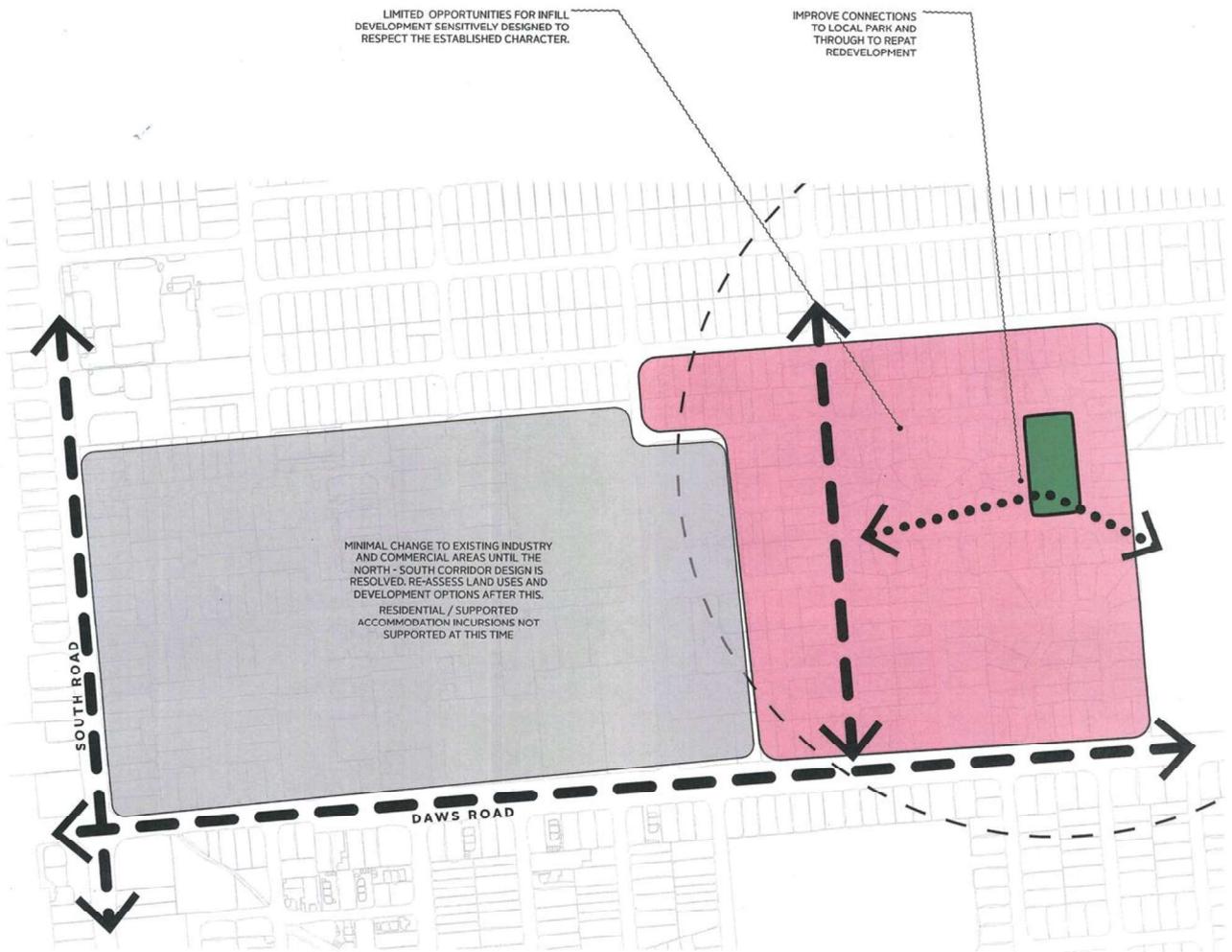
- Explore option of delayed implementation of zone change.
- Concept plan to help to provide greater definition within the Mixed Use Zone.

