



Agenda Report for Decision

Meeting Date: 6 June 2024

Item Name	Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment	
Presenters	Marc Voortman, Nadia Gencarelli	
Purpose of Report	Decision	
Item Number	4.2	
Strategic Plan Reference	4. Discharging Statutory Obligations	
Work Plan Reference	4.2 Advise the Minister on Code Amendments	
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning on initiation of the Code Amendment. Anticipated by late July 2024.	
Related Decisions	Nil	
Conflicts Declared	Nil	
Is the Report author aware of any potential undeclared conflict?		NO

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment.
2. Advise the Minister that it:
 - 2.1 Recommends the initiation of the Felixstow (Aldersgate) Intergenerational Community Code Amendment under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations (TNV) provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement.
 - b) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

- 2.2 Recommends that Erwin Vogt Foundation Inc. be the Designated Entity responsible for undertaking the Code Amendment process.
3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
- Adelaide Airport Limited
 - Affordable Housing Unit of the SA Housing Authority
 - Department for Education
 - Department for Environment and Water
 - Department for Infrastructure and Transport
 - Environment Protection Authority
 - Office for Ageing Well, SA Health
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies
 - Utility providers including SA Power Networks, Electranet, APA Group, Epic Energy, SA Water, NBN and other telecommunication providers.
4. Specify that no further investigations or information are required under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter with conditions (**Attachment 2**).
6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
7. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

Background

Section 73(2)(b)(vii) of the Act provides that a proposal to amend the Code may be initiated by a person who has an interest in the relevant land with the approval of the Minister, acting on the advice of the Commission, in relation to the following matters:

- Strategic assessment against the State Planning Policies and *The 30-Year Plan for Greater Adelaide: 2017 Update*.
- Any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act.
- Any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by Erwin Vogt Foundation Inc. (**Attachment 1**).

Discussion

Scope of the Amendment

The Proposal seeks to rezone approximately 2.3 hectares of land from the General Neighbourhood Zone to the Urban Corridor (Boulevard) Zone or similar type zone.

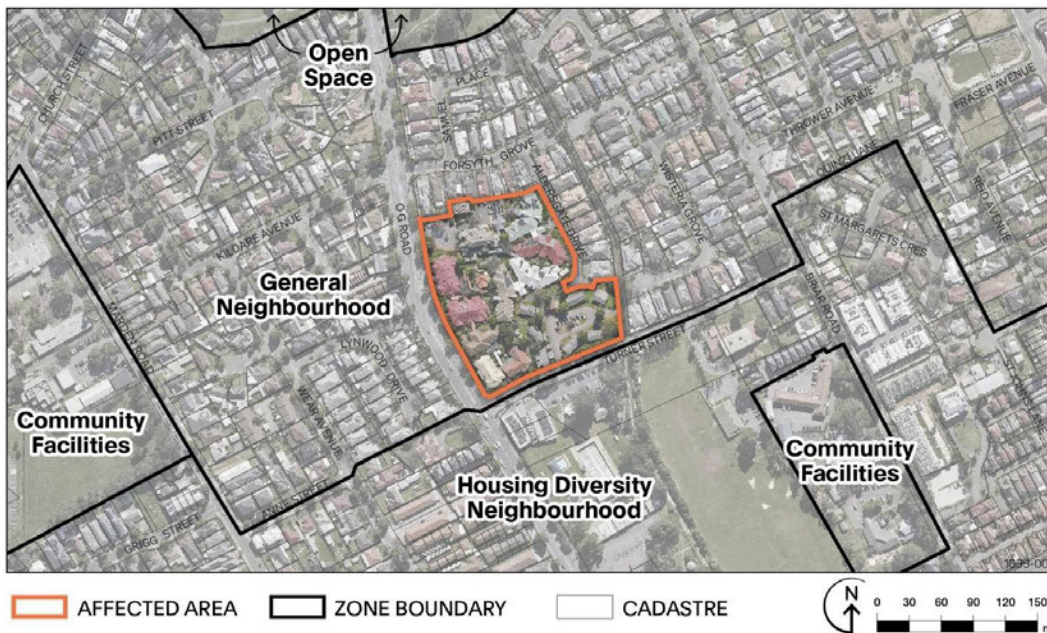
The Affected Area has primary frontage to O.G. Road and secondary frontage to Turner Street and Aldersgate Drive, Felixstow, and is situated opposite the Payneham Library and Community Centre and the Payneham Memorial Swimming Centre.

