NOTICE OF MEETING

NOTICE is hereby given of the following meeting to be held in the Council Chambers, 131 Belair Road, Torrens Park on **Tuesday, 3 July 2018** commencing as follows:

- Strategic Planning and Development Policy Committee will commence at 7.00 pm

CRAIG HARRISON  
GENERAL MANAGER DEVELOPMENT SERVICES AND COMMUNITY SAFETY
AGENDA

FOR THE

STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE

TO BE HELD ON

TUESDAY 3 JULY 2018

COMMENCING AT 7.00PM

The public can access this Committee Agenda on the City of Mitcham website at: www.mitchamcouncil.sa.gov.au\page.aspx?u=1947
AGENDA FOR A MEETING OF THE STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE TO BE HELD IN COUNCIL CHAMBERS, 131 BELAIR ROAD, TORRENS PARK ON TUESDAY, 3 JULY 2018 AT 7.00PM.

MEMBERSHIP:  
His Worship the Mayor (G Spear)  
Crs J Bange, A Christopoulos, N Economos, S Fisher, T Hein, K Hockley, D Munro, J Sanderson, L Tauber, A Tilley, Y Todd and J Wilson

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CRAIG HARRISON
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PRESENT:

APOLOGIES:

LEAVE OF ABSENCE:

ABSENT:

STAFF IN ATTENDANCE:

APPOINTMENT OF PRESIDING MEMBER

As the Mayor is an apology for this meeting, the Chief Executive Officer will assume the Chair and call for nominations for Presiding Member.

The election of the Presiding Member will be undertaken in accordance with Section 37 of the City of Mitcham Code of Practice – Meeting Procedures.

Having been elected, the Presiding Member will assume the Chair.
WELCOME

BUSINESS

1. **MEMBERS’ DECLARATIONS OF INTERESTS**

   *The Presiding Member will ask if any Committee Member wishes to disclose an interest in relation to any item being considered at the meeting.*

2. **CONFIRMATION OF MINUTES**

   2.1 **STRATEGIC PLANNING AND DEVELOPMENT POLICY COMMITTEE MEETING - 5 JUNE 2018**

   *RECOMMENDED* that the Minutes of the Strategic Planning and Development Policy Committee Meeting held on 5 June 2018 be confirmed.
3. INFORMATION ONLY REPORTS

3.1 SPECIAL CHARACTER AREAS
Report Author/Manager: Ben Hignett / Matthew Romaine
General Manager: Craig Harrison
(Meeting Date: 3 July 2018)
(Location: Council Wide)

PROPOSAL

To seek to preserve and/or enhance residential areas in the City of Mitcham that display ‘special character’ by way of:

(a) Agreeing a strategy for negotiations with the State Government on this issue during the transition to the Planning and Design Code;

(b) Agreeing which broad areas of the City of Mitcham, if any, display special character worthy of preservation and/or enhancement and meet the negotiation strategy determined in part (a) above; and

(c) Following on from parts (a) and (b), determine whether information on special character is to be included in the August / September community engagement exercise for the Spatial Vision and Local Area Planning project.

This above work is to be undertaken in the following three stages:

1. FOR INFORMATION: Strategic Planning & Development Policy Committee information report (i.e. this report)

2. FOR DISCUSSION: Designated Informal Gathering (i.e. immediately following this meeting); and

3. FOR DECISION: Council Report (anticipated 10 July 2018)

In undertaking this work it is considered important that the following be noted:

Note:

The identification of potential Special Character Areas as part of this work has been undertaken for the purposes of community engagement and as such:

a) does not have any legal effect; and

b) represents a concept only and will be released for the purposes of seeking the views and opinions of the community; and

c) is subject to change as a result of community engagement responses and any views of DPTI or the Minister for Planning in the future; and

d) cannot be relied upon for the purposes of future development proposals, land valuation processes and future development potential for any land depicted therein.
BACKGROUND

The Department of Planning, Transport and Infrastructure (DPTI) is working on mechanisms to implement a new planning system (the Planning, Development and Infrastructure Act) in stages over the next two years. This new planning system will have significant implications for all Councils.

One of the main implications will be a transformation of the myriad of planning rules that currently exist across South Australian Development Plans by replacing them with a single, easy-to-access set of rules that can be applied consistently across the State. The new rulebook has been named the ‘Planning and Design Code’.

Council is working with the State Government and our community to understand and address the impact that this new Code will have on the City of Mitcham. This report explores one opportunity to counteract the removal of local insertions relating to desired character, which have been a key contributor to how the City has developed over the years.

Neighbourhood Character Areas in the City of Mitcham

The Residential Development Code for new dwellings was not applied to existing heritage areas and identified neighbourhood character areas when introduced in 2009.

The process for identifying neighbourhood character areas at the time involved the assessment of suburbs within the City of Mitcham against various criteria provided by the State Government, including landform; subdivision pattern; building stock, lot size; frontage and setbacks; site coverage and private open space.

The areas identified as meeting these neighbourhood character area criteria are shown in the following map from a 24 March 2009 report to Council (a larger version of this map is provided with a copy of the 2009 report at Attachment A):
Of the two areas identified as meeting the neighbourhood character area criteria in the Mitcham Hills, one has since been granted Heritage Policy Area status (i.e. Adey Road, Blackwood).

Special Character Areas in the City of Mitcham

This designation does not exist in the current South Australian planning system.

Council has been advised that the Planning and Design Code will provide limited opportunities for a ‘subzone’ to be applied where it can be agreed that a special residential character currently exists.

Council can request several special character areas across the City, each of which would provide an additional layer of ‘protection’ over public realm infrastructure, housing design and the general urban form. However, it is likely that the opportunity for special character areas will be severely limited and success will largely hinge on whether an area displays special character in the context of the whole of Adelaide.

Initial investigations to identify special character areas were presented to Council at an informal briefing on 5 December 2017. Queries raised by Elected Members at this Briefing included:

- Consistency in the use of terminology;
- The criteria used in the assessment of special character;
- Why some areas had been excluded;
- Similarities across Council boundaries; and
- Protecting the special character of the Hills Face Zone.

These queries will be answered within this report.

**Attachments:**

A. Residential Neighbourhood Character Area Report (24/03/2009)
B. Special Character Area Map
C. Special Character Area Data
D. Designated Informal Gathering Agenda

**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 4 Vibrant & Rich Culture**

Objective 4.5 The strong characteristics of the City, including the natural and rural landscape character of the Mitcham Hills, the leafy streetscapes of the plains, and the heritage values of the City, are protected and enhanced.
DISCUSSION

Agreeing a strategy for negotiations with the State Government

The protection afforded to identified Neighbourhood Character Areas in 2009 will disappear in the transition to the Planning and Design Code.

In its place, the State Government is offering Councils the opportunity to negotiate a similar style of protection for a limited number of areas that demonstrate special character when compared to the wider metropolitan area.

The following represent some of the options open to Council:

1. Argue the case that all previously-identified Neighbourhood Character Areas should be transitioned into Special Character Areas (with the exception of Adey Road, which is now a Heritage Policy Area); or

2. Be more targeted with the areas to be put forward for transitioning into Special Character Areas; or

3. Do not argue for any Special Character Areas to be included in the Planning and Design Code as it relates to the City of Mitcham.

Of the above, Option 2 is currently considered to have the best chance of success in gaining character area protection in the transition to the Planning and Design Code.

Agreeing which broad areas display Special Character

It is highly unlikely that the State Government will entertain a retrograde step in areas where the Residential Development Code currently applies for new houses.