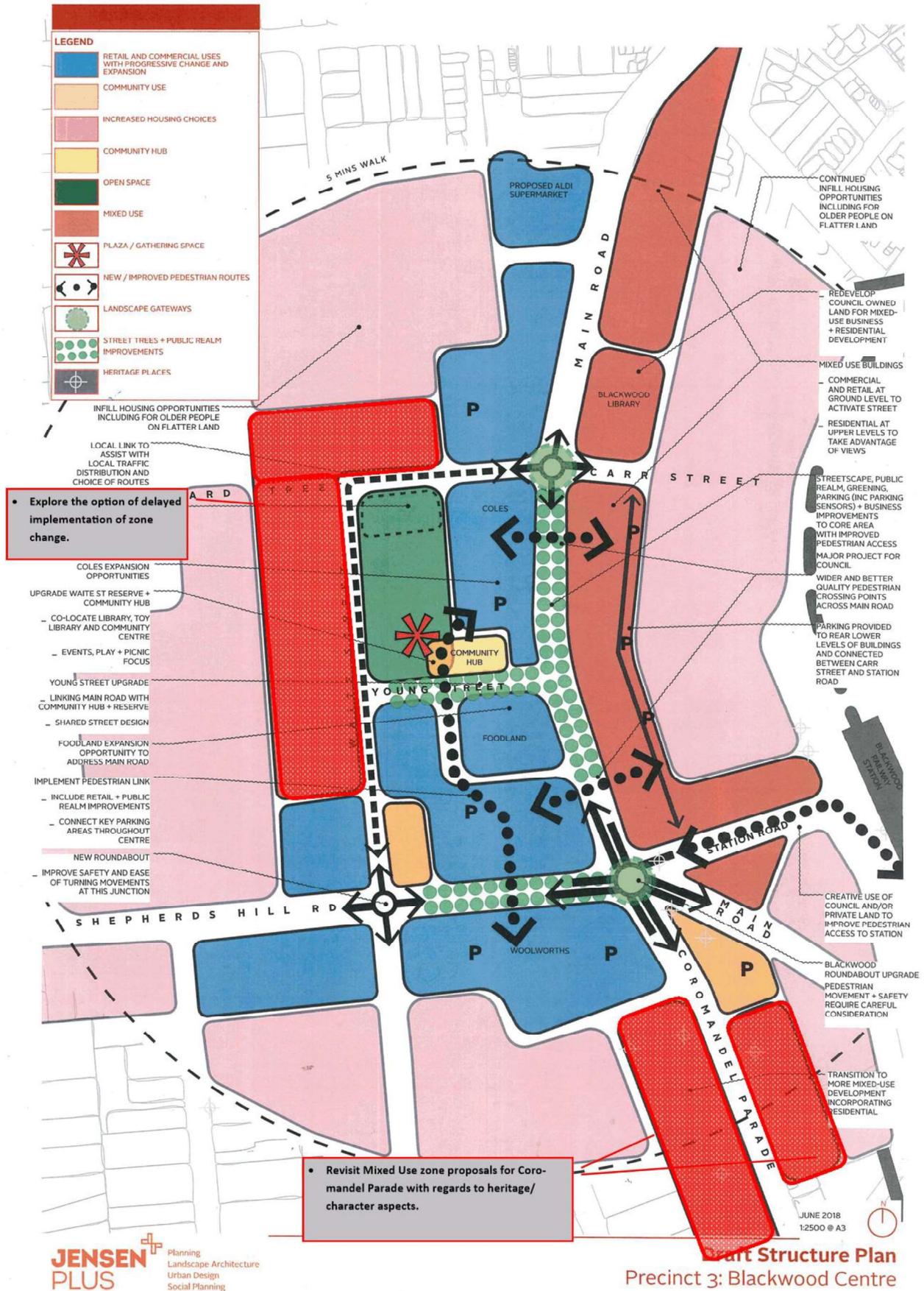


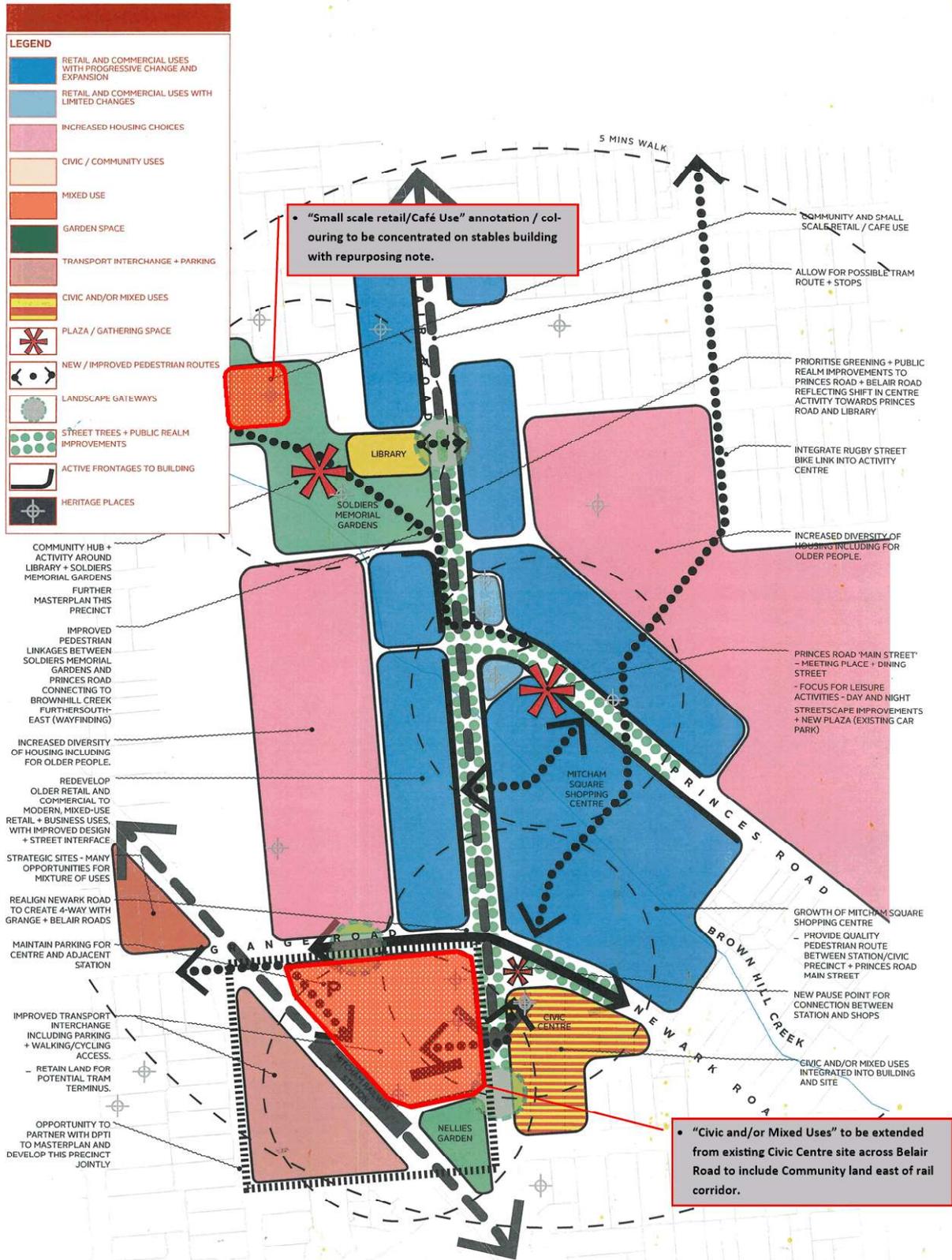


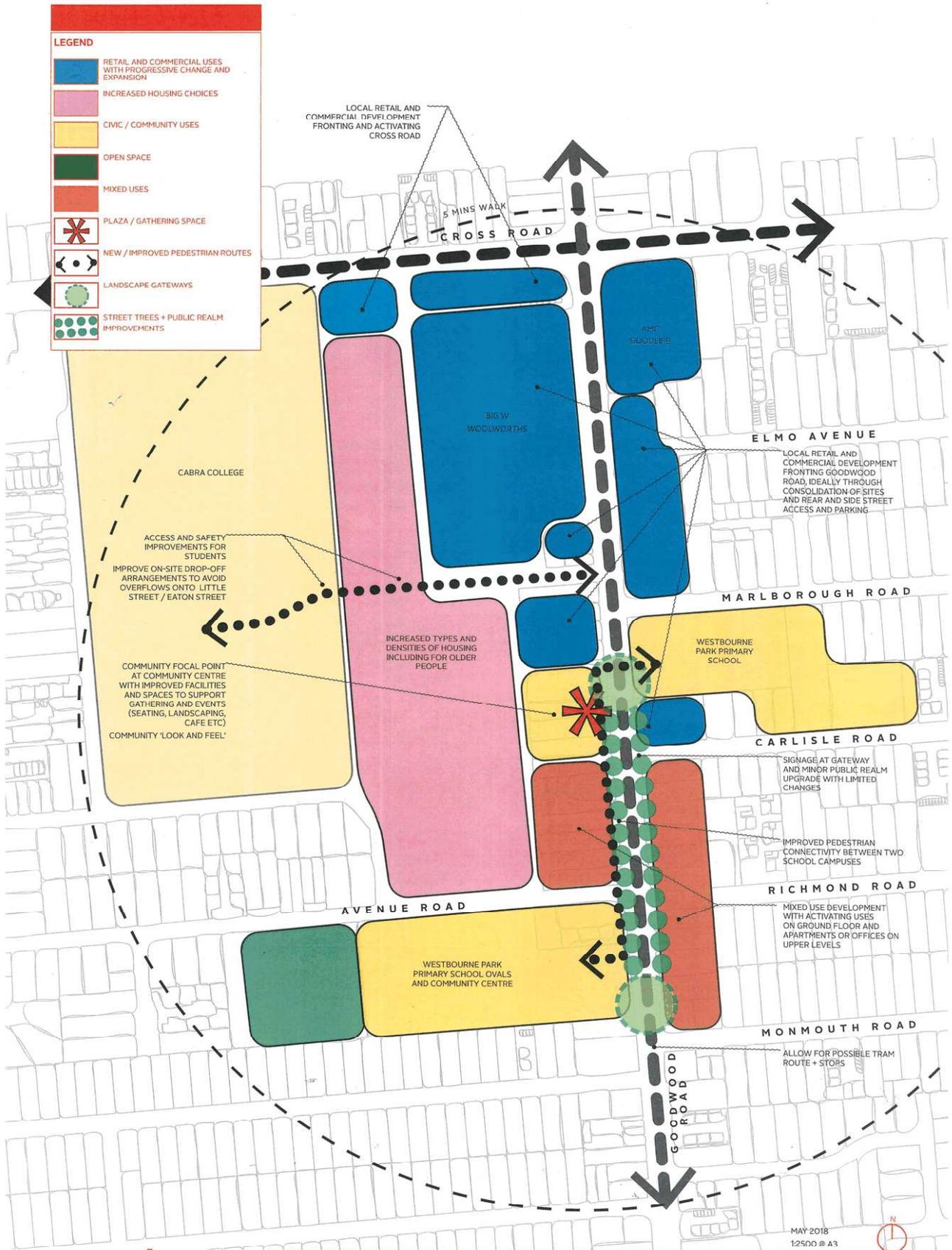
LEGEND

- STATUS QUO PENDING FUTURE REVISIT
- INCREASED HOUSING CHOICES
- OPEN SPACE
- ←
→
•
 NEW / IMPROVED PEDESTRIAN ROUTES









Statement of Intent

By the Council

Mitcham (City) Development Plan

Growth Precincts Statement of Intent

by the City of Mitcham

December 2018

Pursuant to section 25 (1) of the *Development Act 1993* this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.

Matthew Pears
CHIEF EXECUTIVE OFFICER

Date:

Stephan Knoll
MINISTER FOR PLANNING

Date:

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DRAFT

1. Introduction

1.1 Statement of Intent

Pursuant to section 25(1) of the Development Act 1993 (the Act) the City of Mitcham (the Council) has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations).

The SOI details the scope, relevant strategic / policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the DPA.

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

1.2.1 Council Contact Person

The key Council contact person who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA is:

Alexa Carr
Policy Planner
T: 8372 8813
E: acarr@mitchamcouncil.sa.gov.au

Growth Precincts Statement of Intent
2 Scope of the Proposed DPA

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

Council submitted an ambitious Strategic Investigations and Development Plan Amendments (DPAs) programme in its 2013-2018 Section 30 Review / Strategic Directions Report (SDR) Agreement.

The SDR sought to promote the Planning Strategy for South Australia by:

- progressing Heritage (completed) and Watercourse (withdrawn) DPAs as priorities, and
- focussing further investigations on opportunities in key activity centres, corridors and regeneration areas, in tandem with a Council-wide Residential DPA.

Investigations commenced with a review of Council's Residential Strategy (2014); publication of a Retail Activity Centres Strategic Directions Review (2014); and a baseline study for the Residential Yield Analysis (2015).