The Proposal seeks to deliver a policy framework to enable an intergenerational development with a mix of residential, community, health, education and retail / commercial land uses. The Proposal is informed by a Master Plan undertaken by Uniting Communities a Controlling Entity of the Erwin Vogt Foundation Inc. (the Proponent).

Uniting Communities currently operate the existing Aldersgate Residential Aged Care Facility including the State Heritage listed Forsyth House, both located within the Affected Area.

The Affected Area is in the City of Norwood, Payneham and St Peters (the Council) on Karna Country.

The Affected Area and current zoning are shown in the figure below.



Planning and Design Code Zoning

The Affected Area is located within the General Neighbourhood Zone. The following Overlays apply to the land:

- Airport Building Heights (Regulated) (All structures over 110 metres)
- Advertising Near Signalised Intersections
- Affordable Housing
- Hazards (Flooding)
- Hazards (Flooding – General)
- Heritage Adjacency
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (6326 – Office 'Forsyth House', former dwelling, Aldersgate Nursing Home)
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources.

Technical and Numerical Variations (TNVs) applying to the Affected Area:

- Nil

Land surrounding the Affected Area is within the General Neighbourhood Zone, Housing Diversity Neighbourhood Zone and Community Facilities Zone.

Advice to the Minister

The attached advice to the Minister sets out the statutory and procedural elements that must be considered as part of the initiation of a Code Amendment (**Attachment 3**).

The advice recommends that the Minister approve the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

Strategic considerations

The Proposal provides for the development and renewal of an infill site in proximity to existing services and community facilities. Specifically, it will:

- Offer greater housing choice and supply
- Provide for an increased medium to high net residential density of 35 to over 70 dwellings per hectare
- Increase the percentage of residents living in walkable neighbourhoods in proximity to fixed line transit stations, specifically, the O-Bahn
- Enable neighbourhood rejuvenation, unlocking an infill growth opportunity
- Provide for economic development in the form of allied health, community and medical services
- Enhance the amenity of the locality through design, built form and targeted landscape design.

The Proposal seeks to underpin the delivery of a new, integrated community comprising a range of housing types. It will also provide the opportunity to facilitate new economic growth through housing construction along with the establishment of an expanded population base serving retail, commercial or community activities in association with residential development.

Based on the Master Plan for the Affected Area, the Proposal outlines a maximum building height of 6 levels for development fronting Turner Street and O.G. Road, transitioning to lesser heights (2 levels maximum) where the area adjoins existing, low-rise established residential areas. A visual representation of the intended building height transitioning is included (**Attachment 1**).

Further strategic considerations and discussion are provided in **Attachment 3**.

Procedural considerations

The Proposal meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 3**).

Conditions proposed and items specified

Conditions have been recommended to be specified by the Minister, pursuant to sections 73(5)(b) of the Act. In addition, it has been recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 3**).

Attachments:

1. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment (#21303395)
 - a. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix A – Certificates of Title and Affected Area Map (#21303425)
 - b. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix B – Timetable (#21303467)
 - c. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix C – Community Redevelopment Master Plan (#21346909)
 - d. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix D – Council Response (#21303499)
 - e. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix E – Submission on the Greater Adelaide Regional Plan Discussion Paper (#21303545)
2. Draft approval letter to Erwin Vogt Foundation Inc. (#21326864)
3. Suggested letter to the City of Norwood, Payneham and St Peters (#21326954)
4. State Planning Commission Advice to the Minister (#21325083)

Prepared by: Denise LeBlond

Endorsed by: Nadia Gencarelli and Marc Voortman

Date: 29 May 2024



TO: MINISTER FOR PLANNING

**RE: PROPOSAL TO INITIATE THE FELIXSTOW (ALDRSGATE)
INTERGENERATIONAL COMMUNITY CODE AMENDMENT – FOR INITIATION**

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment (the Proposal).