This leaves Council with two areas for investigation:

(a) All of the Mitcham Hills, excluding those areas that will not be significantly affected by the transition to the Planning & Design Code as they will be subject to similar protection under the new zoning modules (e.g. heritage areas and the Hills Face Zone); and

(b) All of the residential areas on the Mitcham Plains excluding those sections where the Residential Development Code currently applies for new houses.

Of particular note when investigating part (a) above are the findings of Council’s neighbourhood character area investigations in 2009, which identified only two areas in the Mitcham Hills as meeting neighbourhood character criteria.
Details of the initial investigation are as follows:

- **Criteria**: The investigations undertaken to date have not been of an overly technical nature, with recommendations made on the basis of an interpretation of subjective criteria rather than ranking under a strict scorecard-style approach.

  This has been a deliberate strategy in light of uncertainty surrounding State Government requirements, and the real potential for significant time and money being spent on an investigation that could ultimately prove redundant.

  The findings are intended to stimulate discussion within Council and feedback from the community through the consultation process, which will ultimately help guide the way forward.

  If during future negotiations with the State Government it is shown that additional justification for Special Character Area designation is required, it is likely to be possible to circle back and address these issues on an as-needs basis.

- **‘Special’ Character**: Where the current investigation differs from the work carried out in 2009 is the need for a value judgement of the character of an area relative to other areas in Metropolitan Adelaide.

  It is noted that areas under investigation on the Mitcham Plains share many characteristics with other inner-suburban areas to the east and west of the Adelaide CBD. Likewise, there are some similarities between the Mitcham Hills and other settlements in the Mount Lofty Ranges.

  If this is ultimately to be the approach adopted by the State Government, it could be argued that Springfield is the only area under investigation in the Mitcham Council Area that displays character not found elsewhere in Metropolitan Adelaide.

  The long-term effects of limiting special character protections to Springfield alone would likely be significant and irreversible. Adelaide’s distinctiveness on the world stage is in part built on its attractive low-density inner suburban and hills environments.

  Anecdotal evidence points to these residential areas increasingly attracting returning and new residents from interstate and overseas. Also, with significant investment underway and in the pipeline at Tonsley and Flinders University, it is increasingly important to ensure that a diversity of housing types and character areas are provided to attract and retain organisations and their employees.
• **Findings:** Investigations have focussed on special character area typologies based in part on allotment sizes. It has not been considered critical or indeed practical at this stage in the process to identify anything more than broad areas of interest, as identified in a darker shade of green in the following map (note: a larger version of this map can be viewed at Attachment A):

The areas left out of the special character recommendation have been numbered on the above map to aid discussions in tonight’s Designated Informal Briefing.
The areas included in the special character recommendation are considered to display the following broad characteristics:

<table>
<thead>
<tr>
<th>Area</th>
<th>Overview</th>
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| Cumberland Park    | - Lot sizes 600m² – 700m²  
                       | - Focus around Somerset, Cumberland and Kyeema Avenues  
                       | - Significant Features: Allotment widths; Number and size of street trees; Streetscape character due to number of crossovers, street trees, and size of dwellings  
                       | - These are the most intact of the streets west of Goodwood Road  
                       | - Somerset Avenue was previously the subject of a Heritage DPA process due to its identified special character |
| The Hills (Various Locations) | - Lot sizes 1200m² +  
                       | - Significant Features: Vistas across valleys and the plains with limited built form; Large space between buildings; Extent of natural vegetation; Open frontages and fencing styles; Natural colours used in the built form  
                       | - The ‘escarpment’ areas in particular are of greater interest in terms of native vegetation, with areas such as Hawthorndene more ‘tamed’ and not as distinctive when compared to other suburbs in the Adelaide metropolitan area.  
                       | - Eden Hills was previously identified as a neighbourhood character area. |
| Mitcham            | - Lot sizes 1000m² +  
                       | - Significant Features: Number of very large trees; Size of allotments and frontages with very limited number of crossovers; Large homes; The natural setting  
                       | - Foothills location differentiates it from Hawthorn and other similar allotment size and building type/age areas including parts of Malvern and Unley |
| Springfield        | - Lot sizes 1500m² +  
                       | - Significant Features: Woodland setting; significant number of large trees; Size of allotments and frontages to roads; Grand stately homes; Some streets of low or no fencing  
                       | - There are no comparable areas in the City of Mitcham or Adelaide. |
Westbourne Park

Why choose this over other areas?

- Lot sizes 800m² – 900m²
- Significant Features: Allotment widths; Number and size of street trees including plantings between street trees; Streetscape character due to number of crossovers, street trees, and size of dwellings
- The whole of Westbourne Park has been chosen as it is relatively intact and not considered to have a close comparator in the City of Mitcham.

Information to be included in the Community Engagement Exercise

At an upcoming meeting Council will be asked to endorse the broad areas of special character interest in line with the map above (and also provided at Attachment B).

It is proposed that the community will be asked for general feedback regarding special character and whether it is felt that, conceptually, the special character areas are in the right locations.

Response to Elected Member Queries

Responses to specific individual queries raised by Elected Members during the 5 December 2017 Council Briefing are as follows:

Q: Consistency in the use of terminology
A: The word ‘special’ is considered more fitting than ‘unique’ as uniqueness could be more readily applied to something that Council has no desire to preserve or enhance. As such, the term ‘special’ is to be used throughout all reports and correspondence on this matter.

Q: The criteria used in the assessment of special character
A: This query has been addressed above.

Q: Why some areas had been excluded
A: This query has been addressed above and can be the subject of further discussion in the Designated Informal Gathering.

Q: Similarities across Council boundaries
A: This query has been addressed above.

Q: Protecting the special character of the Hills Face Zone
A: A like-for-like zoning transition is anticipated for the Hills Face Zone, thereby continuing to protect its special character.

Community Implications

There will be significant implications for the community as a result of the planning reform, predominantly relating to 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 seeks to ensure that Council actively engages with the community on the draft spatial vision, structure plans and special character areas, in line with the Government’s imminent Community Engagement Charter. This work is to be used by Council to inform negotiations with DPTI in the drafting of the Planning and Design Code as it relates to the City of Mitcham.

Environmental / Heritage Implications

The preservation and enhancement of heritage and character remains a key consideration of Council in the structure planning process.

While there are no direct consequences for the heritage and character 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 heritage and character where possible.

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 12 months. Therefore, this project has taken priority over projects which would ordinarily have been undertaken by Policy staff, including:

- 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
The consultant spend on the entire project during the 2017/18 financial year is currently $61,697.50. Consultant input has included graphics, urban design and facilitation capabilities needed to develop the Spatial Vision and Structure Plans. Specialist retail, commercial, industrial and housing advice aided the development of plans during and after the October 2017 stakeholder workshops.

The consultant spend on this particular report has been of a minor nature and consisted of amendments to the Spatial Vision to show the proposed Character Areas.

Administration is endeavouring to accommodate the Spatial Vision and Local Area Planning project work from within the existing budget for the planning policy program and where there is a need identified for specific planning / investigative studies to be undertaken beyond the existing budget reports will be presented to Council for funding decisions.

Risk Management / WHS Assessment

Nil

Legal / Policy Implications

Nil

Engagement

A community engagement exercise is planned for August / September 2018 in accordance with the report to Council and subsequent resolution of 23 January 2018.

CONCLUSION

The Spatial Vision and Local Area Planning project is a generational opportunity for the City of Mitcham. It is the chance 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.

Council will have the chance to revisit the proposed Special Character Areas following the community engagement exercise.

RECOMMENDATION – ITEM 3.1

That the report be received for information only.
Economic Implications

The Code may result in higher costs for individual developers.

