

Proposed Planning Code Amendment

FACT SHEET

13 Flemington Street, Glenside

What is proposed?

A change to the Planning and Design Code (the Code) is proposed. The Code is a State Government document which sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific guidelines within the zone might tell you how high you can build and how far from the front of your land your house will need to be positioned.

Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

How does a Code Amendment work?

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

Who is seeking the Code Amendment?

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to be advanced to re-zone land located at 13 Flemington Street, Glenside.

The proponents for this Code Amendment are the three landowners of the site, these are the Adelaide Hebrew Congregation Inc, Belljo Pty Ltd and Flemington Street Pty Ltd.

URPS, an urban planning consultancy has been engaged by the proponent to prepare the proposed Code Amendment and undertake the community and stakeholder consultation.

What is the land currently zoned and used for?

Right now, this land is zoned as *Community Facilities Zone*. This zoning was appropriate given the current use of the land for a Synagogue and previous use as a school.

Part of the site was previously used as a school, which closed 10 years ago. There is no intention for this school to be reopened. There are no plans to remove the Synagogue.



Figure 1: Current Zoning and Area Affected

What zoning is proposed?

The Code Amendment would re-zone this land to a *Housing Diversity Neighbourhood Zone*.

The *Housing Diversity Neighbourhood Zone* would allow for medium density housing to be developed. The zone also allows for community facilities, such as the Synagogue, where they do not impact negatively on the residential area.

The Code Amendment includes a range of allied studies that investigate the key issues associated with the rezoning. We are seeking your feedback on these studies and the Code Amendment.



Figure 2: Proposed Zoning and Area Affected

What policies/guidelines will there be for this zone?

The zone comes with a standard set of policies that provide the guidelines as to how development should occur. Most of these are locked in by the State and unable to be changed. The things that can be changed, which are included in this Code Amendment are:

- Removing a State Heritage Overlay – which is used to protect and manage State Heritage items. As there are no State Heritage items on the site, this is not needed and is considered an anomaly
- Adding an Affordable Housing Overlay – this is used to help guide how affordable housing can be integrated into a future development
- Specifying a maximum building height for future development at a maximum of 2 storeys. This is done through a part of the policy called a 'Technical and Numeric Variation'

We are seeking your feedback on these 3 areas. We are also seeking your feedback on whether you support or are in opposition to the Code Amendment.

What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site - including new housing. Any new building at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Burnside) under a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, how high, how big, and how it relates to buildings around it.

Is there more information available?

Yes, there are a range of detailed reports available on the SA Planning Portal that relate to this Code Amendment. These include:

- a detailed Code Amendment report,
- a traffic analysis,
- a stormwater analysis,
- land contamination report,
- significant/regulated trees assessment,
- utilities assessment
- community infrastructure analysis.

You can access these at

plan.sa.gov.au/en/code_amendments

– or scan the QR Code on this fact sheet.

How can I have my say?

We want to hear your views on the proposed change to the zoning for the land at 13 Flemington Street, Glenside. We also want to hear your views on whether the key issues have been addressed by the studies accompanying the Code Amendment.



You can provide your feedback in the following ways:

- Via our online survey or submission form available through plan.sa.gov.au/en/code_amendments – or scan the QR Code on this fact sheet.
- By email: feedback@codeamendments.com.au
- In writing: addressed to "Flemington Street Code Amendment – PO BOX 4144, Norwood South SA 5067"

If you would like any further information, please contact Anna on 8333 7999 or

feedback@codeamendments.com.au

Consultation closes on 8 December 2021. Undertaking meaningful, authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be re-zoned and if so what guidelines will be introduced to guide development.

This engagement has been designed in accordance with the Community Engagement Charter (available here https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter).

How will I know how my feedback has been used?

A Report will summarise all the feedback received during this engagement process. This will be publicly available on the SA Planning Portal

(https://plan.sa.gov.au/have_your_say/general_consultations) . We will also get in contact with everyone who participates in this engagement and provide them with information on what we heard, and what the next steps are.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.

Do you need these materials translated?



如果你想要此信息的翻译版本, 请联系我们, 电话是8333 7999, 或发邮件至

feedback@codeamendments.com.au