BACKGROUND

Section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act) provides that a proposal to amend a designated instrument may be initiated by a Proponent with your approval, acting on the advice of the State Planning Commission (the Commission).

The Erwin Vogt Foundation Inc. (the Proponent) has lodged a Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment to amend the Planning and Design Code (the Code) as it relates to the Affected Area (**Attachment 1**).

The Commission considered the Proposal to Initiate at its meeting of 6 June 2024 and resolved to support the Code Amendment, subject to conditions.

DISCUSSION

The following sets out the strategic, policy and procedural considerations in relation to the Proposal, including conditions that are recommended should you agree to initiate the Code Amendment.

Proposal

The Proposal seeks to rezone approximately 2.3 hectares of land from the General Neighbourhood Zone to the Urban Corridor (Boulevard) Zone or similar type zone.

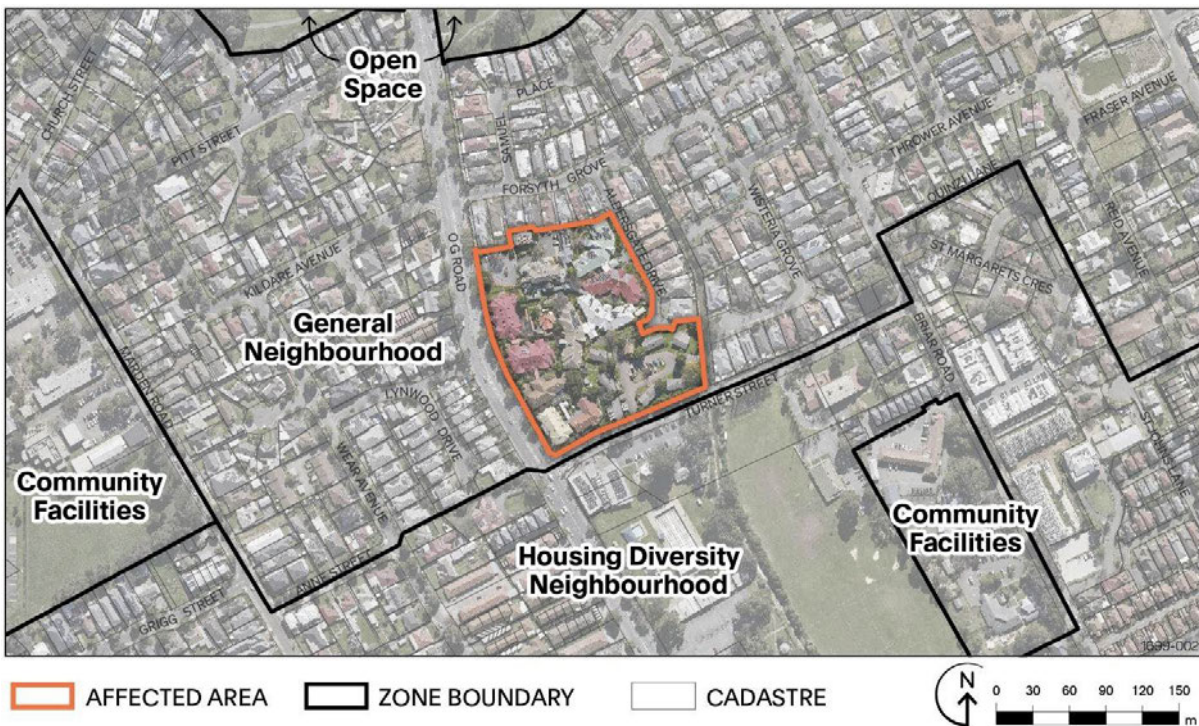
The Affected Area has primary frontage to O.G. Road and secondary frontage to Turner Street and Aldersgate Drive, Felixstow, situated opposite the Payneham Library and Community Centre and the Payneham Memorial Swimming Centre.

