



CITY OF
MITCHAM

Planning Reform Outcomes + Spatial Vision Next Steps

Presentation

6 April 2021

Presented by the City of Mitcham

Purpose



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‘Update on the outcomes of planning reform and possible next steps for continued implementation of the City of Mitcham Spatial Vision’

Planning + Design Code



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Policy – Our Advocacy Position

- Preserve our State and Local Heritage
- Maintain our Residential Character
- Improve Infill Housing Outcomes
- Improve Flood Mapping and Policy
- Preserve our Hills Landscape
- Strengthen Tree Protection
- Transition our Growth Precincts



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System Challenges

- Code Errors and Omissions
- Missing Important Policy
- Zone Selection Issues
- Missing / Additional Zones Needed
- Significant Mapping Issues
- Integration with Current Business
- Be ready for ePlanning



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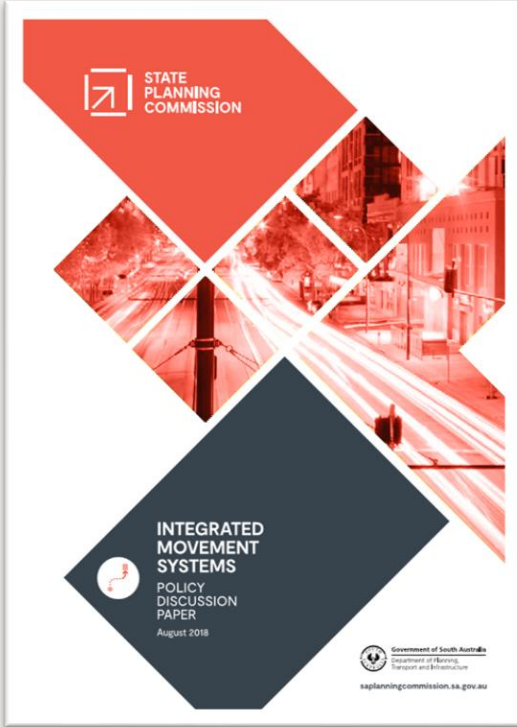
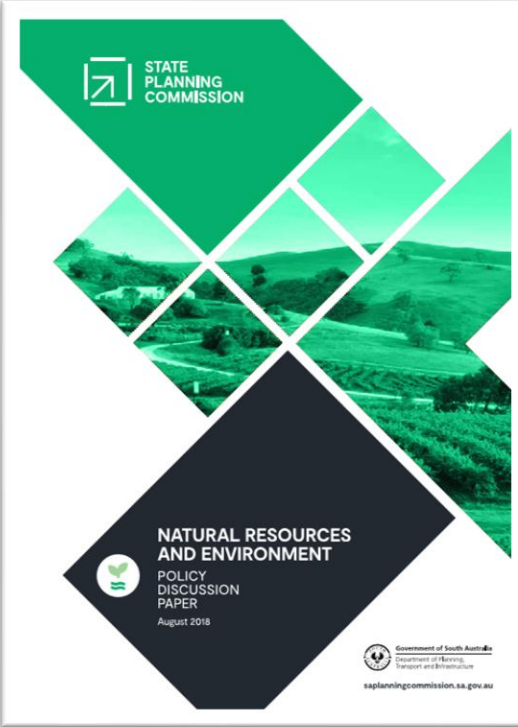
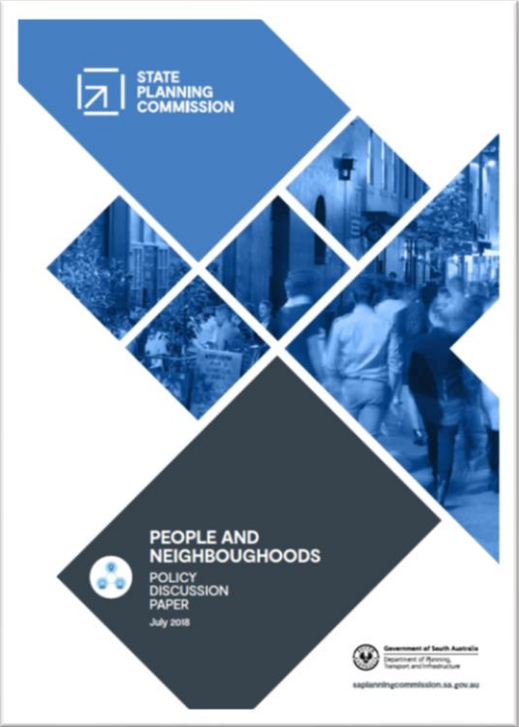
Business Readiness Achievements