Engagement

Engagement with Elected Members and the community has been and will be at level 1 ‘inform’ (one way communication providing balanced and objective information to assist understanding about something that is going to happen or has happened) because it is a State Government initiative with no consultation process.

RECOMMENDATION

That the report be received for information only.

12.5 RESIDENTIAL DEVELOPMENT CODE – RESIDENTIAL NEIGHBOURHOOD CHARACTER AREAS

(Ref: FF.08.421) David Roberts (Prepared: 10/3/09)
(Function/Activity: Development Control/Advice)

PROPOSAL

To seek Council endorsement of proposed Residential Neighbourhood Character Areas, for the purpose of establishing unique residential development codes for Mitcham.

BACKGROUND

A briefing for Council was conducted in July 2008 concerning the review of the South Australian planning system. This briefing followed an information report in June. Following the briefing, a draft submission was prepared and considered by the August meeting of the Engineering and Environmental Services Committee. Subject to some minor changes, Full Council endorsed a final submission at its August meeting.

A further briefing of Council was conducted on 3 February 2009, to provide relevant up to date information to Council on the Planning reforms package, including the establishment Residential Neighbourhood Character Areas.

STRATEGIC OBJECTIVES

Objective 2.1 Promote urban development that enhances environmental, social and cultural well-being

Strategy 2.1.1 Built Environment: Promote development that is excellent in design and environmental performance

Strategy 2.1.3 Streetscapes: Ensure streetscapes are well maintained, attractive, functional and sustainable
Strategy 2.1.4 Local Character and Heritage: Maintain and enhance local character and heritage of the built and natural environment

DISCUSSION

The recent review of the State’s planning system included the introduction of a Residential Development Code. The Code’s purpose is to increase levels of complying development and streamline the approval process in general.

It has been acknowledged that certain areas where the Code will apply may have unique neighbourhood character that requires specific attention to ensure this character is retained. To ensure that these areas are recognised Council has until 31 March 2009 to identify potential character areas. If Council does not do so by that date, then Council has lost the opportunity to ensure that the unique character of those areas is retained and protected.

It is very important to note that the Neighbourhood Character Areas identified must include all of the following:

- be geographically discrete and able to be clearly defined and mapped,
- be able to be distinguished from other areas due to their special attributes, and
- have a predominant built form that was constructed before 1940.

(My emphasis)

Five criteria consisting of Land form, Sub-division pattern, Building stock, Lot size and Frontage and Setbacks, Site Coverage and Private Open were prepared by the Department of Planning and Local Government to ‘assist’ councils in identifying areas that have a unique neighbourhood character.

Each criterion is rated as to how to identify the importance of a criterion to the character of the area.

The ratings are:
- 3 Very important
- 2 Important
- 1 Limited Importance

These criteria are further refined to include the following sub-groups:

Land form (in degrees)
- Slope (<1, 1-5.5, 10-20, >20)

Subdivision pattern
- Pattern (Regular grid, Distorted grid, & Other)
- Fit to contours (Yes, Partially, No)
- Street type (Main, Collector, Local, Rear lanes)
- Predominant street width
- Through traffic (Yes, Partially, No)
Building Stock (expressed as a percentage)
- Era (1836-1865), (1866-1895), (1896-1915) & (1916-1940)
- Style (Mansion, Return verandah villa, Villa, Cottage, Row, Terrace Bungalow, Art Deco, Tudor Other inter-war)
- Heritage Items

Lot Size and Frontage (dominant range)
- Lot sizes (<150sqm, 150-350sqm, 350-500sqm, 500sqm-850sqm, >850sqm)
- Frontages (<6m, 6-10m, 10-16m, 16-20m, >20m)

Setbacks, Site Coverage and Private Open Space (dominant range)
- Front setbacks (<5m, 5-9m, >9m)
- Side setbacks (<900mm, 900mm-2m, >2m)
- Rear setbacks (<3m, 3-15m, 15-30, >30m)
- Site coverage (as a percentage)
- Private open space (as a percentage)

Each area identified has been assessed on the above criteria. In particular those areas on the plains rated very highly in those criteria pertaining to Building stock and the boundaries proposed to each unique area seeks to capture as much of the building stock as practical.

This information is to be submitted to the Minister for Urban Development and Planning for his consideration via the Presiding Member – Development Policy Advisory Committee by the 31 March 2009.

Timeframes have been established within which this work should be completed to coincide with the release of the various stages of the Code.

In addition Council will be required to demonstrate that Council meets the 50 to 70 per cent target for the treatment of matters listed in Schedule 4 of the Development Act 1993 as complying development in the council area overall.

As reported at the February briefing session, staff had undertaken extensive onsite surveys of potential character areas both in relation to the advent of the Residential Code and in conjunction with the Residential and Heritage Development Plan Amendments presently being undertaken. This information was conveyed to members by a series of maps indicating those areas to be included.

However, subsequent to the briefing session the Minister released the aforementioned criteria. The imposition of these criteria (particularly that relating to predominant built form constructed prior to 1940) has significantly reduced those areas within the hills that can be considered as becoming Residential Neighbourhood Character Area(s).
A new series of maps has now been produced respecting the criteria set down by the Minister. (Refer attachment - pp 48-49) (A3 maps have been circulated to all Elected Members under separate cover.)

Notwithstanding this the area identified within Eden Hills contains a number of dwellings that satisfy the Built Form criteria however are not significant in number but nonetheless contains a number of Local Heritage Places (LHP) and potential LHP (as identified in the Heritage DPA). It is considered that this area is worthy of inclusion and should be pursued. The area in Blackwood around Coromandel Parade and Adey Road contains a number of dwellings that satisfy the criteria.

It must also be acknowledged that a large portion of the Residential Hills zone is contained within the High Bushfire Risk area. Any new dwellings within this area will require a referral to the CFS and in those instances the Code will not apply and the dwelling will need to be assessed against the provisions of the Development Plan.

In relation to dwelling additions and outbuildings, given the terrain, there well maybe circumstances where the development will not be able to satisfy the complying standards of the Code in relation to cut and fill and driveway grades and as a consequence the development will need to be assessed against the provisions of the Development Plan.

The areas of Urbrae (including ‘Birksgate’), Netherby between Fullarton Road and Waite Road and Springfield have been reviewed in light of the criteria. This review has resulted in the area of Urbrae being deleted as it contains minimal pre 1940 development, with ‘Birksgate’, being developed almost exclusively in the 1970s. However due to the topography of the area the same circumstances as referred to above would apply. The areas in Netherby between Fullarton Road and Waite Road and that of Springfield have been constricted, the latter now only encompassing that area which is the subject of the Springfield encumbrance.

In relation to the latter area, MasterPlan Town and Country Planners have submitted a detailed report on behalf of the Springfield Residents Association strongly supporting the inclusion of the Springfield area as an area that has a unique neighbourhood character that requires specific attention to ensure the character is retained.

This review has resulted in further modification to area boundaries throughout the plains areas particularly so in lower Mitcham and Torrens Park again as a direct result of the criteria that now needs to be satisfied.

Above all though, it must be acknowledged that a specialised form of the Residential Code will still apply to all development to be undertaken in these Residential Neighbourhood Character Areas and if satisfied, the development will be approved.
Furthermore it is recognised that the Residential Code only applies to development undertaken within a Residential zone and serves no purpose in assessing residential development in non-residential zones such as the Hills Face zone, State Heritage Areas and Historic Conservation zones or Policy Areas and Institutional zones.

Upon the Minister accepting these areas as warranting further consideration, Council will be required to undertake a much more detailed analysis and interrogation on the unique characteristics to be preserved, and this will need to be completed prior to the Code applying to all new dwellings in September of this year.