The Proposal seeks to deliver a policy framework to enable an intergenerational development with a mix of residential, community, health, education and retail / commercial land uses. The Proposal is informed by a Master Plan undertaken by Uniting Communities, a Controlling Entity of the Proponent.

Uniting Communities currently operate the existing Aldersgate Residential Aged Care Facility including the State Heritage listed Forsyth House, both located within the Affected Area.

The Affected Area is in the City of Norwood, Payneham and St Peters (the Council) on Kaurana Country.

The Affected Area and current zoning are shown in the figure below.



Planning and Design Code Zoning

The Affected Area is located within the General Neighbourhood Zone. The following Overlays apply to the land:

- Airport Building Heights (Regulated) (All structures over 110 metres)
- Advertising Near Signalised Intersections
- Affordable Housing
- Hazards (Flooding)
- Hazards (Flooding – General)
- Heritage Adjacency
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place (6326 – Office ‘Forsyth House’, former dwelling, Aldersgate Nursing Home)
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources.

Technical and Numerical Variations (TNVs) applying to the Affected Area:

- Nil.

Land surrounding the Affected Area is within the General Neighbourhood Zone, Housing Diversity Neighbourhood Zone and Community Facilities Zone.

Strategic considerations

The following sets out the strategic considerations relating to this proposal and rationale for the Commission recommending support for the Code Amendment.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix A**.

Strategic advice

The Proposal provides for the development and renewal of an infill site in proximity to existing services and community facilities. Specifically, it will:

- Offer greater housing choice and supply
- Provide for an increased medium to high net residential density of 35 to over 70 dwellings per hectare
- Increase the percentage of residents living in walkable neighbourhoods in proximity to fixed line transit stations, specifically, the O-Bahn
- Enable neighbourhood rejuvenation, unlocking an infill growth opportunity
- Provide for economic development in the form of allied health, community and medical services
- Enhance the amenity of the locality through design, built form and targeted landscape design.

The Proposal seeks to underpin the delivery of a new, integrated community comprising a range of housing types, including:

- Retirement living
- Social and/or affordable housing
- Build to rent
- Specialist and independent disability living units
- Aged care / nursing home.

It will also provide the opportunity to facilitate new economic growth through housing construction along with the establishment of an expanded population base serving retail, commercial or community activities in association with residential development.

In summary, it seeks to provide increased housing choice and availability for a range of demographics that is well serviced by infrastructure, community facilities, retail and public transport as part of a liveable and walkable neighbourhood.

Further strategic considerations and discussion are provided below.

Residential land supply

The subject land is located within an inner metro region of *The 30 Year Plan for Greater Adelaide 2017 Update* (the Regional Plan). Population projections for South Australia and the Regions (2021-2041), along with the recently completed Land Supply Reports (LSRs) for Greater Adelaide, indicate that by 2041, the region will grow by an additional 7,300 persons (high growth scenario) with the fastest growing age cohort projected over this period being 80+ group.

The Affected Area is also on the fringe of the 'Neighbourhood and Centre Regeneration' area as identified in the Greater Adelaide Regional Plan (GARP) Discussion Paper. The Discussion Paper recognises the benefits of regenerating infill areas, making use of existing infrastructure, services, retail, health, community and recreation.

The Proposal argues that this location is well established with a range of services with accessibility to public transport and therefore has merit to explore for rezoning and redevelopment potential.

Investigations into an appropriate zoning framework aim to unlock the development potential of the Affected Area. This will need to be balanced against the potential impacts of the rezoning and future development on an established, lower scale neighbourhood. In this context, the investigations will help inform the most suitable zoning to apply in the context of the GARP Discussion Paper and targets of the Regional Plan.

Land use characteristics

The Affected Area is zoned General Neighbourhood Zone, which seeks to facilitate low rise, low to medium-density housing.

The surrounding locality is a mix of established residential developments and both the Payneham Library and Community Centre and the Payneham Memorial Swimming Centre. Southeast of the Affected Area is the Patterson Reserve and Recreational Precinct.