- New PDI Delegations (**four** sets)
- Accreditation for planning / building staff + CAP
- Building Audit and Inspections Policy
- New Building Fire Safety Committee
- New DA Operating Procedures
- Resourcing Review to Reflect ePlanning
- Secondments and Relationships with PlanSA
- Training and Education for our People

Blueprint for the Code



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People and Neighbourhoods



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What did we achieve?

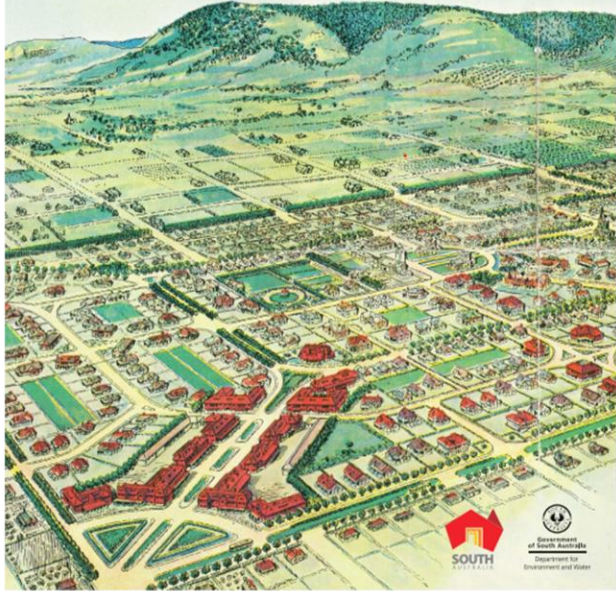
- Heritage Standards for CLG
- Representative Buildings Included (formerly known as Contributory Items)
- Historic Area Statements for our Local Heritage
- Buy in on Special Residential Character – drafting Character Area Statements for Code
- Better Neighbourhood Zones (Established / Hills)
- Allotment Sizes and Frontage Remain (TNVs)
- Infill Policy Improvements



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Heritage Standards

Colonel Light Gardens
State Heritage Area



Development Plan Amendment

By the Council

City of Mitcham

Special Residential Character
Areas DPA

Explanatory Statement and Analysis

For Consultation



STATE
PLANNING
COMMISSION

Raising the bar on Residential Infill
in the Planning and Design Code



Natural Resources and Environment



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What did we achieve?

- New Flooding Overlays
- Hills Neighbourhood Zone
- Native Vegetation Overlay
- Urban Tree Canopy Overlay

What's Missing?