During this time, Council also provided input into the Draft Southern Adelaide Corridor Directions Paper (2015) and the Ministerial Existing Activity Centres Policy Review DPA (2016).

The assent of the *Planning, Development and Infrastructure Act 2016* (The Act) and an update to the 30-Year Plan for Greater Adelaide (2017) has since prompted Council to review the spatial application of Council's Strategic Management Plan (SMP). This work will aid the effective and orderly transition of Council's Development Plan to the new Planning and Design Code by 1 July 2020.

Council's Spatial Vision identifies:

- areas where opportunities for significant change should be investigated (i.e. growth precincts),
- the strategic outcomes for these precincts;
- key strategic connections and movement corridors;
- areas where small-scale, incremental change is anticipated; and
- areas where no change is anticipated.

Four of the growth precincts align with activity and renewal areas identified in Council's SDR. The fifth, anchored by the Repatriation General Hospital, houses large sites that are currently vacant and/or attracting significant investor interest. South Road, which should have obvious growth potential, is currently constrained by uncertainty surrounding future upgrades to the north-south corridor.

A structure planning and engagement exercise for each of the growth precincts explored stakeholder appetite for intensified development, and what this development might look like. The findings of this exercise have not diminished the potential for significant growth of both residential and non-residential development across all six precincts.

The potential for growth in part of two precincts was unlocked in 2018 by Ministerial DPAs for the Southern Innovation Area and Repatriation General Hospital. However, the remaining Development Plan zones and policies have the potential to hamper growth of the type and scale envisaged in the Spatial Vision. A like-for-like translation of Council's Development Plan into the Planning and Design Code will exacerbate these issues and further frustrate or delay economic development opportunities.

This DPA is split into six (6) parts, some or all of which are to occur concurrently. The rationale for this approach is to seek to ensure that economic development opportunities in individual precincts can be 'switched on' as/when approved or prioritised if investigations diverge. The six parts are as follows:

- Part 1: Growth Precinct 1 (Flinders and St Marys)
- Part 2: Growth Precinct 2 (Goodwood and Daws Roads)
- Part 3: Growth Precinct 3 (Blackwood Centre)

Title_of_SOI
2. Scope of the Proposed DPA

- Part 4: Growth Precinct 4 (Belair Road Centre)
- Part 5: Growth Precinct 5 (Goodwood and Cross Roads)
- Part 6: South Road Corridor (Cross Road to Precinct 1)

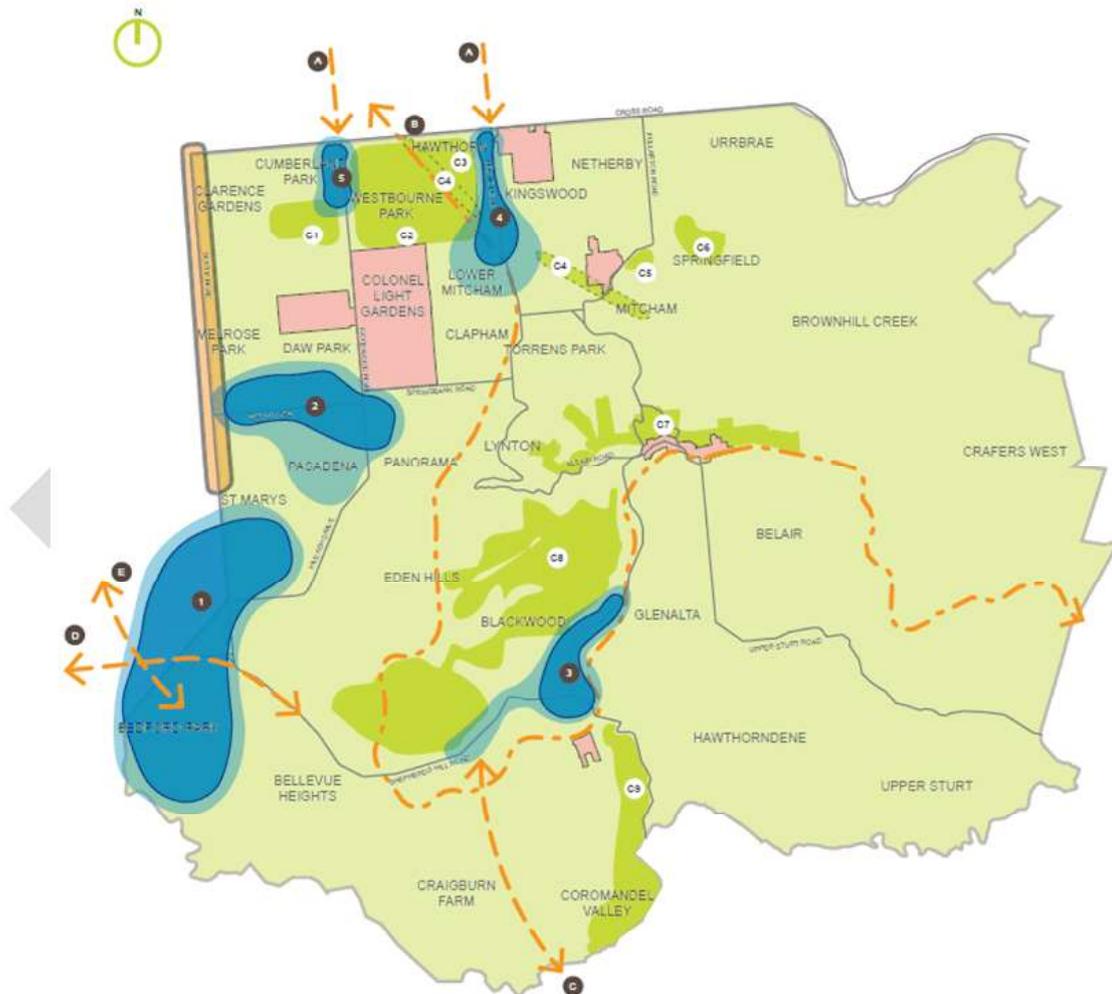
2.1.2 Affected Area

The area affected by the proposed DPA can be described as the whole of the City of Mitcham Local Government Area and in particular the following precincts:

- Growth Precinct 1: Flinders and St Marys
- Growth Precinct 2: Goodwood and Daws Roads
- Growth Precinct 3: Blackwood Centre
- Growth Precinct 4: Belair Road Centre
- Growth Precinct 5: Goodwood and Cross Roads
- South Road Corridor: Cross Road to Precinct 1

The areas affected by the proposed DPA are broadly illustrated in blue and orange in Figure 1 (excluding any part of these areas shown to be outside of the City of Mitcham):

Figure 1: City of Mitcham Spatial Vision



Growth Precincts Statement of Intent
2 Scope of the Proposed DPA

2.1.3 Potential Issues

Potential issues associated with changes in the key growth precincts:

- balancing the needs of current and future residents, businesses, public institutions and industry;
- ensuring an orderly transition at the boundaries between key growth precincts and adjoining areas;
- encouraging a market-led approach to economic development in a rapidly changing environment, within an orderly and considered planning framework;
- understanding the future needs and demands of the health, education and technology sectors in particular to provide a pipeline of suitable land for expansion / support in close proximity to the Southern Innovation Precinct and Repatriation General Hospital;
- achieving significant change in the growth precincts where site consolidation will be needed to reach this goal (and in turn, smaller development may need to be discouraged);
- ensuring that any significant change is planned / staged to ensure that infrastructure is ready in advance to meet the needs of this change;
- preserving and/or enhancing the City of Mitcham's character and distinctiveness, including heritage and environmental considerations;
- addressing current uncertainty regarding future upgrades to Main South Road and the intersection of Daws Road / Springbank Road / Goodwood Road.

3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets:

Target	How the target will be implemented:
The 30-Year Plan for Greater Adelaide (2017 Update)	
<p>Goal 1</p> <p>Containing our urban footprint and protecting our resources</p> <p><i>1.1 – 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045</i></p>	<p>The DPA will seek to translate Council's Spatial Vision and Structure Planning work in key growth precincts into tangible planning policy, to enable significant growth in residential and non-residential development in suitable urban areas.</p>
<p>Goal 2</p> <p>More ways to get around</p> <p><i>60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram O-Bahn and bus) and high frequency bus routes by 2045</i></p>	<p>The key growth precincts in this DPA are all located within close proximity to fixed line rail and/or high frequency bus routes.</p>
<p>Goal 4</p> <p>Walkable neighbourhoods</p> <p><i>Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045</i></p>	<p>This DPA seeks to significantly increase housing and employment density in suitable locations within the growth precincts, which are all located in Middle Metropolitan Adelaide and within close proximity to fixed line rail and/or high frequency bus routes.</p>
<p>Goal 6</p> <p>Greater housing choice</p> <p><i>Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045</i></p>	<p>This DPA seeks to significantly increase housing density in suitable locations within the growth precincts, with an emphasis on facilitating an increase in housing choice across the City of Mitcham.</p>

Title_of_SOI

3. Strategic and Policy Considerations

3.3.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

Policy	How the policy will be implemented:
The 30-Year Plan for Greater Adelaide (2017 Update)	
<p>Transit corridors, growth areas and activity centres</p> <p>P5. Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.</p>	<p>A local area planning project has been underway for the last 2 years. The resultant Spatial Vision identifies six key precincts with opportunities for significant residential and non-residential growth, and structure plans illustrate how this growth might develop in all precincts with the exception of the South Road Corridor.</p> <p>All of these growth precincts are located in Middle Metropolitan Adelaide and within close proximity to fixed line rail and/or high frequency bus routes.</p>
<p>Transit corridors, growth areas and activity centres</p> <p>P9. Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.</p>	<p>The local area planning project identifies precincts with opportunities for significant residential and non-residential growth.</p> <p>Three of these precincts are located in identified activity centres and all are located on fixed line or transit corridors.</p> <p>Mixed-use activity, main streets and/or public realm improvements will be a focus of all growth precincts through both policy-development and in future investment.</p>
<p>Design quality</p> <p>P27. Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors and existing detached housing precincts</p>	<p>The DPA will investigate appropriate policies and/or zones to address these transitions where they occur.</p>
<p>Design quality</p> <p>P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</p>	<p>The DPA is predicated on opportunities for significant change, however context, location and place is and will be a key consideration both in terms of existing and proposed future state.</p>
<p>Heritage</p> <p>P33. Recognise the value that communities place on heritage and ensure that new development is implemented sensitively and respectfully.</p>	<p>The Spatial Vision identifies a number of existing heritage areas around the City to be preserved.</p> <p>At least three of the six growth precincts contain and/or sit adjacent to items or areas of heritage significance. The DPA will review the potential impacts on heritage in light of potential significant growth.</p>
<p>Housing mix, affordability and competitiveness</p> <p>P36. Increase housing supply near jobs, services and public transport to improve</p>	<p>This DPA seeks to significantly increase housing and employment density in suitable locations within the growth precincts, which are all located in Middle Metropolitan Adelaide and within close proximity to fixed line rail and/or high frequency bus routes.</p>