The Affected Area includes a portion of Aldersgate Drive Road Reserve owned by the Council. The proponent has commenced procedures toward a Memorandum of Understanding (MOU) with the Council to purchase this land at the conclusion of a current road closing process.

The Third Creek drainage reserve, an open, concrete drainage culvert, is located immediately east of the Affected Area.

Further to the southeast are the Flexistow Primary School, Good Start Early Learning Centre and the Briar's Special Learning Centre, along with the Department for Education Child Development Regional Office, all located within the Community Facilities Zone. Other reserves and walking trails are located within the area including the River Torrens/Karrawirra Parri Linear Park Trail (north of the Affected Area), Payneham Lions Pioneer Park, the Riverside Playground and Drage Reserve.

The Affected Area is well connected and serviced by public transport routes (including the Klemzing O-Bahn interchange), infrastructure, services and employment lands in terms of its proximity to the Adelaide CBD.

The Affected Area accommodates the State Heritage listed Forsyth House, a former dwelling along with the Aldersgate Nursing Home.

Interface and Building Heights

Based on the Master Plan exercise relating to the Affected Area, the Proposal outlines a maximum building height of 6 levels for development fronting Turner Street and O.G. Road. The proposal transitions to lesser heights (2 levels maximum) where the area adjoins existing, low-rise established residential areas (near Aldersgate Drive). A visual representation of the intended building height transitioning is included in **Attachment 1**. The Commission considers that additional investigations should be undertaken to ensure impacts at the residential interface can be appropriately managed.

Transport and access

The Affected Area has frontage to O.G. Road, Turner Street and Aldersgate Drive. The Proponent proposes to undertake investigations including a Traffic Impact Study to determine the impact of the proposed rezoning on the existing road network.

This will include accounting for the traffic generating characteristics of the envisaged development, any infrastructure improvements required (timing and costs) and both vehicular access and car parking provisions for the Affected Area.

Services and infrastructure

The Proponent has indicated that the locality is well serviced by SA Power Networks, with NBN connection, sewer infrastructure, water and reclaimed water supply and natural gas supply (however, it is not proposed to provide natural gas supply to the site).

Investigations undertaken to date identify anticipated infrastructure upgrades required to support the envisaged development, including augmentation to electricity, telecommunication, sewer, potable and reclaimed water networks.

Further infrastructure investigations are proposed to be undertaken to ensure the redevelopment of the Affected Area can be accommodated in terms of existing infrastructure, future capacity and potential upgrades. The Commission is satisfied with the proposed investigations and considers infrastructure can be appropriately addressed as the Code Amendment and subsequent development progresses.

Master planning for the affected area

The Proposal details a Master Planning exercise undertaken by Hayball Architects for the Affected Area (**Attachment 1c**). This study considers a mix of land uses to support an intergenerational community and ESD sustainability vision, including:

- interface with adjoining established residential areas
- building envelopes and heights, with a maximum 6 building levels fronting Turner Street and O.G. Road corner transitioning to 3 in the central part of the Affected Area and 2 levels on the north and northeastern area
- adaptive reuse of the State listed Forsyth House
- retention of an existing single storey chapel on the northern boundary
- retention of existing at-grade parking area
- consolidation of vehicle access points
- increased pedestrian access
- 56 percent of the Affected Area retained for soft landscaping and deep soil plantings, including ground level communal open space.

The Affected Area is purported to be able to accommodate a medium to high net residential density of 35 to over 70 dwellings per hectare, with potential ground level allied health, early learning and associated retail / commercial uses (orientated towards Turner Street and O.G. Road frontages for street activation).

The focus for the envisaged development in part recognises a higher percentage of residents over 70 and the promotion of intergenerational development and communities, mixing community facilities and housing typologies to cater for all family types and age demographics. A range of envisaged land uses are proposed, from social and affordable housing, child care centre, medical centre to specialist independent disability living units.