Community Implications

For members of the community undertaking development there is an expectation that planning approvals for residential development will be faster and simpler however community members at large and neighbours to development sites specifically may in some cases experience residential built form that does not meet the expectations of the community.

Economic Implications

Overall, seeking planning approvals will be less expensive for the community particularly relating to the time taken in obtaining the relevant consents. If the development complies with the Code it will be approved. Whilst there may be some additional cost to the applicant in meeting the requirements of the Code, they would nonetheless have to of meet the provisions of the Development Plan, and in satisfying the Code the applicant is assured of an approval. This will result in less holding costs to the applicant and a potential reduction in the number of appeals.

Environmental / Heritage Implications

There are no environmental benefits through the residential development code. There is no ability to add in such benefits through additions to the Code for character areas. The Code does not apply to heritage places, but will apply adjacent to heritage places.

Impact on Budget

There are no significant budgetary implications, as the State has adjusted the Development Regulations to compensate for the potential reduction in fees to Councils by introducing fees for complying developments which previously were exempt from fees. There is however a cost to Council associated with staff undertaking the identification of the Residential Neighbourhood Character Areas.
Staffing Implications

There will be ongoing staff time utilised on the character area definition project until it is finalised, in circa September 2009.

Engagement

Engagement with Elected Members and the community has been and will be at level 1 'inform' (one way communication providing balanced and objective information to assist understanding about something that is going to happen or has happened).

Council previously sought comment from the local community in April 2008 through a series of public forums held both in the Hills and Plains regions of Council (in association with the Residential and Heritage Development Plan Amendments) in identifying character areas. A number of areas identified by the community are under further investigation and may assist Council in formulating desired character statements within the zone provisions of the Development Plan and have the potential to be included as Historic (Conservation) Zones or Policy Areas.

Council has only until 31 March 2009 to identify potential character areas. This restricted time frame has limited the opportunity that Council has to seek comment from the community at this point in time. However significant recognition must be given to the community consultation undertaken last year.

CONCLUSION

The maps forwarded under separate cover to all Elected Members show a realistic depiction based on the mandatory criteria set down by the State of the various residential neighbourhood character areas within the City of Mitcham. It is recommended that they be endorsed for submission to the Minister.

RECOMMENDATION

That the Council endorses the maps Numbered RNCA 1 & 2 dated 17 March 2009 as the basis for seeking approval of the Minister for Residential Neighbourhood Character Areas for the purpose of specialised residential development codes for those areas.
Legend
- Small scale, incremental change
- Historic conservation areas - no change - off limits
- Schools/ University
- Hills F ace Zone
- Proposed Special Character Areas
- Residential Code areas
- Growth Areas
- Areas for further discussion

Shaping Our Future
Draft Spatial Vision for the City
<table>
<thead>
<tr>
<th>General</th>
<th>Cumberland Park</th>
<th>The Hills</th>
<th>Mitcham</th>
<th>Springfield</th>
<th>Westbourne Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Sizes</td>
<td>• 600m² – 700m²</td>
<td>• 1200m² +</td>
<td>• 1000m² +</td>
<td>• 1500m² +</td>
<td>• 800m² – 900m²</td>
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<tr>
<td>Other notes</td>
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</tbody>
</table>

<p>| Natural Landscape       |                 |          |         |             |                 |
| Scenic Quality          | • Large Trees   |          |         | • Dense vegetation overhead canopy | |
|                         | • Open front yards |       |         |             |                 |
|                         | • Views across valleys |     |         |             |                 |
|                         | • Minimal built form |   |         |             |                 |
|                         | • Large space – rear setbacks | |     |             |                 |
| Natural Features        | • Large Trees   |          |         | • Creeks / Overland flow areas | |
|                         | • Informal gardens |          |         |             |                 |
|                         | • Steep valleys |          |         |             |                 |
|                         | • Open space – hills face | |     |             |                 |
| Topography              | • Flat          |          |         | • Moderate undulating | |
|                         | • Highly undulating |        |         |             |                 |
|                         | • Steep Valleys |          |         |             |                 |
|                         | • Water courses |          |         |             |                 |
| Vegetation              | • Street trees – mainly mature | |     | • Large trees | Private and public realm landscaping and street trees |
|                         | • Large trees   |          |         | • Dense plantings | |
|                         | • Informal gardens |          |         | • Native and exotic | |
|                         | • Large landscaped front yards | |     |             | There are a number of streets that have vegetation planted and managed by residents |
|                         | • Dense vegetation |          |         |             | |
|                         | • Street trees – mainly mature | |     | • Large trees | |
|                         | • Large landscaped allotments with grand mature trees, many are significant and regulated | |     | • Dense plantings | |
|                         | • Size of the allotments ensures large trees are well away from dwellings | |     | • Native and exotic | |
| Private Realm           | • Residential   |          | • Residential |         | • Residential |
| Land Use                | • Residential   |          | • Public open space |       |                 |
| Density                 | • Low density   |          | • Low density |         | • Low |
|                         | • Low density   |          | • Extensive landscaping |     | • Some historic medium density development – out of character |
|                         | • Large space between built form – especially at rear of allotments | |     |             |     |</p>
<table>
<thead>
<tr>
<th>Cumberland Park</th>
<th>The Hills</th>
<th>Mitcham</th>
<th>Springfield</th>
<th>Westbourne Park</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pattern of Development</strong></td>
<td>- Highly regular</td>
<td>- Regular and irregular depending on slope and road network</td>
<td>- Irregular due to some of the original grand homes being retained on large to very large allotments</td>
<td>- Generally regular</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Large allotments</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Wide street frontages</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Consistent setbacks</td>
</tr>
<tr>
<td><strong>Built Form</strong></td>
<td>- Bungalows and villas</td>
<td>- Dwellings constructed across allotments due to undulating nature of land</td>
<td>- Very large villas and Tudors, some later development around the periphery</td>
<td>- Large manor type dwellings</td>
</tr>
<tr>
<td></td>
<td>- Large dwelling width to garage ratio</td>
<td>- Variety of built form and eras</td>
<td>- Large dwelling width</td>
<td>- Mixture based on era</td>
</tr>
<tr>
<td></td>
<td>- Predominately single width garage/carport</td>
<td>- Split level</td>
<td>- Predominately free standing garaging</td>
<td>- Height of built form</td>
</tr>
<tr>
<td></td>
<td>- Sparse new development</td>
<td>- Low pitches and roof forms</td>
<td>- Limited new development</td>
<td>- Tennis courts &amp; swimming pools</td>
</tr>
<tr>
<td><strong>Front Gardens</strong></td>
<td>- Formal grassed</td>
<td>- Open and informal</td>
<td>- formal grassed</td>
<td>- Formal</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- large trees</td>
<td>- High quality</td>
</tr>
<tr>
<td><strong>Car Parking</strong></td>
<td>- Generally single width stacked</td>
<td>- Varies, often large informal parking areas</td>
<td>- Various</td>
<td>- Often extensive</td>
</tr>
<tr>
<td></td>
<td>- formalised and informal</td>
<td>- Can be restricted, especially on low side of a road</td>
<td>- Generally large onsite provision</td>
<td>- Both formal and informal parking areas</td>
</tr>
<tr>
<td><strong>Landmarks</strong></td>
<td></td>
<td></td>
<td></td>
<td>- Carrick Hill</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Elmglade Road, Glenwood Road, Stone bridges</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Springfield Ave &amp; Elmglade Road paved creek line</td>
</tr>
<tr>
<td><strong>Public Realm</strong></td>
<td>- Grid pattern – predominantly 25m+ frontages with single width cross overs.</td>
<td>- Mostly sealed roads</td>
<td>- Grid pattern – with Taylors Road angled creating a triangle area</td>
<td>- Narrow winding</td>
</tr>
<tr>
<td></td>
<td>- The size and width of frontages adds to the character of the locality</td>
<td>- Meandering road pattern based on landform</td>
<td></td>
<td>- Infrastructure screened with vegetation and brush fencing</td>
</tr>
<tr>
<td>Cumberland Park</td>
<td>The Hills</td>
<td>Mitcham</td>
<td>Springfield</td>
<td>Westbourne Park</td>
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<tr>
<td>-----------------</td>
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</tr>
<tr>
<td><strong>Landscape</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Larger street trees,</td>
<td>• Large trees</td>
<td>• Larger street trees,</td>
<td>• Woodland – mass plantings and grass verges</td>
<td>• Extensive street tree plantings</td>
</tr>
<tr>
<td>• Number of street trees due to the limited number of crossovers</td>
<td>• Informal verges</td>
<td>• Number of street trees due to the limited number of crossovers</td>
<td>• Native and exotics</td>
<td>• Native and exotics</td>
</tr>
</tbody>
</table>

