



7.3 STRUCTURE PLAN - PRECINCT 5 (GOODWOOD AND CROSS ROADS)

*Report Author/Manager: Ben Hignett
General Manager: Craig Harrison
(Meeting Date: 12 June 2018)
(Location: Gault / Overton)
(Consultant Used: \$61,697.50 – 2017/18)*

PROPOSAL

To endorse a draft Structure Plan and revised Spatial Vision Outcomes for Precinct 5 (Goodwood and Cross Roads), to be used for the purpose of community engagement.

Note:

This draft Structure Plan has been prepared for the purposes of community engagement and as such:

- a) does not have any legal effect; and*
- b) represents a concept only and will be released for the purposes of seeking the views and opinions of the community; and*
- c) is subject to change as a result of community engagement responses and any views of DPTI or the Minister for Planning in the future; and*
- d) cannot be relied upon for the purposes of future development proposals, land valuation processes and future development potential for any land depicted therein.*

This is one of five precincts in the City of Mitcham identified as having opportunities for significant change as part of Council's Spatial Vision and Local Area Planning project.

OPTIONS

Option 1 (Staff Recommendation)

- (1) That Council endorses the draft Structure Plan for Precinct 5 (Goodwood and Cross Roads) as shown at Attachment B of this Report for the purpose of community engagement.
- (2) That the consultation be based on the following directions:
 - Whilst it is intended that the Structure Plan will help inform the development of planning policies for this Precinct, Council's role in the transition to the Planning and Design Code will be as an influencer rather than a decision maker.
 - It is therefore important to note that Council's Structure Plan does not have any legal effect; represents a concept only; is subject to change; and cannot be relied upon for the purposes of future development proposals, land valuation processes and future development potential for any land depicted therein.

Option 2



- (1) That Council endorses the draft Structure Plan for Precinct 5 (Goodwood and Cross Roads) as shown at Attachment B of this report for the purpose of community engagement, with the following amendments:
 - *[insert amendments here]*
- (2) That the consultation be based on the following directions:
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Option 3

That Council does not endorse the draft Spatial Vision for Precinct 5 (Goodwood and Cross Roads) as shown at Attachment B of this report for the following reasons:

- *[insert reasons here]*

BACKGROUND

The Department of Planning, Transport and Infrastructure (DPTI) is working on mechanisms to implement a new planning system (the *Planning, Development and Infrastructure Act*) in stages over the next few years. This new planning system will have significant implications for all councils.

Council is working to understand and address the implications of the reform for the City of Mitcham, both in partnership with the State Government and through a collaborative process with our community.

Spatial Vision

One of the implications of the new planning system is the loss of existing Development Plans to make way for the Planning and Design Code.

Council has an opportunity to partner with DPTI in developing the Code as it relates to the City of Mitcham. With this in mind, it is important for Council and the community to agree a Spatial Vision for the City, which identifies:

- Areas where opportunities for significant change should be investigated;
- The strategic outcomes for these areas;
- Key strategic connections and movement corridors;
- Areas where small-scale, incremental change is anticipated; and
- Areas where no change is anticipated.



A draft Spatial Vision was endorsed for the purpose of community engagement at meeting of Full Council on 25 July 2017.

Structure Plans

The development of structure plans for the areas in the Spatial Vision where opportunities for significant change have been identified will allow Council to provide clear direction to DPTI on the types of land uses and physical development that it wishes to see occur in these areas.

In their final form, it is intended that the structure plans will help to inform the development of planning policies within the Planning and Design Code and determine how they are applied across the City of Mitcham.

A series of workshops have been run to develop draft structure plans for areas of significant change, which have been labelled as 'Precincts'. The following workshops have been held for Precinct 1 (Flinders and St Marys):

- Monday 16 October 2017: Community / Stakeholders
- Thursday 5 April 2018: Council Staff
- Tuesday 1 May 2018: Elected Members

Copies of the workshop record and resultant community ideas plan from the 16 October 2017 Community / Stakeholder workshop were provided in a report to the 1st of May 2018 meeting of Council's Strategic Planning and Development Policy Committee (SPDPC).

Process

Whilst it is intended that the Structure Plan will help inform the development of planning policies for this Precinct, Council's role in the transition to the Planning and Design Code will be as an influencer rather than a decision maker.