- Stronger tree protection for areas experiencing housing growth

Productive Economy



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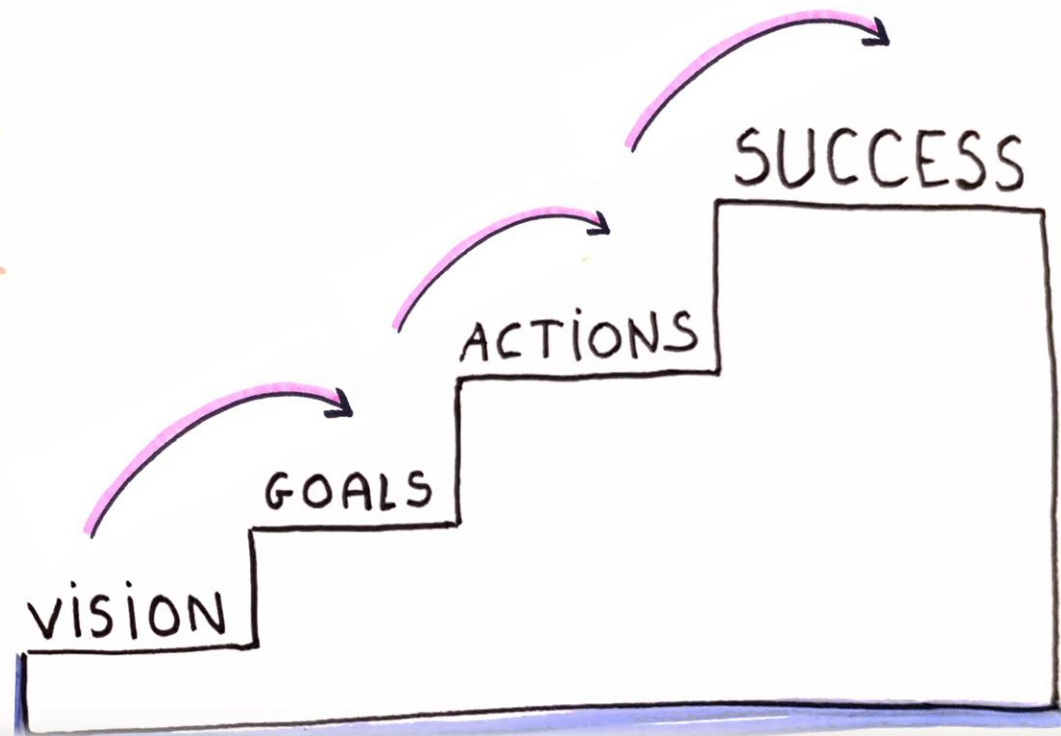
What did we achieve?

- Growth Precincts DPA in the Code
- New *Activity Centre Zones* more akin to our local and suburban centres
- Simpler change of use for anticipated development e.g. shop to office in Activity Centres
- Certainty around non-residential uses locating in residential streets



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MEASURE
SUCCESS



Planning + Design Code Demo



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Development applications ▼

State snapshot ▼

Have your say ▼

South Australia's new planning and development system is now live

The implementation of the Planning and Design Code across the entire state is a major milestone for planning and development in South Australia.

Learn more →

1. [How to navigate the South Australian Property and Planning Atlas \(SAPPA\)](#)
2. [How to determine if a specific development type needs approval](#)
3. [How to determine what rules apply to a specific development type](#)
4. [Development Application Register](#)

EM Packs + Next Steps



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Using the Planning and Design Code