**Photos**
CITY OF MITCHAM – SPATIAL VISION & LOCAL AREA PLANNING PROJECT

Elected Member Designated Informal Gathering – Special Character Areas & Public Realm Projects
TUESDAY 3 JULY 2018 – 7:30PM TO 8:40PM (APPROX.)
Council Chambers, City of Mitcham Civic Centre, 131 Belair Road, Torrens Park

MISSION
A strategy and approach discussion for the Special Character Area and Public Realm projects.

AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:15pm</td>
<td>SESSION INTRODUCTION</td>
</tr>
<tr>
<td></td>
<td>- TODAY’S MISSION</td>
</tr>
<tr>
<td></td>
<td>- DESIRED OUTCOMES</td>
</tr>
<tr>
<td>7:20pm – 8:00pm</td>
<td>SPECIAL CHARACTER AREAS</td>
</tr>
<tr>
<td></td>
<td>- AGREETING A STRATEGY FOR NEGOTIATIONS</td>
</tr>
<tr>
<td></td>
<td>- AGREING BROAD AREAS FOR SPECIAL CHARACTER AREA DESIGNATIONS (FOR THE</td>
</tr>
<tr>
<td></td>
<td>PURPOSE OF COMMUNITY ENGAGEMENT)</td>
</tr>
<tr>
<td></td>
<td>- COMMUNITY ENGAGEMENT APPROACH</td>
</tr>
<tr>
<td>8:00pm – 8:30pm</td>
<td>[UNFUNDED] PUBLIC REALM INFRASTRUCTURE PROJECTS</td>
</tr>
<tr>
<td></td>
<td>- WHY</td>
</tr>
<tr>
<td></td>
<td>- WHERE</td>
</tr>
<tr>
<td></td>
<td>- HOW</td>
</tr>
<tr>
<td>8:30pm</td>
<td>SUMMARY</td>
</tr>
<tr>
<td>8:40PM</td>
<td>CLOSE</td>
</tr>
</tbody>
</table>
3.2 POTENTIAL (UNFUNDED) KEY PRECINCT PUBLIC REALM PROJECTS

Report Author/Manager: Ben Hignett / Matthew Romaine
General Manager: Craig Harrison
(Meeting Date: 3 July 2018)
(Location: Council Wide)

PROPOSAL

To begin the process of identifying and prioritising potential (unfunded) public realm infrastructure projects in key opportunity precincts in Council’s Spatial Vision.

The purpose of the identified projects, should funding be forthcoming for one or more into the future, would be to play a role in fostering and/or retaining investment and a sense of community ownership in the key opportunity precincts.

To begin this process it is proposed to:

(a) Agree conceptually on at least one potential public realm project for each of the key opportunity precincts, bearing in mind that this is purely a hypothetical exercise at this point in time; and

(b) Determine whether information on potential (unfunded) public realm projects is to be included in the August / September community engagement exercise for the Spatial Vision and Local Area Planning project.

The above work is to be undertaken in the following three stages:

1. FOR INFORMATION: Strategic Planning & Development Policy Committee information report (i.e. this report)

2. FOR DISCUSSION: Designated Informal Gathering (i.e. immediately following this meeting); and

3. FOR DECISION: Council Report (anticipated 10 July 2018)

In undertaking this work it is considered important that the following be noted:

Note:

The potential public realm projects identified in this report:

(a) are unfunded; and
(b) represent concepts only and will be released for the purposes of seeking the views and opinions of the community; and
(c) represent a small portion of the unfunded projects that are considered by council on an annual basis; and
(d) are subject to change as a result of community engagement responses.
BACKGROUND

The Department of Planning, Transport and Infrastructure (DPTI) is working on mechanisms to implement a new planning system (the Planning, Development and Infrastructure Act) in stages over the next two years. This new planning system will have significant implications for all Councils.

One of the main implications will be a transformation of the myriad of planning rules that currently exist across South Australian Development Plans by replacing them with a single, easy-to-access set of rules that can be applied consistently across the State. The new rulebook has been named the ‘Planning and Design Code’.

Council is working with the State Government and our community to understand and address the impact that this new Code will have on the City of Mitcham.

Spatial Vision

One of the implications of the new planning system is the loss of existing Development Plans to make way for the Planning and Design Code.

Council has an opportunity to partner with DPTI in developing of the Code as it relates to the City of Mitcham. With this in mind, it is important for Council and the community to agree a Spatial Vision for the City, which identifies:

- Areas where opportunities for significant change should be investigated;
- The strategic outcomes for these areas;
- Key strategic connections and movement corridors;
- Areas where small-scale, incremental change is anticipated; and
- Areas where no change is anticipated.

A Draft Spatial Vision was endorsed for the purpose of community engagement at meeting of Full Council on 25 July 2017.

Structure Plans

Work is progressing on the structure planning of key opportunity precincts identified through the Spatial Vision exercise. The pace of this work has in part been led by the DPTI's planning reform roadmap.

This structure planning work will allow Council to provide clear direction to DPTI on the types of land uses and physical development that it wishes to see occur in these areas.

Whilst it is intended that the structure plans will help inform the development of planning policies in the City of Mitcham, Council’s role in the transition to the Planning and Design Code will be as an influencer rather than a decision maker.
Attachments:

A. Draft Spatial Vision
B. Project Sheet Precinct 1a (Flinders & St Marys)
C. Project Sheet Precinct 1b (Flinders & St Marys)
D. Project Sheet Precinct 2 (Goodwood & Daws Roads)
E. Project Sheet Precinct 3 (Blackwood Centre)
F. Project Sheet Precinct 4 (Belair Road Centre)
G. Project Sheet Precinct 5 (Goodwood & Daws Roads)
H. Agenda for Designated Informal Gathering

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 & Properous 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

Council's Spatial Vision and Structure Planning project is progressing at pace with community engagement proposed for August / September 2018.

As part of this community engagement it is proposed to seek feedback from the community on a range of potential future high-level (unfunded) public realm infrastructure projects that could play a part in fostering and/or retaining investment and a sense of community ownership in the five key opportunity precincts.

These public realm infrastructure projects are just one of a number of possible next steps in seeking to exert a measure of control and/or influence over the future direction of the key opportunity precincts, but are likely to be highly dependent on access to external funding.

The cost of each of these projects has been broadly estimated at approximately $3 million for the sake of this exercise only, but no detailed designs or costings have been undertaken at this point in time.