It therefore is important to note that Council's Structure Plan does not have any legal effect; represents a concept only; is subject to change; and cannot be relied upon for the purposes of future development proposals, land valuation processes and future development potential for any land depicted therein.

Given the significant changes in the way that planning policy is developed, Council has sought legal advice regarding the release of this Structure Plan in a public forum prior to the formal community engagement process. It is as a result of this advice that this report and the accompanying Structure Plan are not to be heard and retained in confidence.

In order to ensure that the legal status of the Structure Plan is clear, a note has been prominently displayed at the beginning of this report and similar advice will be provided in consultation material. Consultation material is to be tailored to the audience and Elected Members will be given an opportunity for input on this.



Attachments:

- A. Draft Spatial Vision [↓](#) 
- B. Draft Structure Plan for Precinct 5 [↓](#) 

STRATEGIC OBJECTIVES

Goal 1 Accessible & Connected Community

Objective 1.6 Our community is actively encouraged and supported to have a voice and to participate in a meaningful way in shaping our City.

Goal 3 Dynamic & Prosperous Economy

Objective 3.3 We work collaboratively with neighbouring Councils, State Government and private sector partnerships.

DISCUSSION

Draft Structure Plan

A copy of the draft Structure Plan for Precinct 1 can be viewed at **Attachment B**.

Key elements of this plan include:

- Opportunity for growth of commercial / retail / leisure offerings
- Opportunity for increased diversity of housing around the centre
- Introduction of mixed-use development on Goodwood Road with activating uses on the ground floor and apartments or offices on the upper levels
- Improvements to the community centre facilities and spaces to reinforce this as a community focal point and support gatherings and events
- Gateway and public realm works along Goodwood Road
- Access and safety improvements for local school students

A comprehensive package of information will be prepared for community engagement planned for early August 2018 to inform the community about spatial vision and structure planning in the context of the planning reform; the legal status of the spatial vision and structure plan; and the process moving forward.

Implications for Council's Development Plan / Planning and Design Code

It is the intent of the Structure Plan exercise to help to inform the development of planning policies within the Planning and Design Code and determine how they are applied to this Precinct.

Changes in planning policy foreshadowed by the draft Structure Plan for Precinct 5 are as follows:

- Increase in commercial, retail and leisure opportunities including the potential for higher buildings in the centre;



- Opportunities for mixed-use development with local retail and commercial on the ground floor and residential above;
- Increased housing choice through infill opportunities; and
- Expanding the potential uses at sites currently utilised for community services.

Investigations to Progress the Structure Planning Work

The Spatial Vision and Local Area Planning work carried out to date has drawn from previous Council research as well as the vision, knowledge and experience of community members, stakeholders, Elected Members and staff.

As the Structure Plan is progressed there will be a need for further research and investigations, which might include infrastructure capacity; building heights and dwelling yields.

These investigations would ordinarily have been carried out as part of a Development Plan Amendment process. However, in the likely absence of this avenue to affect change, careful consideration has been given to the inclusion of community engagement at the forefront of the structure planning exercise to reflect the intent of the State Government's emerging Community Engagement Charter.

A separate report on these investigations will be presented to Council at a later date.

Amendments to the Spatial Vision Outcomes

The draft Spatial Vision endorsed by Council on 25 July 2017 included desired outcomes for Precinct 5. The outcomes are intended to be indicative of the character, opportunities, roles and focus envisaged for the Precinct.

These outcomes have been tested throughout the subsequent stakeholder, staff and Elected Member structure planning workshops and no changes have been deemed necessary. As such, the draft Spatial Vision Outcomes for Precinct 5 do not require further endorsement for community engagement purposes and are to remain as follows:

- A flexible, activated space with a mix of housing choices and fine-grain mixed-use developments providing employment opportunities.
- A recognisable, pedestrian friendly node enlivening a key movement / transport approach to the Flinders and St Marys Precinct.

Community Engagement – Questions

As detailed in a report to the 25th of July 2017 meeting of Full Council, community engagement is to include an online community survey. At a very basic level it is proposed that the survey will ask the community whether they like, love, loathe or can live with the Structure Plan as presented in draft form. Opportunities will be provided for the community to suggest improvements or alternatives and to point to examples of preferred outcomes.



More detailed questions will be designed to obtain feedback on the following specific issues:

- How the public realm outside of the main commercial sites is used now, and how this might be better used in the future; and
- Anything else that the community would like to see in this Precinct.