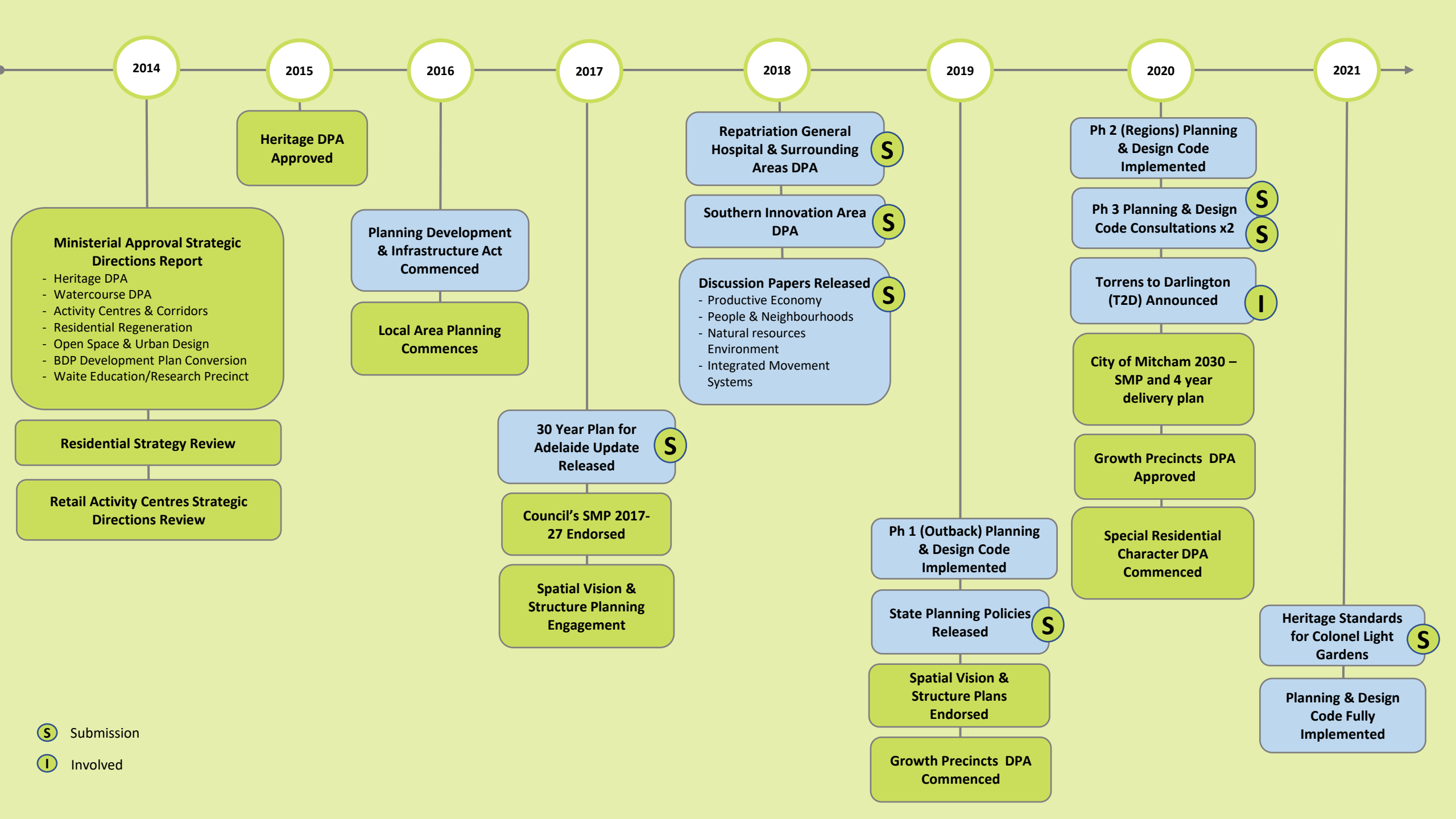


EM Code Pack

- Zone Map for your Ward
- Guide to the Planning and Design Code

Next Steps

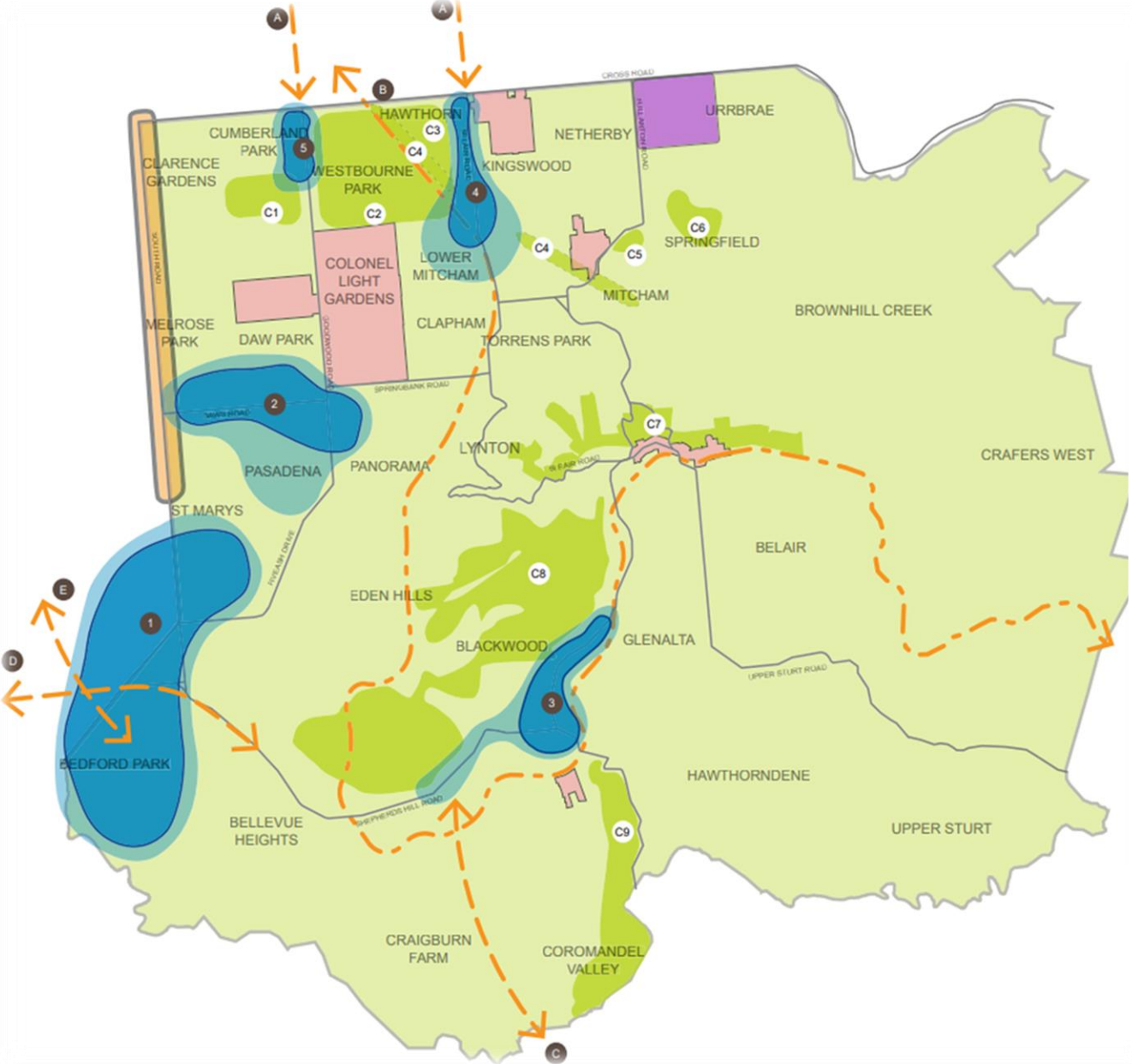
- Information Report to Council
- Code Briefings for EMs by Ward (opt in)
- Spatial Vision – Strategy and Policy Work Next Steps (Ben)