Title_of_SOI
3.Strategic and Policy Considerations

Policy	How the policy will be implemented:
affordability and provide opportunities for people to reduce their transport costs.	
<p>The economy and jobs</p> <p>P56. Ensure that there are suitable land supplies for the retail, commercial and industrial sectors.</p>	<p>This DPA seeks to ensure that a suitable supply of employment land exists across the City of Mitcham, including future retail and commercial land supply in and around the identified growth precincts including the South Road corridor.</p> <p>To support continued economic growth, the DPA will consider the state strategic targets identified in the 30-Year Plan for Greater Adelaide and ensure policy alignment to provide appropriate employment opportunities.</p>
<p>Transport</p> <p>P80. Reduce car parking requirements in mixed-use areas near high frequency public transit services to encourage the use of alternative transport modes.</p>	<p>To support the use of alternative transport modes, the DPA will consider best-practice car parking rates and access to high frequency public transport services.</p>

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Council's 2013-2018 Section 30 Review / Strategic Directions Report (SDR) was approved by the delegate for the Minister for Planning in February 2014.

The SDR included the following work program:

Focus	DPA Status / Comment
Watercourse DPA	2015 - Lapsed whilst awaiting flood plain mapping data from Brownhill Keswick Creek Stormwater Management Plan. This project is scheduled for review in 2019.
Heritage DPA	2015 - DPA Consolidated (19 February)
Activity Centres and Corridors – Mixed Use Development DPA	2014 - Review of Council's Residential Strategy 2014 - Retail Activity Centres Strategic Directions Review Now incorporated into the local area planning project.
Residential 1. Regeneration Areas 2. Council wide	2014 - Review of Council's Residential Strategy 2015 - Baseline Study for the Residential Yield Analysis Now incorporated into the local area planning project.
Open Space and Urban Design	This project is scheduled for review in 2019.
SA Planning Policy Library Conversion	Some SAPPL modules have been incorporated through Council and Ministerial DPA's. A full conversion will now not be undertaken until the transition to the Planning and Design Code in July 2020.
Waite Research / Education Precinct	This project is scheduled for review in 2019.

Title_of_SOI

3. Strategic and Policy Considerations

The assent of the *Planning, Development and Infrastructure Act 2016* (The Act) and an update to the 30-Year Plan for Greater Adelaide (2017) has since prompted Council to review the spatial application of Council's Strategic Management Plan (SMP) by way of a local area planning project.

This work will aid the effective and orderly transition of Council's Development Plan to the new Planning and Design Code by 1 July 2020.

3.2.2 Infrastructure Planning

The proposed amendment will be consistent with current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.

In particular, this DPA will support the following infrastructure projects:

- Darlington Interchange Upgrade
- Extension of the Tonsley Railway Line (i.e. 'Flinders Link Project')
- Potential tram extension along Unley Road or Goodwood Road (i.e. 'UnleyLINK Project')
- Goodwood, Springbank and Daws Road intersection upgrade
- Future upgrades to facilitate a non-stop north-south corridor along South Road
- Tonsley Innovation Precinct
- Improvements to the Rugby Street cycling route
- Brown Hill Keswick Creek Stormwater Project
- Redevelopment of the Mitcham Memorial Library

3.2.3 Other Policies or Local Issues

The policies of this DPA will be consistent with the policies in the Council-wide section of the Development Plan where appropriate, however it is noted that Council's Development Plan is dated and the substantial change that is proposed by way of this DPA may not have been anticipated.

The policies of this DPA will also be consistent with the following:

Council's Current DPAs

- All current and outstanding DPAs are superseded by this current DPA and the impending transition to the Planning and Design Code.

The Development Plans of adjoining areas

- City of Marion
- City of Onkaparinga
- City of Unley
- Adelaide Hills Council

Schedule 4 of the Regulations

- N/A

3.3 Minister's Policies

3.3.1 Planning Policy Library

The DPA is most likely to draw on the following SA Planning Policy Library Zone Modules:

- Mixed Use Zone
- Suburban Activity Node Zone
- Urban Core Zone

Investigations may result in the use of other SA Planning Policy Library Zone Modules in the course of this DPA including, but not limited to, the Commercial Zone; District Centre Zone; Neighbourhood Centre Zone; Residential Zones (including the Medium Density Policy Area); and Light Industry Zone.

It is likely that the DPA will include specific local variations to the zones. This is considered important to reflect local circumstances or address local issues within the various growth precincts that may not be envisaged by the standardised policy within the Planning Policy Library Module.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

The following Ministerial policies introduced through section 25(5), 26 or 29 of the Act may be amended by this DPA:

- N/A

Any amendment to these policies will be justified in the DPA and Council confirms that the policies will only be changed in a way that ensures consistency with the Planning Strategy.

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

- N/A

Title_of_SOI

4. Investigations and Consultation

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA include the following:

- Local Area Planning Project, including
 - Spatial Vision
 - Structure Plans for Growth Precincts
 - Community & Stakeholder Engagement Findings
- Residential Strategy (2014)
- Retail Activity Centres Strategic Directions Review (2014)
- Baseline Study for the Residential Yield Analysis (2015)
- Draft Integrated Transport Plan (2018)

and any other previous relevant investigations where relevant that have been undertaken by or behalf of Council over the last 30 years including, but not limited to District Centre Master Plans; Urban Design Guidelines; Heritage Surveys and Preliminary Traffic and Parking Reports.

Investigations that have been used to inform relevant recent Ministerial DPAs may also be referenced, for example the Ministerial Existing Activity Centres Policy Review DPA (2016); the Southern Innovation Area DPA (2018); and Repatriation General Hospital DPA (2018).

Specialist advice provided by stakeholders or procured by Council as part of previously submitted development applications and during the local area planning project exercise, may also be referenced as part of the DPA investigation process (e.g. proposed Bunnings store at the de-commissioned Panorama TAFE site)

4.1.2 Investigations Initiated to Inform this DPA

Additional investigations (including those arising from issues not addressed in the Planning Policy Modules) will be required to inform this DPA.