Elements of the Master Plan also aims to develop the amalgamated site with high levels of amenity, soft landscaping, and walkability, recognising the wider context with access to services, parks and the Klemzig O-Bahn interchange (a 7 min walk away) and other public transport (bus) services).

Procedural considerations

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, conditions are recommended by the Commission as set out below.

Information requirements

In accordance with *Practice Direction 2 – Preparation of Amendment of Designated Instruments*, the mandatory information requirements have been met, and therefore, the Proposal is of a suitable form to be considered by you.

Consistent with the State Planning Policies and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The 30-Year Plan for Greater Adelaide: 2017 Update* (the Regional Plan).

This assessment is provided in **Appendix A**. A more detailed analysis is also located in the Proposal. In summary, the Proposal is consistent with the SPPs and Regional Plan.

Designated Entity

As this proposal is by a private proponent, under section 73(4) of the Act, you may decide to enable the Proponent to be the Designated Entity and conduct the Code Amendment processes, or alternatively, you can give the Chief Executive of the Department for Trade and Investment the responsibility for undertaking the processes, in which case the Chief Executive can charge the person or entity reasonable costs associated with doing so (pursuant to section 73(4)(b)) of the Act. In this instance it is recommended that the Proponent be the Designated Entity.

Investigations to support the Amendment

The investigations undertaken to date are outlined in the Proposal (**Attachment 1**).

The Proponent has identified further investigations to support the proposed Code Amendment, including:

- Review and update existing site survey
- Arboricultural Assessment on Regulated and Significant Trees, advising on any required Tree Protection Zone(s)
- Land supply and demand analysis

- Review and update of existing preliminary stormwater and flood constraints, including strategies relating to the management of stormwater
- Review and update of existing infrastructure and availability of essential services
- Traffic Impact Assessment including infrastructure improvements required, vehicle access and the provision of parking
- Open space analysis
- Search of the Aboriginal Heritage Register (Taa Wika)
- Implications of the Code Amendment on the existing State Heritage Place
- Review and update design analysis including orientation, physical features and important vistas for future development, potentially informing a Concept Plan
- Land use and interface considerations (heights, character, setbacks, noise), potentially informing a Concept Plan
- Airport Building Height Assessment.

The Commission has resolved that these investigations are suitable, however, recommends additional investigations be undertaken pursuant to 73(6)(f) of the Act to ensure impacts at the residential interface can be appropriately managed.

Application of the Code

The Proposal seeks to apply the Urban Corridor (Boulevard) Zone (or similar type zone) to the Affected Area to enable a range of mixed rise, medium to high density dwelling types and support mixed use development consisting of educational establishments, a childcare facility, community facilities and medical consulting rooms. Building heights are anticipated to range between 2 to 6 levels, established by way of Technical and Numeric Variations (TNV) and, potentially, the Concept Plan.

It is noted that Urban Corridor (Boulevard) Zone is generally applied to corridors rather than large infill sites such as the Affected Area. However, noting both the land use mix being sought and the precedence established by sites such as the former Schweppes factory (rezoned in February 2021), the Commission is open to the Proponent exploring application of this zone at this location. However, appropriate justification should be provided to support the final zone selection.

The Proposal seeks to retain all currently applying Overlays except for the Urban Tree Canopy and the Stormwater Management Overlays which to not apply within the Urban Corridor (Boulevard) Zone. Should an alternative zone be selected, consideration will need to be given to whether these overlays should be retained. The Proposal further identifies that consideration will be given to the application of the Design Overlay; this is considered appropriate in this instance.

Engagement

The Proponent has undertaken preliminary consultation with the City of Norwood, Payneham and St Peters who did not object to the initiation of the Code Amendment, noting this was not to be interpreted as support for the Code Amendment.