Spatial Vision



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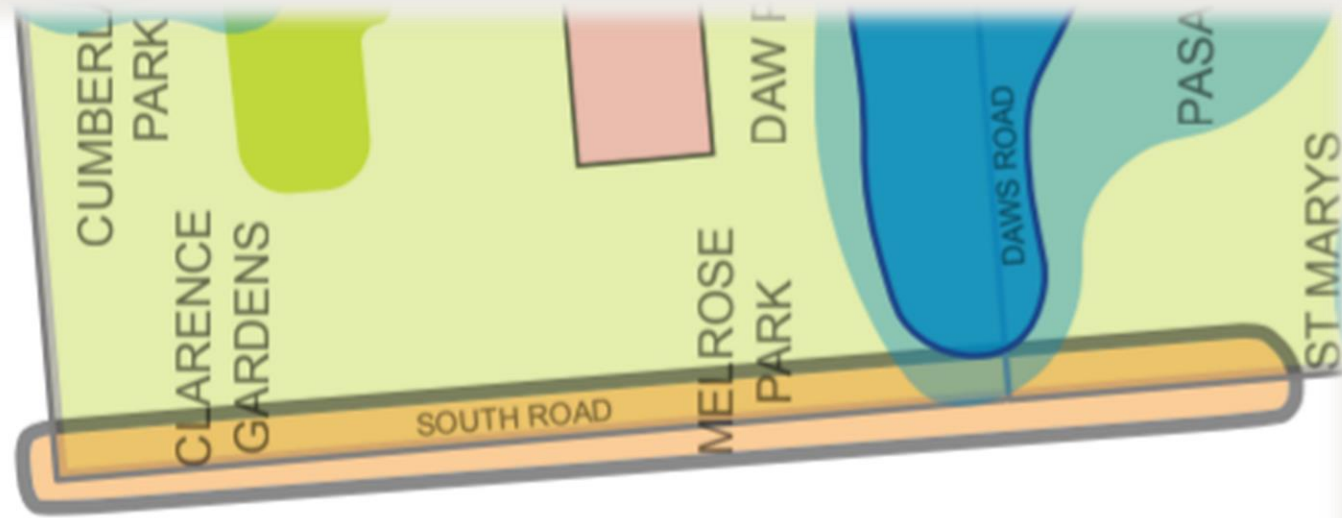