It is proposed that investigations will be undertaken in stages. Some investigations will be applicable to all six growth precincts (e.g. retail and residential analysis), however others might only be relevant to a single area (e.g. bushfire risk).

Investigations are likely to include, but are not necessarily limited to, the following:

Stage 1:

- Built Form:
 - Type and form of infill and higher-density mixed use development
- Demographics / Growth:
 - Demographics / population projections
 - Dwelling yields (focusing on higher density residential development not previously envisaged in Council's Development Plan)
 - Site suitability (e.g. size of sites to accommodate larger-footprint development)
 - Development potential & character (i.e. capital value analysis and dwelling age)

Growth Precincts Statement of Intent
4 Investigations and Consultation

- Economic:
 - Minor review of Retail Activity Centres Strategic Directions Review (2014)
 - Minor review of Residential Strategy (2014)
 - Needs analysis (where not adequately covered in the above investigations)
 - Existing market and demographic influences
 - Projected future trends / demand (including household types, housing forms, commercial & retail, innovative industries, universities & research establishments, health & ageing industry)
 - Projected ancillary and over-flow activity / demand from Tonsley Innovation Precinct
 - Potential for a supply / demand imbalance for higher-density housing in particular

Stage 2:

- Environment / Hazards:
 - Bushfire risk & emergency services review (where applicable)
 - Site contamination where more sensitive uses proposed
- Heritage / Character:
 - Broad heritage analysis particularly where taller buildings proposed in proximity to heritage places and/or heritage areas
 - Broad visual impact analysis where taller buildings proposed in sensitive environments (i.e. Blackwood Growth Precinct)
- Infrastructure Capacity:
 - Utilities (i.e. gas, water, electricity, telecommunications)
 - Stormwater and flooding
 - Traffic / Movement / Road Network / Car Parking
 - Social Infrastructure

Stage 3 (TBC):

- Spatial:
 - Further development of Structure Plans in the form of Concept Plans / Master Plans to detail suggested building heights; land use arrangements; pedestrian cycling links; landmark buildings etc. (note: the need / value for this work is dependent on format for Planning and Development Code being more fully understood)

4.2 Consultation

The following list provides an overview of stakeholders to be consulted during the consultation stage of the DPA:

Adjoining Councils

- Adelaide Hills Council
- City of Burnside
- City of Marion
- City of Onkaparinga
- City of Unley

Members of Parliament

- Caroline Power – State Member for Elder
- Jayne Stinson – State Member for Badcoe
- Nicolle Flint – Federal Member for Boothby
- Sam Duluk – State Member for Waite
- Steve Murray – State Member for Davenport
- Vicky Chapman, Hon – State Member for Bragg

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4. Investigations and Consultation

Government Agencies / Departments

- Country Fire Service
- Department of the Premier and Cabinet
- Department for Communities & Social Inclusion
- Department for Education
- Department for Planning Transport & Infrastructure
- Department for Environment and Water
- Department for Health and Wellbeing
- Department for Trade, Tourism and Investment
- Disability SA
- Environmental Protection Agency
- Metropolitan Fire Service
- Multicultural SA
- NRM Adelaide & Mt Lofty Ranges
- Office for Design & Architecture
- Ranger in Charge Adelaide & Central Hills, NRM Adelaide & Mt Lofty Ranges
- Renewal SA
- SA Police Department
- State Emergency Service SA - Metro South
- State Heritage Unit (DEW)

Community / Business Groups

- Apex Blackwood
- Bedford Park Residents Association
- Birksgate Residents Association Inc
- Blackwood & Belair District Community Association
- Blackwood Action Group
- Blackwood Business Network
- Blackwood Community Buzz
- Brownhill Creek Association
- CLG Residents Association
- Colonel Light Gardens Historical Society
- Colonel Light Gardens Residents Association
- Coromandel Valley Community Association
- Friends of Belair National Park
- Friends of Belair Station
- Friends of Blackwood Forest Recreation Park
- Friends of Blackwood Hill Reserve
- Friends of Brownhill Creek
- Friends of Carrick Hill Inc
- Friends of Gamble Garden
- Friends of Old Government House
- Friends of Shepherds Hill Recreation Park
- Friends of Sturt Gorge Recreation Park
- Friends of Urrbrae House
- Friends of Urrbrae Wetland
- Friends of Waite Arboretum
- Friends of Waite Conservation Reserve
- Friends of Warriparinga / Laffers Triangle
- Green Army
- Kaurna Aboriginal Community & Heritage Association Inc
- Kiwanis Club of Mitcham
- Lions Club of Blackwood
- Lions Club of Mitcham
- Melrose Daw Park Community Association Inc
- Mitcham Historical Society

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4 Investigations and Consultation

- Panorama Clapham Community Group
- Rotary Club - Blackwood
- Rotary Club - Brownhill Creek
- Rotary Club - Coromandel Valley
- Rotary Club - Mitcham
- Southern Business Connections
- Springfield Estate Residents Association
- Totally Locally Blackwood
- Waite Neighbourhood Residents Association Inc