Community Implications

There will be significant implications for the community as a result of the planning reform, predominantly relating to the extent to which the community is engaged in planning decisions. The focus will be on engagement with the community at policy formulation stage rather than through the assessment phase of specific development applications, as has occurred historically.

The Spatial Vision and Local Area Planning project seeks to ensure that Council actively engages with the community on the draft Spatial Vision, Structure Plans and special character areas, in line with the Government's imminent Community Engagement Charter. This work is to be used by Council to inform negotiations with DPTI in the initial drafting and ongoing review of the Planning and Design Code as it relates to the City of Mitcham.

The draft Structure Plan for Precinct 5 has the potential to have an impact on the local community in terms of the type and scale of development, and the opportunity to provide more relevant accommodation and service facilities for the local community and this district centre.

Environmental / Heritage Implications

The preservation and enhancement of heritage items and areas remains a key consideration of Council in the structure planning process.

While there are no direct consequences for the environment or heritage at this stage, it is anticipated that there will be significant implications for these areas following the implementation of the Planning and Design Code. It is important that the Council is adequately prepared to engage with the State Government in the drafting of the code in an effort to preserve and enhance our environment and local heritage.

Cost Shifting Implications / Legislative Cost Imposts

There will be cost implications associated with the planning reform; however these implications are still relatively unknown at this stage.

Impact on Budget including Lifecycle Costing

The Spatial Vision and Local Area Planning project is one that Council has approached with utmost importance to adequately invest in procuring the best possible outcome for the City of Mitcham.

A high level project delivery plan for this work was presented to the 25th of July 2017 meeting of Council. Part of the project delivery plan was an analysis of the effort required and the projected costings for staff and



consultant input. It was noted that with a project of this size and complexity the projected costs could only be indicative and based on previous experience.

The existing 1.6 FTE strategy and policy staff members have been focussed on the delivery of this project for the past 12 months. Therefore, this project has taken priority over projects which would ordinarily have been undertaken by policy staff, including:

- Review of Community Land in Colonel Light Gardens – ie Stage 2 and 3
- Heritage Action Plan Reports
- City Signage Strategy
- Section 29 DPA to correct anomalies in the Development Plan
- Response to various resident queries / complaints
- Student internship and placement of planning graduates
- Progressing work identified by the internal Colonel Light Gardens Steering Group

The consultant spend on the entire project during the 2017/18 financial year is currently \$61,697.50. Consultant input has included graphics, urban design and facilitation capabilities needed to develop the Spatial Vision and Structure Plans. Specialist retail, commercial, industrial and housing advice aided the development of plans during and after the October 2017 stakeholder workshops.

The consultant spend on this particular report has been of a minor nature and consisted of amendments to the Structure Plan following the recent Elected Member workshop.

Administration is endeavouring to accommodate the Spatial Vision and Local Area Planning project work from within the existing budget for the planning policy program and where there is a need identified for specific planning / investigative studies to be undertaken beyond the existing budget reports will be presented to Council for funding decisions.

Risk Management / WHS Assessment

Nil

Legal / Policy Implications

Nil

Engagement

A community engagement exercise is planned for August / September 2018 in accordance with the report to Council and subsequent resolution of 23 January 2018.

CONCLUSION

The Spatial Vision and Local Area Planning project is a generational opportunity for the City of Mitcham. It is the chance to influence the planning



policy framework and to shape the future of the City of Mitcham. It has significant implications for the community in the long term, including the economic vigour of the City.

The draft Structure Plan and Spatial Vision Outcomes for Precinct 5 are a result of community, stakeholder and Elected Member engagement over the last 12 months, and will form the basis of wider community engagement in August / September 2018.

Council will have the chance to revisit the Structure Plans and Spatial Vision Outcomes following the community engagement exercise.

RECOMMENDATION – ITEM 7.3

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Option 2

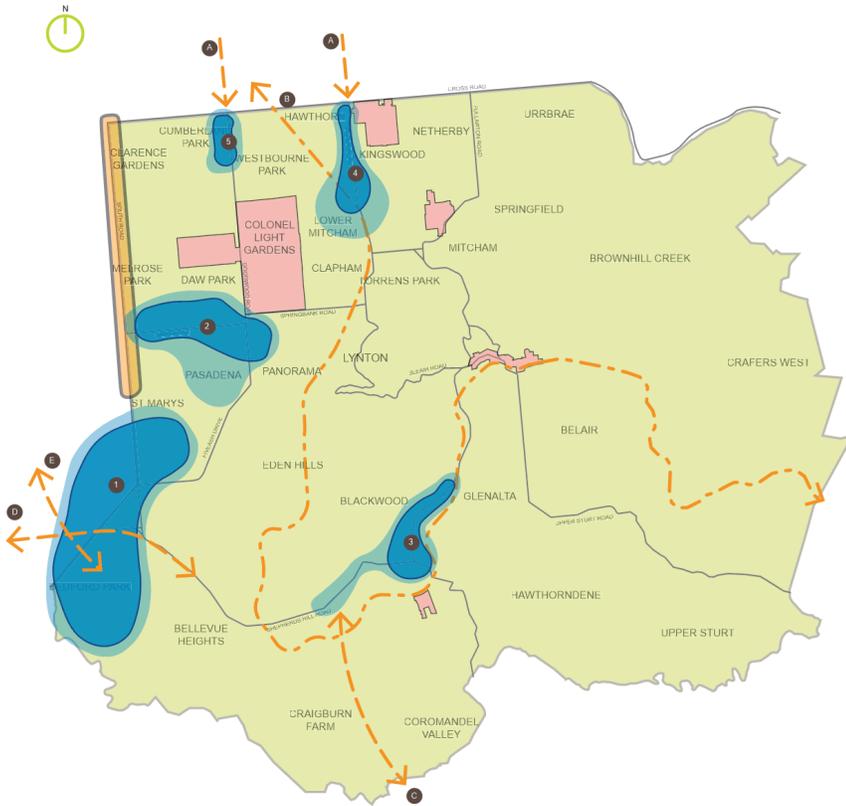
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Opportunities for Significant Change

- 1 Precinct 1: Flinders and St Mary's**
 - A driver of the state's economy with health and education facilities that are competitive in a global market
 - A renewed vibrancy in and around a world renowned innovative precinct with strong regional links and a large daily influx of visitors
 - A variety of housing, services and leisure offerings for a diverse demographic
 - A distinctively leafy and green environment for our community, students and visitors to live, recreate, stay, study and work
 - A regional hub that benefits from and supports alternative modes of transport
- 2 Precinct 2: Goodwood and Daws Roads**
 - A region focussed on the physical and mental wellbeing of its community based on supporting the ability for residents to 'age in place'
 - A recognised destination that is sensitively integrated into the existing community, with small-scale commercial ventures that support the community
 - An area driven by innovation and diverse solutions where accommodation, allied health and medical and other services support a mix of generations
 - A model for community living elsewhere
 - A new gateway to the heart of the Flinders Precinct
- 3 Precinct 3: Blackwood Centre**
 - A strong identity as a unique hills destination supported by clear physical and cultural local points and a broad range of services, leisure and lifestyle offerings
 - A walkable main street made vibrant both day and night by attracting visitors and offering a diversity of housing choices nearby
 - A range of transport options and improved amenity for pedestrians
- 4 Precinct 4: Belair Road Centre**
 - Expanded opportunities for new and existing commercial development
 - A vibrant commercial centre with diverse housing options
 - A walkable strip with access to places that support economic, cultural and civic amenities
- 5 Precinct 5: Goodwood and Cross Roads**
 - A flexible, activated space with a mix of housing choices and fine grain mixed use developments providing employment opportunities
 - A recognisable pedestrian friendly node enlivening a key movement/transport approach to the Flinders and St Mary's precinct

South Road
• Opportunities unknown at this stage

- A** Possible tram routes
- B** Possible removal of rail freight
- C** Possible Southern link road
- D** Improved links to Marion and Blackwood
- E** Extension to Tonsley Line rail link

Limited Change

- Small scale, incremental change
- Historic conservation areas - no change - off limits

FOR COMMUNITY CONSULTATION

LEGEND

- RETAIL AND COMMERCIAL USES WITH PROGRESSIVE CHANGE AND EXPANSION
- INCREASED HOUSING CHOICES
- CIVIC / COMMUNITY USES
- OPEN SPACE
- MIXED USES
- ✳ PLAZA / GATHERING SPACE
- ◀•▶ NEW / IMPROVED PEDESTRIAN ROUTES
- LANDSCAPE GATEWAYS
- STREET TREES + PUBLIC REALM IMPROVEMENTS