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South Road Corridor Cross Road to Southern Expressway





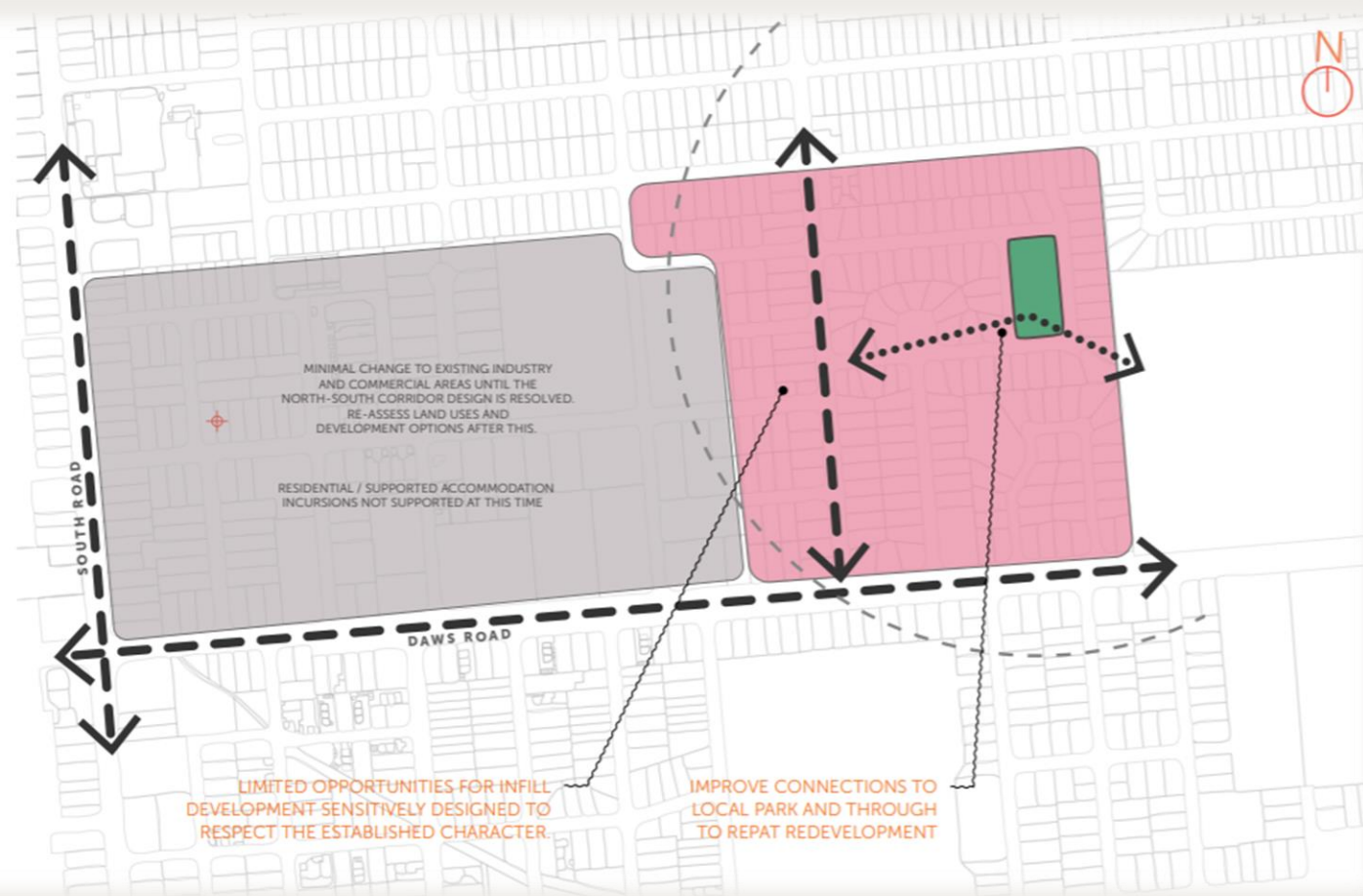
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KEY Precinct 2 – WEST

