



Oakden and Gilles Plains Regeneration

What is the Planning and Design Code?

The Code is the cornerstone of South Australia's new planning system and will become the state's single source of all planning zones and rules for assessing development applications. It will replace all 72 Development Plans by 1 July 2020. The Code aims to make the development application process quicker, simpler and more equitable, giving people greater access to planning information that is consistent and clear, and available online 24/7.

Context

Greenfield and master-planned communities provide unique opportunities to address planning and design challenges upfront. Things that make our neighbourhood great places to live such as housing choice, good design, infrastructure, services and facilities and public space are all key considerations in the neighbourhood master-planning process. Often these large developments are at the forefront of innovation, industry trends and market preferences. The scale of these projects combined with development expertise provides the ability to innovate, test and deliver new development solutions, which if successful are often adopted more broadly.

Oakden and Gilles Plains Regeneration

Renewal SA has been working with the City of Port Adelaide Enfield and the community to develop a draft Structure Plan to guide the future development of land at Oakden and Gilles Plains. The final plan is expected to be released shortly.

The Structure Plan area includes the former Strathmont Centre, Hillcrest Hospital and Oakden Older Persons Mental Health Facility sites. A broad range of land uses are envisaged by the draft Structure Plan, including residential development at low and medium densities, community facilities, recreation areas, local shops as well as continuing to support the long-term presence of institutional and educational activities in the area. Following completion of this Structure Plan area, the State Government will work on options for the delivery of this land to the market and the establishment of a new community.

Transitioning to the Code

The State Planning Commission has released Phase Two and Phase Three of the Planning and Design Code for public consultation. Whilst Renewal SA has been preparing a Structure Plan, the subject area is already in urban zones. In converting the current zoning into the Planning and Design framework the zones of best fit were chosen.

For those areas currently zoned for residential development, the Greenfield Suburban Neighbourhood Zone is considered the best fit to achieve the low-rise Greenfield development outcomes and is also supported by the draft Structure Plan. The zone addresses the majority of planning, design and infrastructure matters through land division.

The existing Oakden mixed use zones provides for a range of community facilities including recreation facilities, hotel and other businesses, and supported accommodation. It is consistent with uses supported by the Greenfield Suburban Neighbourhood Zone. This zone supports a range of residential, recreational, community services and other land uses that provide for a growing community and create a convenient place to live.

The existing Gilles Plains TAFE site which is currently in a District Centre transitions into a Suburban Activity Centre Zone which allows for non-residential activities such as shops, offices, community facilities and tourist accommodation. This zone also permits housing in conjunction with non-residential uses.

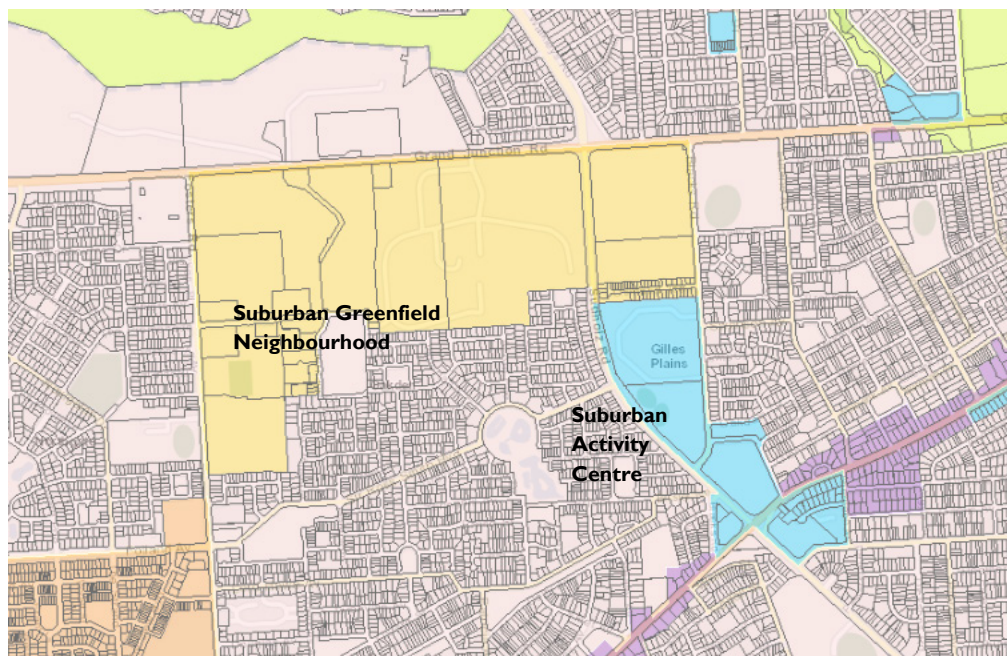
What are the benefits?

The transition of existing Development Plan policy into the Planning and Design Code will provide a variety of residential development options at low and medium densities. Other benefits are:

- Provide residential development opportunities in areas previously not zoned for housing.
- Encourage new land uses including community facilities and recreational areas.
- Support small-scale complementary non-residential activities such as shops or offices.
- Enable a performance and merit based assessment in relation to proposals to expand established institutional activities.
- Transition existing educational facilities to an appropriately flexible zone.

These policies are expected to deliver on the intended planning outcomes of the draft Oakden and Gilles Plains Structure Plan.

Area affected by the proposed change



Want to know more?

Details of the policies relating to the Oakden and Gilles Plains Regeneration can be found in the following zones within the Planning and Design Code:

- Suburban Greenfield Neighbourhood Zone
- Suburban Activity Centre Zone

For further information on the Code, you can visit the SA Planning Portal at:

www.saplanningportal.sa.gov.au/en/have_your_say