Council provided preliminary feedback offering additional matters for consideration and on matters requiring additional investigation and clarification (refer **Attachment 1d**), including:

- Noting that building heights up to 6 Levels are envisaged in the southern portion of the Affected Area, a request that design parameters such as setbacks and building envelopes are given careful consideration in the context of surrounding locality
- Concerns with the potential application of the Urban Corridor (Boulevard) Zone:
 - seen as a better ‘fit’ for linear development rather than the standalone sites such as this
 - application of the zone will mean the removal of the Urban Tree Canopy and Stormwater Management Overlays
- Supporting the potential for a Concept Plan to offer spatial guidance in terms of constraints and opportunities with the Affected Area
- Noting that a separate process in relation to an MOU is underway for the potential closure and land acquisition of Aldersgate Drive.

The above matters have been accounted for in the investigations proposed and no additional investigations are recommended by the Commission to support the Code Amendment.

In accordance with the Community Engagement Charter, the Designated Entity is required to prepare an Engagement Plan that will outline how, when and with whom it engages with regarding the proposed Code Amendment. Engagement is scheduled to commence in late 2024.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act:

- Adelaide Airport Limited
- Affordable Housing Unit of the SA Housing Authority
- Department for Education
- Department for Environment and Water
- Department for Infrastructure and Transport
- Environment Protection Authority
- Office for Ageing Well, SA Health
- State Members of Parliament for the electorates in which the proposed Code Amendment applies
- Utility providers including SA Power Networks, Electranet, APA Group, Epic Energy, SA Water, NBN and other telecommunication providers.

In addition, in accordance with sections 44(6) and 73(6)(d) of the Act, consultation must be undertaken with:

- City of Norwood, Payneham and St Peters
- Owners or occupiers of the land and adjacent land in accordance with the *Planning, Development and Infrastructure (General) Regulations 2017*.

RECOMMENDATIONS

It is recommended that you:

- | | |
|---|--------------------------|
| <p>1. Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act.</p> | <p>NOTED / NOT NOTED</p> |
| <p>2. Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> • Adelaide Airport Limited • Affordable Housing Unit of the SA Housing Authority • Department for Education • Department for Environment and Water • Department for Infrastructure and Transport • Environment Protection Authority • Office for Ageing Well, SA Health • State Members of Parliament for the electorates in which the proposed Code Amendment applies • Utility providers including SA Power Networks, Electranet, APA Group, SEAgas, Epic Energy, SA Water, NBN and other telecommunication providers. | <p>NOTED / NOT NOTED</p> |
| <p>3. Note that the State Planning Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations in addition to that outlined in the Proposal to Initiate, and advise the Designated Entity accordingly:</p> <ul style="list-style-type: none"> • In investigating building heights, consider bulk and scale at the residential interface and demonstrate the transition of heights to the zone boundary, including the use of a concept plan. | <p>NOTED / NOT NOTED</p> |

4. Approve initiation under section 73(2)(b) of the Act, subject to the following conditions, under section 73(5) of the Act:

APPROVED / NOT APPROVED

a) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code on the date the Amendment is released for engagement.

b) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.

5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that the Proponent will undertake the Code Amendment processes (as the Designated Entity) required under the Act.

APPROVED / NOT APPROVED

6. Agree to sign the Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment (**Attachment 1**).

AGREED / NOT AGREED

7. Agree to sign the attached letters to the Erwin Vogt Foundation Inc. (**Attachment 2**) and the City of Norwood, Payneham and St Peters (**Attachment 3**) advising of your approval and conditions.

AGREED / NOT AGREED



CRAIG HOLDEN
Chair, State Planning Commission
13 / 06 / 2024

NICK CHAMPION MP
/ / 2024

Attachments:

1. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment (#21303395)
 - a. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix A – Certificates of Title and Affected Area Map (#21303425)
 - b. Proposal to Initiate the Felixstow (Aldersgate) Intergenerational Community Code Amendment – Appendix B – Timetable (#21303467)
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 - e. Proposal to Initiate the Felixstow (Aldersgate) Submission on the Greater Adelaide Regional Plan Discussion Paper – Appendix E (#21303545)
2. Suggested letter to Erwin Vogt Foundation Inc. (#21326864)
3. Suggested letter to the City of Norwood, Payneham and St Peters (#21326954)

Appendices:

- A. Assessment against the State Planning Policies and Regional Plan (#21328444)

Contact: Nadia Gencarelli

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