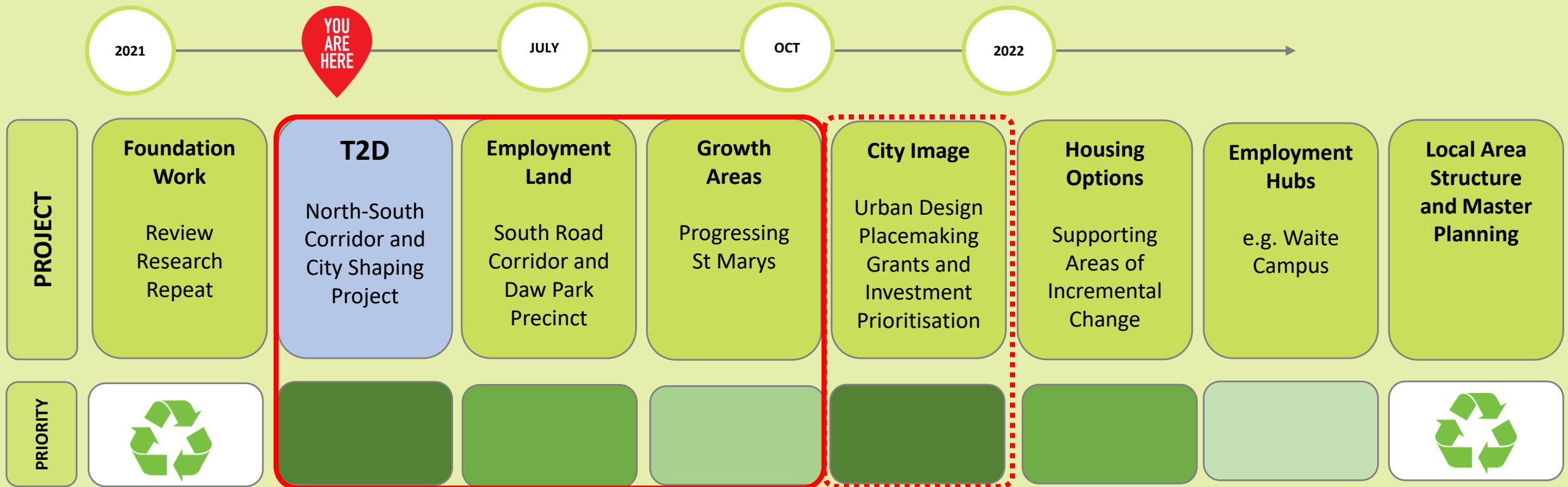
Goodwood & Daws Roads

Some emerging ideas around this Key Precinct Structure Plan include:-

- protection of the existing industrial and commercial land in the area between Winston Avenue and South Road until more is known about the future design of the South Road corridor; and
- improved links from the eastern part of the precinct and through the area.



Spatial Vision - Kicking Off Next Steps



2021

YOU
ARE
HERE

JULY

OCT



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Project

**Foundation
Research,
Collaboration,
Structure, Review &
Repeat**

If we are not aware of what has come before and real or possible influences over what is to come, we will not deliver the best outcomes for the City.

**T2D North-South
Corridor City
Shaping Project**

The South Road corridor between Cross Road and Darlington has been until recently an unknown. Council has a seat at the table with the State Government to influence outcomes for this area

**Employment Land
Study – South Road
(Daw Park)**

We have a relatively consistent strip of employment land along the South Road, with one notable exception. Is it time to reconsider the list of acceptable land uses in this location, or is it strategically important as employment land?

**Growth Areas – St
Marys**

St Marys is well-placed to benefit from and contribute to the success of the Tonsley Innovation District, but was removed from the Growth Precincts DPA in 2019. If left any longer, will this be a missed opportunity?

Summary



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What we've delivered FY 20/21

- Successful Reform Transition
- Growth Precincts DPA - ***complete***
- Character Areas DPA – ***soon***
- 20%+ increase in DA volume – ***absorbed***
- 20%+ increase in compliance – ***absorbed***
- Colonel Light Gardens Improvement – ***underway***
- + COVID conditions / mat leave etc

Summary



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What else did we plan for?

- Economic and Employment Land Utilisation (South + Daws Rd)
- T2D Integrated Planning and Transport

Limited progress because ...

- Nine month Planning Reform delay
- Uncertainty on T2D next steps until now



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THANK YOU