Copies of the project sheets for each of the six (6) identified potential public realm projects can be viewed at Attachments B-G.
Community Implications

The Spatial Vision and Structure Planning project seeks to ensure that Council actively engages with the community on the draft spatial vision, structure plans and special character areas, in line with the Government’s imminent Community Engagement Charter. This work is to be used by Council to inform negotiations with DPTI in the drafting of the Planning and Design Code as it relates to the City of Mitcham.

The public realm infrastructure projects that are the subject of this report are just one of a number of possible next steps in seeking to exert a measure of control and/or influence over the future direction of the key opportunity precincts.

Environmental / Heritage Implications

No implications have been identified at this early stage of this public realm improvements project, however the preservation and enhancement of heritage items, character areas and the natural environment will remain a key consideration of Council in this work.

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

There is currently no funding for the delivery of public realm projects identified in this report.

The Spatial Vision and Local Area Planning project itself 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 Spatial Vision and Local Area Planning project 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 12 months. Therefore, this project has taken priority over projects which would ordinarily have been undertaken by Policy staff, including:-

- 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

The consultant spend on the entire Spatial Vision and Local Area Planning project during the 2017/18 financial year is currently $61,697.50. Consultant input has included graphics, urban design and facilitation capabilities needed to develop the Spatial Vision and Structure Plans. Specialist retail, commercial, industrial and housing advice aided the development of plans during and after the October 2017 stakeholder workshops.

There has been no consultant spend on this public realm infrastructure project report.

Administration is endeavouring to accommodate the Spatial Vision and Local Area Planning project work from within the existing budget for the planning policy program and where there is a need identified for specific planning / investigative studies to be undertaken beyond the existing budget reports will be presented to Council for funding decisions.

Risk Management / WHS Assessment

Nil

Legal / Policy Implications

Nil

Engagement

A community engagement exercise is planned for August / September 2018 in accordance with the report to Council and subsequent resolution of 23 January 2018.

CONCLUSION

The Spatial Vision and Local Area Planning project is a generational opportunity for the City of Mitcham. It is the chance 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 (unfunded) public realm infrastructure projects identified in this report are just one of a number of possible next steps in seeking to exert a measure of control and/or influence over the future direction of the key opportunity precincts, but are likely to be highly dependent on access to external funding.

RECOMMENDATION – ITEM 3.2

That the report be received for information only.
Opportunities for Significant Change

Precinct 1: Flinders and St Mary's
- A driver of the state’s economy with health and education facilities that are competitive in a global market.
- A renewed vibrancy in and around a world-renowned innovative precinct with strong regional links and a large daily influx of visitors.
- A variety of housing, services and leisure offerings for a diverse demographic.
- A distinctly leafy and green environment for our community, students and visitors to live, recreate, stay, study and work.
- A regional hub that benefits from and supports alternative modes of transport.

Precinct 2: Goodwood and Dawes Roads
- A region focused on the physical and mental wellbeing of its community based on supporting the ability for residents to ‘age in place’.
- A recognised destination that is sensitively integrated into the existing community with small-scale commercial ventures that support the community.
- An area driven by innovation and diverse solutions where accommodation, allied health and medical and other services support a mix of generations.
- A strategically located opportunity area in close proximity to the Southern Innovation District and a direct route between it and the City of Adelaide.

Precinct 3: Blackwood Centre
- A strong identity as a unique Hills destination supported by clear physical and cultural focal points and a broad range of services, leisure and lifestyle offerings.
- A walkable main street made vibrant both day and night by attracting visitors and offering a diversity of housing choices nearby.
- A range of transport options and improved amenity for pedestrians.

Precinct 4: Belair Road Centre
- Expanded opportunities for new and existing commercial development.
- A vibrant commercial centre with diverse housing options.
- A walkable strip with access to places that support economic, cultural and civic amenities.

Precinct 5: Goodwood and Cross Roads
- A flexible, activated space with a mix of housing choices and fine grain mixed use developments providing employment opportunities.
- A recognisable pedestrian friendly node encouraging a key movement/transport approach to the Flinders and St Mary's precinct.

South Road
- Opportunities unknown at this stage.
  - Possible tram routes.
  - Possible removal of rail freight.
  - Possible Southern link road.
  - Improved links to Marion and Blackwood.
  - Extension to Tonsley Line rail link.

Limited Change

Small scale, incremental change

Historic conservation areas - no change - off limits.
THE ADDRESS FOR PARTNERS, DISRUPTORS AND INNOVATIVE LOCAL SERVICE PROVIDERS

<table>
<thead>
<tr>
<th>Type:</th>
<th>Public Realm and Identity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Brookman Avenue, St Marys (Precinct 1 in Council’s Spatial Vision)</td>
</tr>
<tr>
<td>Outcomes:</td>
<td>- A recognised address</td>
</tr>
<tr>
<td></td>
<td>- An environment that is attractive to disruptors looking to develop the ‘next big thing’</td>
</tr>
<tr>
<td></td>
<td>- A connected place with easy access to allied industry and lifestyle options</td>
</tr>
<tr>
<td></td>
<td>- A more organic and community-focused hub outside the nearby campus-style mega developments</td>
</tr>
<tr>
<td></td>
<td>- A hook to encourage people to return or stay after they visit</td>
</tr>
<tr>
<td>Strategic Management Plan:</td>
<td>- Create a strong sense of place and attractive and vibrant precincts, places and spaces</td>
</tr>
<tr>
<td></td>
<td>- Foster and support emerging and established businesses, entrepreneurs and innovators to grow and prosper</td>
</tr>
<tr>
<td>Cost:</td>
<td>$3 Million (estimated)</td>
</tr>
</tbody>
</table>

Project Background

Today there are over 66,000 people living in the City of Mitcham, which is projected to increase to 70,000 by 2031. There are also approximately 5,000 registered businesses operating in our local council area generating over 28,000 local jobs and $3.05 billion in Gross Regional Product.

Significant development is planned or occurring in and around Flinders University; the Flinders Medical Centre and the Repatriation General Hospital. Works to improve the Darlington Interchange, which includes an extension to the Tonsley Rail Line, are re-shaping how people travel to and around the City.

In light of these changes happening in our City, and in response to the biggest overhaul to South Australia’s planning system in over 20 years, Council has been working with the community to prepare a Spatial Vision for the City. The Spatial Vision identifies areas with the potential for significant change and the strategic outcomes for these areas.

Structure Plans have been produced for those areas with the potential for significant change. These Structure Plans display more detail as to how Council and the community want the City to develop in the future.

This project seeks to stimulate private investment in Precinct 1 (Flinders & St Marys) through leadership and investment in the public realm. It is considered to be of particular importance and relevance due to its proximity to Tonsley Innovation Precinct as well as the Flinders University and Medical Campus.
THE ADDRESS FOR PARTNERS, DISRUPTORS AND INNOVATIVE LOCAL SERVICE PROVIDERS

Project Goals

1. To build on an existing eclectic urban framework of infrastructure, character, housing, commerce and industry - and its proximity to the nearby innovation, medical and university precincts - to provide a recognised address for disruptors and innovative local service providers.

2. To foster a more organic and community-focused hub outside of the adjoining campus-style mega developments, to encourage short and long-term visitors to the innovation precinct to return or stay beyond their initial visit.

