

Oaklands Park Renewal Development Plan Amendment

The Minister for Planning and Local Government is proposing to rezone land at Oaklands Park to enable the redevelopment of aging public housing stock and infrastructure with a new medium density residential development that will support the needs of our diverse community.

This document outlines what is being proposed and how you can have a say in the process.



Artist's impression

What is a Development Plan Amendment?

Development plans contain the policy guidelines for what can and cannot be developed in an area. Planning authorities use these as planning controls to assess new development proposals.

A Development Plan Amendment (DPA) is the process that is undertaken to change these policies in a particular location. The process includes investigations about the affected location and proposes new policies that will guide how an area develops for the long term. Once the amendments are drafted, they go on consultation for eight weeks and anybody can provide feedback on them.

After the consultation process ends, the comments are reviewed and changes may be made to the draft DPA policies. The changes are then reviewed by the State Planning Commission, an independent body that provides recommendations to the Minister for Planning and Local Government. The Minister then decides whether to approve the DPA and apply the proposed policies over the affected area, make further amendments, or not proceed.

Background

There is an urgent need to replace old housing stock and infrastructure in the Oaklands Park area with modern dwellings that cater for the needs of the community and existing tenants. A redevelopment project has been put forward to replace approximately 255 SA Housing Authority properties with new, high quality, fit-for-purpose dwellings. Surplus land will be developed to provide for an estimated 425 additional dwellings in the form of social housing, affordable housing and housing for private sale to support our growing population. This process includes the creation of a master plan which sets out the design of the new development and which is a separate process to the DPA. The master plan includes upgrades to the roads, water, power and open spaces, including Rajah and Bombay Street Reserves to provide improved services and facilities for the community.

Proposed Zoning Changes

The DPA proposes new policies to guide the redevelopment of Oaklands Park. The affected area, which lies immediately south of the Warradale Barracks as shown in the attached map, is currently zoned *Residential – Regeneration Policy Area 16* and *Medium Density Policy Area 12*. The DPA proposes to rezone this area to the *Urban Renewal Neighbourhood Zone – Master Planned Renewal Policy Area 25*. This new zone will provide for a range of housing types, mostly up to a maximum of three storeys in height (but some to four storeys), with compact housing design that meets the needs of the community.

An important part of the draft DPA is the introduction of a streamlined approval process for the redevelopment. For a large redevelopment project that is delivering important social housing assets, this fast-tracked approach is considered important to ensure efficient development and minimise impacts on the community and existing tenants. More information can be found on this in the draft DPA.

Privately owned properties within the affected area will not be part of this redevelopment, but will be affected by the rezoning.

It should also be noted that although the adjacent Bombay Street Reserve is identified as part of the affected area, there are no changes proposed to its policy. The public open space is to be retained and recreation facilities will be upgraded as part of the redevelopment project to improve amenity and use.

The Oaklands Park project is important because it will upgrade aging housing stock and provide a variety of accommodation options in the area. The project will transform the area into a modern community with a diversity of housing types and upgraded infrastructure.

The Oaklands Park Renewal DPA directly implements targets of *The 30-Year Plan for Greater Adelaide*.

30-YEAR PLAN FOR GREATER ADELAIDE

By 2045:

85% of all new housing in metropolitan Adelaide will be built in established urban areas

60% of all new housing in metropolitan Adelaide will be built within close proximity to quality public transport

Increase the share of work trips made by active transport modes by 30%

Increase the percentage of residents living in walkable neighbourhoods by 25%

Increase housing choice by 25% to meet changing household needs

Have your say

As part of the consultation process, you may:

- attend public information sessions
- comment on the DPA by writing to the State Planning Commission (which manages the consultation of the DPA), and
- attend the public hearing if you wish to be heard by the Commission directly or raise any new matters not previously raised in your written comments.

Providing written comments

You can provide comment on the DPA any time before **5.00 pm Thursday, 12 November 2020**.

- via the State Government website: www.sa.gov.au/planning/ministerialdpas or
- by email: saplanningcommission@sa.gov.au or
- by post: GPO Box 1815, Adelaide SA 5001.

Written comments should be marked *Oaklands Park Renewal DPA* and sent to The Chair, State Planning Commission, c/- Planning and Land Use Services Division, Attorney-General's Department.

Please clearly indicate on your written comments if you wish to be heard at or attend the public hearing and listen.

Viewing comments

All comments received from the public are public documents and will be made available for viewing from the closing date until the conclusion of the public hearing at:

- www.sa.gov.au/planning/ministerialdpas, and
- Planning and Land Use Services Division, Level 5, 50 Flinders Street, Adelaide, during office hours.

Please note that the publishing of comments received on the DPA may be undertaken progressively over a day or more if a large number are received.

Public hearing

Due to COVID-19 safety and health concerns, the format of the public hearing will not be determined until the consultation period is closed in case the hearing is required to be conducted online rather than in person.

If you wish to be heard by the State Planning Commission at the public hearing, please include this in your comments or alternatively email saplanningcommission@sa.gov.au with your request.

You are also welcome to attend the public hearing without speaking, however, you will still need to register your interest to attend. You will be advised at the close of consultation of the public hearing arrangements.

Please note the public hearing may not be held if there are no requests to be heard. Please check the status of hearings at www.sa.gov.au/planning/ministerialdpas.

The Ministerial DPA Process

- Minister for Planning and Local Government approves DPA for consultation
- Consultation of DPA commences – **Thursday 17 September 2020**
- Public information (drop-in) sessions held at **Club Marion, Room 1, 262 Sturt Road, Marion:**
 - **11.45am - 1.15pm Saturday 17 October 2020** - *Book your attendance via:* www.trybooking.com/BLOST
 - **4.45pm - 6.15pm Tuesday 20 October 2020** - *Book your attendance via:* www.trybooking.com/BLOST
- Consultation of DPA closes – **Thursday 12 November 2020**
- Comments are made publicly available – **Friday 13 November 2020**
- Commission hosts Public Hearing on DPA – **Thursday 26 November 2020**
- Commission considers comments received on DPA and provides recommendations to Minister for Planning and Local Government
- Minister's decision is published in the South Australian Government Gazette
- The DPA is referred to the Environment Resources & Development Committee of Parliament.

DPA related enquiries to:

Contact: Andrea Jorgensen at the Attorney-General's Department

Telephone: 08 7109 7004

Email: Andrea.Jorgensen@sa.gov.au

Visit: www.sa.gov.au/planning/ministerialdpas

The Planning and Design Code

A new planning system is currently being introduced in South Australia under the *Planning, Development and Infrastructure Act 2016*. The Planning and Design Code (the Code) will consolidate the planning rules contained in South Australia's 72 Development Plans into one consistent set of state-wide planning policies known as the Planning and Design Code (the Code). The Code is replacing council development plans in stages. Metropolitan Adelaide (and large regional towns), including the Marion Council, forms the last stage and will be implemented in 2021.

During the transition from the existing planning framework to the Code, fundamental changes to the planning directions for each council area will be minimised. That is, whilst the policy guidance will be presented in a different format, the policy intent should remain the same.

The draft Code policy has completed public consultation and submissions are now being reviewed by the State Planning Commission. Amendments to the draft Code will be proposed by the Commission to the Minister for Planning and Local Government. The Minister will then review these recommendations prior to approving the implementation of the Code.

The policy proposed under this Ministerial DPA process is designed to reflect a new Zone proposed in the Code. This will enable a simpler transition to the Code and minimise any changes.

Changes that result from approval of the DPA may be implemented directly into the Code. However, should the DPA be finalised prior to implementation of the Code, then the changes may be made to the Marion Council Development Plan as normally occurs before transition to the Code.

The figure below shows how the DPA process will work with the transition of the planning system to the Planning and Design Code:

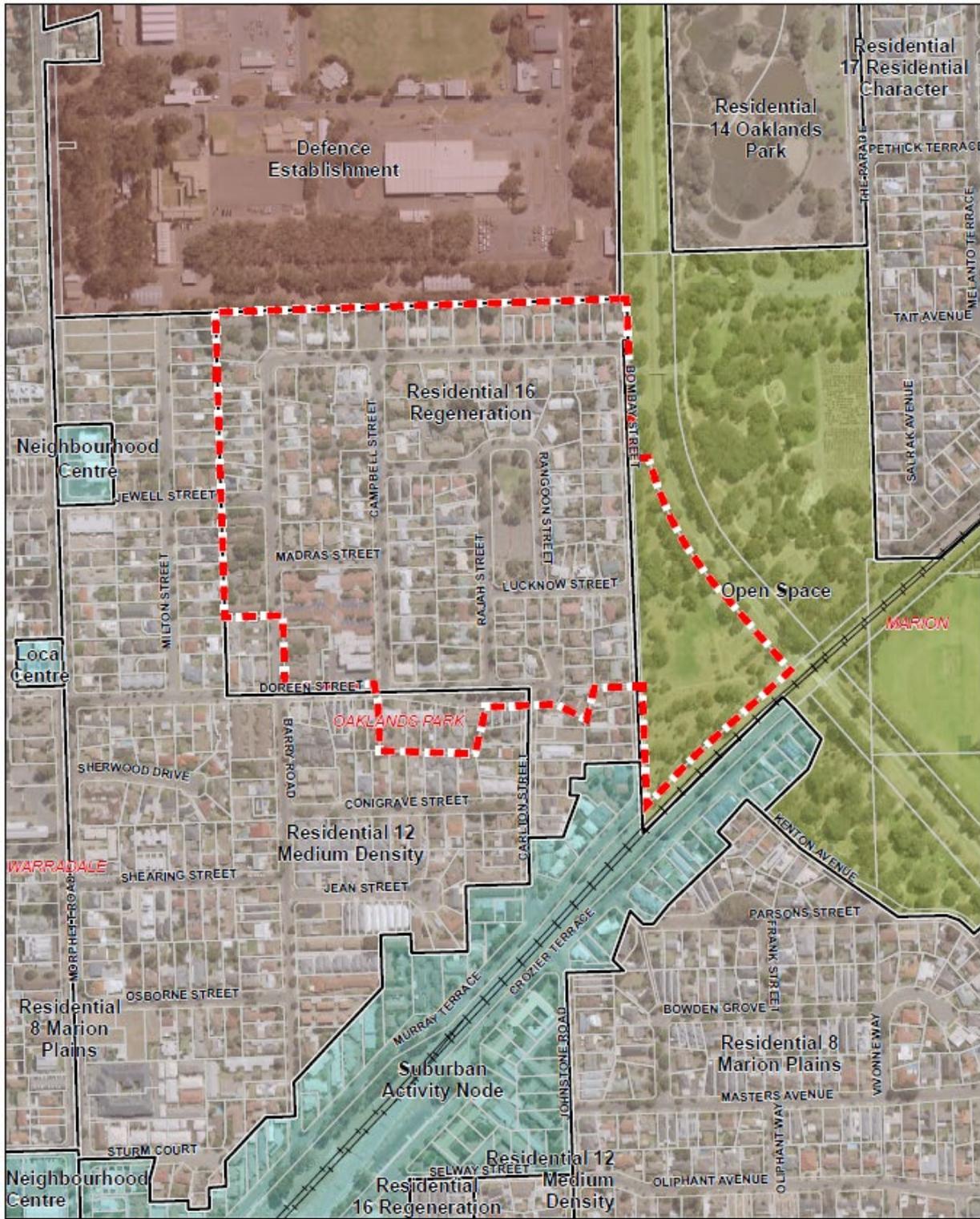
If the Code is implemented across large regional towns and metropolitan areas prior to the completion of the DPA process:



If the Code is implemented across large regional towns and metropolitan areas following the completion of the DPA process:

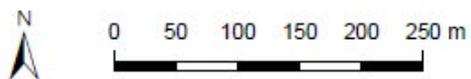


Area affected by the proposed Oaklands Park Renewal DPA



- railway
- area affected
- Zone / Policy / Precinct
- cadastre

Oaklands Park Renewal



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