



CITY OF
MITCHAM

Have Your Say on Development Plan Changes

Coromandel Valley

The City of Mitcham is updating its Development Plan to better recognise and maintain residential character in parts of the City. Council is seeking your views on these updates.

Special Residential Character Areas

Special Residential Character Areas are local areas that exhibit desirable character attributes that give a community its identity. Not to be confused with heritage areas, Character Areas do not necessarily represent a cultural legacy or history but capture a desired visual appearance. Character can be enhanced by new development that strengthens desired character traits.

The red boundary on the map encompasses the areas in Coromandel Valley affected by this Development Plan Amendment (DPA).

Character attributes in this area include:

- Variations in land forms, including some steeply sloping locations, curvilinear road patterns and irregular shaped allotments.
- Low density spacious setting with detached dwellings (very few other housing types).
- Less emphasis on quality and style of housing stock, but more emphasis on a sense of spaciousness due to site coverage, front and side setbacks.
- Mostly simple housing forms that are single and two storeys in nature (including split level) responding to land form.
- Strong landscape character attributes from extensive retention of native vegetation on sites, between buildings and within informal road verge.
- Low profile roof forms and pitches.
- No presence of front fencing and in cases where front fencing is present, it retains a low open form.
- Slope informs dwelling orientation and height relative to the street.
- Driveways wind with slope to limit intrusiveness in the streetscape and landscaped character.
- Building materials are predominantly dark earthy tones such as red and brown brick, stone and timber paneling and prevail over lighter colours.
- Garaging to side and front of dwelling in an undercroft or standalone simple open structure.
- Retaining walls are screened or are natural in form and do not dominate views.



This work is the product of Council's Spatial Vision and balances its recent growth areas project, which was approved by the Minister for Planning and Local Government in August 2020. More details on both these projects can be found at www.mitchamcouncil.sa.gov.au.

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Council's Spatial Vision

Council, with the help of the community, has developed a Spatial Vision for the City. The Spatial Vision shows where growth should occur and where character should be maintained.

An important next step in delivering this Vision is making changes to the zones and policies in Council's Development Plan. To do this Council must undertake a Development Plan Amendment (DPA) process. Final approval of any DPA rests with the Minister for Planning and Local Government.

Why this work is needed

The South Australian Planning System is undergoing significant change. These changes are likely to impact Council and our community in several ways, including how development applications are processed and assessed; how the community participates in the planning system; and how local issues are addressed in a system that will be weighted more in favour of a one-policy-fits-all approach.

Council has a limited window of opportunity to make changes to its existing Development Plan before it is transitioned into the Planning and Design Code. The Code will replace all development plans to become the single source of planning policy for assessing development applications across South Australia.

Council's current Development Plan lacks any residential character zones. This leaves us exposed to the potential for development that does not meet community expectations. Any residential character zone will be transitioned to a Character Area Overlay in the new Code.

It is anticipated that changes to the planning system will take effect in the first half of 2021.

Find out more at www.plan.sa.gov.au.

Read about the draft DPA

During the consultation period, the draft DPA will be available to download from www.mitchamcouncil.sa.gov.au/draftdpa and available to view at:

- City of Mitcham Civic Centre, 131 Belair Road, Torrens Park.
- Mitcham Library, 154 Belair Road, Hawthorn.
- Blackwood Library, 215 Main Road, Blackwood.

Paper copies of the DPA will be available for purchase from the Civic Centre at a cost of \$20.

Speak Up

Register your interest to make a verbal submission at the public meeting to be held at 7pm on Tuesday 17 November 2020 at the Civic Centre, 131 Belair Road Torrens Park.

Please register prior to 5pm 13 November 2020 as this meeting will not be held if nobody registers to speak.

More Information

For more information on the draft DPA and the proposed changes, and on the past work that has led to this draft DPA, please visit www.mitchamcouncil.sa.gov.au/draftdpa.

More information on the Planning and Design Code can be found at www.plan.sa.gov.au.

Things to know...

- This DPA does not affect Council's established heritage areas and is not linked to heritage in any way.
- It is proposed that each area affected by this DPA will have its current Development Plan Zone replaced by the Residential Character Zone (and will ultimately be covered by a 'Character Area Overlay' in the new Planning and Design Code).
- The intent of this DPA is to ensure that context (i.e. the established character of an area) continues to be a consideration in the design and assessment of new development.
- It is not the intent of this DPA to impact the development potential of individual properties beyond the controls already in place in Council's Development Plan (e.g. minimum allotment sizes; site coverage; building heights and building setbacks).
- Council has no control over demolition of buildings in these areas. Demolition (unless a local or state heritage place) is a complying development under the state's planning legislation. The DPA does not alter this position.
- Properties immediately adjoining and outside these areas are not affected by this DPA.

Meet with Council staff

To address COVID-19 limitations, no open days or drop-in sessions have been scheduled for this DPA.

One-on-one or small group face-to-face meetings can be arranged if requested. Facilities are available for Council staff to meet virtually if that is preferred, via Microsoft Teams or Zoom.

Please contact Ben Hignett on 0419 711 417 or 8372 8888 to discuss the DPA and meeting arrangements.

Get involved – Have Your Say!

Share your views on the draft DPA with us:

- 🌐 Complete an online feedback form at www.mitchamcouncil.sa.gov.au/draftdpa.
- 📄 Pick up a form from the City of Mitcham Civic Centre, 131 Belair Road, Torrens Park.
- ✍ Write to us at PO Box 21, Mitcham Shopping Centre, Torrens Park SA 5062.
- ✉ Email us at mitcham@mitchamcouncil.sa.gov.au.

Written submissions must be received at Council by 5pm on Friday 13 November 2020.

All written submissions will be available for public viewing as required by legislation.

Where to next?

Council will consider all written and verbal submissions received and decide whether to:

- proceed with the draft DPA as is;
- proceed with amendments to the draft DPA; or
- not proceed with the draft DPA.

If Council decides to proceed with the draft DPA, as is or with amendments, then the draft DPA will be forwarded to the Minister for Planning and Local Government to seek final approval.