Project Works

- Significant public realm improvements in Brookman Avenue and immediate surrounds
- Focus on a lifestyle and work environment to attract small and medium sized enterprises
- Encourage outdoor dining and leisure activities
- Inspiration drawn from Goodwood Road and Prospect Road public realm works

Project Collateral

Spatial Vision (with Project area highlighted)  Structure Plan (with Project area highlighted)

Brookman Avenue (looking east)  Brookman Avenue (looking west)
### A KEY MOVEMENT LINK BETWEEN FLINDERS AND TONSLEY HEALTH, EDUCATION AND INNOVATION PRECINCTS

<table>
<thead>
<tr>
<th>Type:</th>
<th>Public Realm and Identity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Sutton Road / Burbank Avenue and surrounds (Precinct 1 in Council’s Spatial Vision)</td>
</tr>
<tr>
<td>Outcomes:</td>
<td>A direct and inviting movement corridor between Flinders University / Medical Centre and the Tonsley Precinct</td>
</tr>
<tr>
<td></td>
<td>An optional pause point along this corridor with some relief from the harsh vehicle-dominated environments of South Road and Sturt Road</td>
</tr>
<tr>
<td>Strategic Management Plan:</td>
<td>Create a strong sense of place and attractive and vibrant precincts, places and spaces</td>
</tr>
<tr>
<td></td>
<td>Foster and support emerging and established businesses, entrepreneurs and innovators to grow and prosper</td>
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</tbody>
</table>

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Significant development is planned or occurring in and around Flinders University; the Flinders Medical Centre and the Repatriation General Hospital. Works to improve the Darlington Interchange, which includes an extension to the Tonsley Rail Line, are re-shaping how people travel to and around the City.

In light of these changes happening in our City, and in response to the biggest overhaul to South Australia’s planning system in over 20 years, Council has been working with the community to prepare a Spatial Vision for the City. The Spatial Vision identifies areas with the potential for significant change and the strategic outcomes for these areas.

Structure Plans have been produced for those areas with the potential for significant change. These Structure Plans display more detail as to how Council and the community want the City to develop in the future.

This project seeks to significantly improve a direct pedestrian and vehicle movement corridor between Flinders University / Medical Campus and the Tonsley Precinct and provide relief from the harsh vehicle-dominated environments of South Road and Sturt Road.
THE A KEY MOVEMENT LINK BETWEEN FLINDERS AND TONSLEY HEALTH, EDUCATION AND INNOVATION PRECINCTS

Project Goals

1. To significantly improve a direct pedestrian and vehicle movement corridor between Flinders University / Medical Campus and the Tonsley Precinct.

Project Works

- Potential purchase of some privately-owned land to facilitate the construction of a more direct and inviting pedestrian and vehicle movement link between Flinders University / Medical Campus and the Tonsley Precinct
- Significant improvements in the public realm including shade trees and widened pavements to accommodate opportunities for outdoor dining / café use

Project Collateral

- Spatial Vision (with Project area highlighted)
- Structure Plan (with Project area highlighted)
- South Road (looking south toward Sutton Road)
- Sutton Road (looking south along Burbank Ave)
A HEALTH AND WELLBEING DESTINATION ON THE JOURNEY ALONG GOODWOOD ROAD

<table>
<thead>
<tr>
<th>Type:</th>
<th>Public Realm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Goodwood Road adjacent to the Daws Road / Springbank Road intersection (Precinct 2 in Council’s Spatial Vision)</td>
</tr>
</tbody>
</table>
| Outcomes:        | - An attractive and inviting place to stop and linger on the journey along Goodwood Road  
|                  | - A place where active commercial and community uses spill out into the public realm  
|                  | - An environment that encourages active and healthy living  
|                  | - A green, leafy environment that acts as a foil to the busy Goodwood Road corridor |
| Strategic Management Plan: | Create a strong sense of place and attractive and vibrant precincts, places and spaces  
|                  | - Foster and support emerging and established businesses, entrepreneurs and innovators to grow and prosper |
| Cost:            | $3 Million (estimated) |

Project Background

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Structure Plans have been produced for those areas with the potential for significant change. These Structure Plans display more detail as to how Council and the community want the City to develop in the future.

This project seeks to build on State Government proposals to reintroduce / reinforce a health focus of the former Repatriation General Hospital site. In the first instance, opportunities for a redesign and re-focus of the public realm on and adjacent to Goodwood Road would complement the planned realignment of Daws Road and Springbank Road.
A HEALTH AND WELLBEING DESTINATION ON THE JOURNEY ALONG GOODWOOD ROAD

A second (future), but equally important, stage of public realm works in this Precinct is likely to involve improvements to public access and connectivity across redeveloped Bedford Industries, Kennards Storage, Panorama TAFE and SA Power Networks’ sites.

Project Goals

1. To build on State Government proposals to reintroduce / reinforce a health focus of the former Repatriation General Hospital site, and to support a region focussed on the physical and mental wellbeing of its community.

2. To provide an attractive and inviting place to stop and linger on the journey along Goodwood Road, and in doing so encourage active commercial and community uses that spill out into the public realm.

Project Works

- Significant public realm improvements on Goodwood Road and immediate surrounds
- Encourage or facilitate outdoor commercial and community activities
- Inspiration drawn from Goodwood Road (Goodwood) and Prospect Road public realm works

Project Collateral

Spatial Vision (with Project area highlighted)    Structure Plan (with Project area highlighted)

Goodwood Road (looking north)    Corner Goodwood & Springbank Roads
# Improved Visitor Experience in Blackwood

<table>
<thead>
<tr>
<th>Type:</th>
<th>Public Realm &amp; Car Park Technology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Main Road, Blackwood &amp; Surrounds</td>
</tr>
<tr>
<td>Outcomes:</td>
<td>An attractive and inviting high street with improved pedestrian-priority crossing points</td>
</tr>
<tr>
<td></td>
<td>Attractive and inviting pedestrian links to the Community Hub and Waite Street Reserve from Main Road</td>
</tr>
<tr>
<td></td>
<td>A place where active commercial and community uses can spill out into the public realm</td>
</tr>
<tr>
<td></td>
<td>Greater visibility of available car parking spaces in the Centre</td>
</tr>
</tbody>
</table>

## Strategic Management Plan
- Create a strong sense of place and attractive and vibrant precincts, places and spaces
- Foster and support emerging and established businesses, entrepreneurs and innovators to grow and prosper

## Cost
- $3 Million (estimated)

### Project Background

Today there are over 66,000 people living in the City of Mitcham, which is projected to increase to 70,000 by 2031. There are also approximately 5,000 registered businesses operating in our local council area generating over 28,000 local jobs and $3.05 billion in Gross Regional Product.

Significant development is planned or occurring in and around Flinders University; the Flinders Medical Centre and the Repatriation General Hospital. Works to improve the Darlington Interchange, which includes an extension to the Tonsley Rail Line, are re-shaping how people travel to and around the City.

In light of these changes happening in our City, and in response to the biggest overhaul to South Australia’s planning system in over 20 years, Council has been working with the community to prepare a Spatial Vision for the City. The Spatial Vision identifies areas with the potential for significant change and the strategic outcomes for these areas.

Structure Plans have been produced for those areas with the potential for significant change. These Structure Plans display more detail as to how Council and the community want the City to develop in the future.

This project seeks to build on the changes at Blackwood Roundabout; work to create a new north-south pedestrian link through the Centre; and the master planning of Council’s Community Hub including Waite Street Reserve.
IMPROVED VISITOR EXPERIENCE IN BLACKWOOD

Project Goals

1. To improve the pedestrian experience in the Centre including links across Main Road and from Main Road to Waite Street Reserve.

2. To improve the visitor’s experience when travelling to Blackwood by car through the use of parking space availability sensors and associated phone app.

Project Works

- Significant public realm improvements on Young Street
- Improved pedestrian crossing(s) on Main Road
- Pilot project for parking availability sensors (for Council-owned car parking spaces) with associated phone app, with the ability to add private parking spaces if/when there is uptake from private land owners.