Schools / Universities

- Adelaide University
- Adelaide University, Adjunct Professor of Natural Resources Science
- Australian Science & Mathematics School
- Belair Jean Bonython Kindergarten
- Belair Primary School
- Bellevue Heights Primary School
- Blackwood High School
- Blackwood Kindergarten
- Blackwood Primary School
- Cabra Dominican College
- Catholic Education Office
- Clapham Primary School
- Clarence Gardens Kindergarten
- Colonel Light Gardens Primary School
- Coromandel Valley Kindergarten
- Coromandel Valley Primary School
- Cumberland Preschool Kindergarten
- Eden Hills Kindergarten
- Eden Hills Primary School
- Edwardstown Primary School
- Flinders University
- Hawthorndene Kindergarten
- Hawthorndene Primary School
- Margaret Lohmeyer Kindergarten
- Mercedes College
- Mitcham Girls High School
- Mitcham Preschool Centre
- Mitcham Primary School
- Mitcham Village Kindergarten
- Netherby Kindergarten
- Pasadena High School
- Pasadena Kindergarten
- Scotch College
- St Bernadette's School
- St James' Park Kindergarten
- St John's Grammar School - Junior
- St John's Grammar School - Secondary
- St Joseph's School Kingswood
- St Peters Lutheran School
- St Therese School
- University of Adelaide Waite Campus
- Unley High School
- Urrbrae Agricultural High School
- Westbourne Park Primary School

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4. Investigations and Consultation

Church Groups

- All Hallows Church Blackwood
- All Saints Anglican Church, Colonel Light Gardens
- Belair Uniting Church
- Blackwood Catholic Parish
- Blackwood Hills Baptist Church Inc.
- Blackwood Uniting Church
- Church of Christ - Blackwood
- Church of Christ - Colonel Light Gardens
- Church of Christ - Hawthorn
- ClearVision Church
- Colonel Light Gardens Uniting Church
- Cumberland Christadelphian Ecclesia Inc.
- Eden Hills Uniting Church
- Edwardstown Baptist Church
- Edwardstown Catholic Church
- Hawthorn Uniting Church
- Holy Innocents Anglican Church
- Jehovah's Witnesses - Edwardstown
- Maronite Church
- Melrose Park Seventh Day Adventist Church
- Mitcham Baptist Church
- Mitcham Village Uniting Church
- Our Lady of Dolours Catholic Church
- Southland Vineyard Church
- St Anthony's Catholic Parish
- St Bernadette's Catholic Church
- St Columba's Anglican Church Inc
- St Francis of Assisi Church
- St Marys Anglican Church
- St Michaels Anglican Church Mitcham
- St Peters Lutheran Church
- St Therese Church
- The Church in Adelaide
- The Hills Christian Family Centre
- The Monastery
- Trinity Baptist Church, CLG
- Trinity Lutheran Church, Pasadena
- Westbourne Park Uniting Church

Other

- ACH Group
- Active Ageing Australia
- Adrian Brien Automotive
- Aged Care Alternatives (Resthaven)
- Aldi Stores
- Australian Institute of Architects (SA)
- Australian Institute of Landscape Architects (SA)
- BEACON Emergency Relief Service
- Bedford Group
- Bendigo Bank
- Blackwood Hills Circle of Friends
- Blackwood Hills VIEW Club
- Blackwood Reconciliation Group
- Brown Hill Keswick Creek Stormwater Project
- Bunnings

Growth Precincts Statement of Intent
4 Investigations and Consultation

- Centennial Park
- Chapley Group – Foodland Pasadena
- Colebrook Tji Tji Tjuta
- Comace
- Cornes Toyota
- Coromandel Social Links
- Coromandel Valley & Districts National Trust
- Daw House Hospice Foundation
- ECH Home Services South
- Ekistics
- Flinders Medical Centre
- Flinders Private Hospital
- Future Urban Group
- GIC
- Greening Australia (SA)
- Harcourts VennMillar
- Intro
- Kaufland
- Lourdes Valley (Southern Cross Care)
- Meals on Wheels
- National Trust - Coromandel Valley Branch
- National Trust - Head Office
- Natural Heritage Officer, National Trust SA
- Picket Fence
- Planning Institute of Australia (SA)
- Project Manager Service Development, ECH
- Property & Consulting
- Property Council of Australia (SA)
- Returned and Services League (RSL)
- Smallacombe Real Estate
- Solitaire Automotive Group
- Sturt Upper Reaches Landcare Group
- Taplin Group
- Trees for Life
- Trinity Place
- Urban Development Institute of Australia (UDIA)
- Urrbrae House Historic Precinct
- Urrbrae Wetlands
- Watiparinga Reserve Management Committee
- Zonta Club of Adelaide Hills

The above list is not exhaustive, does not identify individuals, and will be reviewed prior to the commencement of consultation.

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in Messenger Press publications 'Eastern Courier' and 'Hills & Valley Weekly'.
- The scheduling of a Public Meeting at which any interest person may appear to make representations on the proposed amendment.
- Notices to the owners or occupiers of any land that is subject to or adjacent to the affected area of the proposed amendment.

Title_of_SOI
5 Proposed DPA Process

5. Proposed DPA Process

5.1 DPA Process

Council intends to **undertake the following DPA process** (check box):

Process A

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

Process B1 (with consultation approval)

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process B2 (consultation approval not required)

A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process C

A copy of the DPA will be released for concurrent agency and public consultation (not more than 4 weeks for agency comment and not less than 4 weeks for public comment). Landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Process "Insert Process" has been selected because the DPA is progressing matters initially raised in Council's Strategic Directions Report as approved by the delegate of the Minister for Planning (27 February 2014), and seeks to aid the effective and orderly transition of Council's Development Plan to the new Planning and Design Code by 1 July 2020.

Growth Precincts Statement of Intent
6 Professional Advice and Document Production

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- Craig Harrison
General Manager – Development Services and Community Safety
City of Mitcham

This person satisfies the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. This person is not considered to have a conflict of interest or perceived conflict of interest in the DPA.

6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (e.g. version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

6.3 Mapping

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- TBA

7. Proposed DPA Timetable

Process B2 (consultation approval not required) Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	TBA SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	TBA Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.