

Agenda Report for Decision

Meeting Date: 16 December 2021

Item Name	Further Information Request – Draft Letter to City of West Torrens – Glandore Character Area Protection Code Amendment
Presenters	Brett Steiner, Jason Bailey and Nadia Gencarelli
Purpose of Report	Decision
Item Number	3.2
Confidentiality	Not Confidential (Release Delayed). To be released following commencement of consultation on the Code Amendment.
Related Decisions	9 December 2021 – Code Amendment Initiation Advice to the Minister for Planning and Local Government – Glandore Character Area Protection Code Amendment

Recommendation

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

1. Approve the designation of the item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following commencement of consultation on the Code Amendment.
2. Approve and authorise the Chair of the Commission to sign the letter to the City of West Torrens seeking further information on the Proposal to Initiate the Glandore Character Area Protection Code Amendment (**Attachment 1**).
3. Authorise the Chair to finalise any minor amendments to the attachment as required.

Background

On 9 December 2021, the Commission considered the Proposal to Initiate the Glandore Character Area Protection Area Code Amendment by the City of West Torrens. In considering the proposal, the Commission raised concerns about the possible impacts of reducing building heights along an important strategic corridor, and was of the view that it did not have enough information to form its advice to the Minister for Planning and Local Government (the Minister) at this point in time. The Commission resolved to seek further information from the City of West Torrens in order to provide informed advice to the Minister on the matter.

In doing so, the Commission resolved to write to the Minister, to then seek that the Minister write to the City of West Torrens. However, in preparing the draft letter in **Attachment 1**, the Attorney-General's Department (the Department) noted that the Minister has not yet considered this Code Amendment. In this context, the Department recommends that the Commission write directly to the City of West Torrens. Should this approach not be agreed, the content of the letter can be drafted and sent to the Minister.

Discussion

A draft letter is provided in **Attachment 1** for the Commission's consideration.

Attachments:

1. Suggested letter to the City of West Torrens (#18136261).

Prepared by: Nadia Gencarelli

Endorsed by: Jason Bailey

Date: 10 December 2021

2021/17343/01
18136261

20 December 2021

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Mr Terry Buss PSM
Chief Executive Officer
City of West Torrens

By email: tbuss@wtcc.sa.gov.au

Dear Mr Buss

Glandore Character Area Preservation Code Amendment

I write to you in relation to your request to the Minister for Planning and Local Government (the Minister) to initiate the Glandore Character Area Preservation Code Amendment. The State Planning Commission (the Commission) has considered the Proposal to Initiate with the intent to provide advice to the Minister pursuant to section 73(2)(b)(iv) of the *Planning, Development and Infrastructure Act 2016*.

The Commission acknowledges the City of West Torrens' intent to protect the values of the nearby Glandore Character Area. However, the Commission also notes the strategic importance of corridors, such as Anzac Highway, in providing valuable, inner metropolitan infill opportunities which contribute to housing diversity and affordability, and reduce pressure on our urban fringes.

The Commission understands that the original policy drafting has had unintended consequences, and therefore requests the following additional information to help inform its advice to the Minister:

- Analysis of the loss of development potential that would result from back zoning the affected allotments, and an explanation of where other opportunities exist within the City of West Torrens for an alternate higher density land supply.
- An explanation about why development over eight storeys is not appropriate in this location, noting that design policies exist which seek to minimise impacts on nearby residential areas.

On receipt of this additional information, the Commission will reconsider the matter and will advise the Minister accordingly.

Yours sincerely



Craig Holden
Chair