Project Collateral

- Spatial Vision (with Project area highlighted)
- Structure Plan (with Project area highlighted)
- Main Road (looking north)
- Young Street (looking west)
LEISURE AND ENTERTAINMENT DESTINATION

<table>
<thead>
<tr>
<th>Type:</th>
<th>Public Realm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Princes Road, Torrens Park &amp; Surrounds</td>
</tr>
<tr>
<td>Outcomes:</td>
<td>A place that delights those that choose to visit and stick around</td>
</tr>
<tr>
<td></td>
<td>A recognisable destination that is more than just a sum of its parts</td>
</tr>
<tr>
<td></td>
<td>A place where people feel safe day and night</td>
</tr>
<tr>
<td></td>
<td>A place with strong links to nearby attractors and natural features</td>
</tr>
<tr>
<td>Strategic Management Plan:</td>
<td>Create a strong sense of place and attractive and vibrant precincts, places and spaces</td>
</tr>
<tr>
<td></td>
<td>Foster and support emerging and established businesses, entrepreneurs and innovators to grow and prosper</td>
</tr>
<tr>
<td>Cost:</td>
<td>$3 Million (estimated)</td>
</tr>
</tbody>
</table>

Project Background

Today there are over 66,000 people living in the City of Mitcham, which is projected to increase to 70,000 by 2031. There are also approximately 5,000 registered businesses operating in our local council area generating over 28,000 local jobs and $3.05 billion in Gross Regional Product.

Significant development is planned or occurring in and around Flinders University; the Flinders Medical Centre and the Repatriation General Hospital. Works to improve the Darlington Interchange, which includes an extension to the Tonsley Rail Line, are re-shaping how people travel to and around the City.

In light of these changes happening in our City, and in response to the biggest overhaul to South Australia’s planning system in over 20 years, Council has been working with the community to prepare a Spatial Vision for the City. The Spatial Vision identifies areas with the potential for significant change and the strategic outcomes for these areas.

Structure Plans have been produced for those areas with the potential for significant change. These Structure Plans display more detail as to how Council and the community want the City to develop in the future.

This project seeks to significantly improve the public realm experience on and around Princes Road, with a focus on the stretch between Goodlife Health Club and Belair Road. This part of Princes Road already sees substantial activity during the day and at night by virtue of its proximity to various leisure and entertainment offerings, but it does little more than act as an intimidating thoroughfare for young and old.
LEISURE AND ENTERTAINMENT DESTINATION

Project Goals

1. To improve people’s experience of the public realm in and around the leisure and entertainment destination at Princes Road, Torrens Park.

2. To encourage more people to visit and stay longer at this leisure and entertainment destination.

3. To support and encourage existing and/or new businesses to continue to invest in this Precinct.

Project Works

- Significant public realm improvements on Princes Road
- Improved pedestrian crossing(s) on Princes Road and Belair Road
- Work with property owners to improve the appearance of buildings and private/public spaces in the vicinity

Project Collateral

<table>
<thead>
<tr>
<th>Spatial Vision (with Project area highlighted)</th>
<th>Structure Plan (with Project area highlighted)</th>
</tr>
</thead>
</table>

Princes Road (looking east)  Princes Road (looking west)
A COMMUNITY-LED MIXED USE PRECINCT ON THE JOURNEY ALONG GOODWOOD ROAD

Type: - Public Realm

Location: - Goodwood Road between Marlborough Road and Monmouth Road (Precinct 5 in Council’s Spatial Vision)

Outcomes: - A recognisable community-led mixed use precinct with initiatives that promote the safety of pedestrians and encourage active commercial and community uses spill out into the public realm
  - A green, leafy environment that acts as a foil to the busy Goodwood Road corridor

Strategic Management Plan:
- Create a strong sense of place and attractive and vibrant precincts, places and spaces
- Foster and support emerging and established businesses, entrepreneurs and innovators to grow and prosper

Cost: - $3 Million (estimated)

Project Background

Today there are over 66,000 people living in the City of Mitcham, which is projected to increase to 70,000 by 2031. There are also approximately 5,000 registered businesses operating in our local council area generating over 28,000 local jobs and $3.05 billion in Gross Regional Product.

Significant development is planned or occurring in and around Flinders University; the Flinders Medical Centre and the Repatriation General Hospital. Works to improve the Darlington Interchange, which includes an extension to the Tonsley Rail Line, are re-shaping how people travel to and around the City.

In light of these changes happening in our City, and in response to the biggest overhaul to South Australia’s planning system in over 20 years, Council has been working with the community to prepare a Spatial Vision for the City. The Spatial Vision identifies areas with the potential for significant change and the strategic outcomes for these areas.

Structure Plans have been produced for those areas with the potential for significant change. These Structure Plans display more detail as to how Council and the community want the City to develop in the future.

This project seeks to build on an existing community hub, which includes the Cumberland Park Community Centre and split campus of Westbourne Park Primary School. This is a key community and potential mixed-use precinct along the Goodwood Road corridor with the opportunity for investment in close proximity to the District Centre.
A COMMUNITY-LED MIXED USE PRECINCT ON THE JOURNEY ALONG GOODWOOD ROAD

Project Goals

1. To invest in the underutilised open space at the front of Cumberland Park Community Centre to add activity to this section of Goodwood Road.

2. To provide an attractive and inviting place to visit and live on the journey along Goodwood Road and in close proximity to Goodwood District Centre, and in doing so encourage active commercial and community uses that spill out into the public realm.

Project Works

- Significant improvements to the underutilised open space at the front of Cumberland Park Community Centre
- Public realm improvements on Goodwood Road and immediate surrounds
- Encourage or facilitate outdoor commercial and community activities
- Inspiration drawn from Goodwood Road (Goodwood) and Prospect Road public realm works

Project Collateral

Spatial Vision (with Project area highlighted) | Structure Plan (with Project area highlighted)

Goodwood Road (looking north) | Cumberland Park Community Centre
CITY OF MITCHAM – SPATIAL VISION & LOCAL AREA PLANNING PROJECT

Elected Member Designated Informal Gathering – Special Character Areas & Public Realm Projects

TUESDAY 3 JULY 2018 – 7:30PM TO 9:00PM (APPROX.)

Council Chambers, City of Mitcham Civic Centre, 131 Belair Road, Torrens Park

MISSION

To discuss and debate the suitability of proposed Special Character Areas and Public Realm Projects

AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Session/Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30pm</td>
<td>SESSION INTRODUCTION</td>
</tr>
<tr>
<td></td>
<td>- TODAY'S MISSION</td>
</tr>
<tr>
<td></td>
<td>- DESIRED OUTCOMES</td>
</tr>
<tr>
<td>7:35pm</td>
<td>PRESENTATION ON SPECIAL CHARACTER AREAS</td>
</tr>
<tr>
<td>7:40pm</td>
<td>GROUP DISCUSSION (SPECIAL CHARACTER AREAS)</td>
</tr>
<tr>
<td>8:00pm</td>
<td>PRESENTATION ON PUBLIC REALM PROJECTS</td>
</tr>
<tr>
<td>8:15pm</td>
<td>GROUP DISCUSSION ON PUBLIC REALM PROJECTS</td>
</tr>
<tr>
<td>8:45pm</td>
<td>THE PRIORITISATION OF PUBLIC REALM PROJECTS</td>
</tr>
<tr>
<td>9:00pm</td>
<td>CLOSE</td>
</tr>
</tbody>
</table>
4. NEXT MEETING

The next meeting of the Strategic Planning and Development Policy Committee is Tuesday 7 August 2018.

CLOSE: