

glenside

*Development Stage Two
Community Consultation Report
December 2015*





Table of Contents

1. Executive Summary	3
2. Acknowledgements	5
3. Background	5
3.1 Methodology	6
3.2 Purpose of the Report	6
4. Key Findings	7
4.1 Large areas of open space and significant trees should be retained	7
4.2 New and existing recreation areas should form part of the development	7
4.3 Heritage buildings should be preserved and incorporated into the future development	8
4.4 A variety of housing options should be provided. Development adjoining existing residential areas should be at a lower scale	8
4.5 Traffic impacts on existing residential neighbourhoods should be managed	9
5. Conclusion	10
6. Next Steps	10



1. Executive Summary

Renewal SA, in partnership with Cedar Woods Properties Limited as the preferred proponent, conducted community consultation on the Preliminary Master Plan for the Glenside development site.

The Stage Two consultation was promoted to the public in the Eastern Courier and Sunday Mail newspapers, on on-site signage, media coverage, and on Renewal SA and Burnside Council websites. An electronic direct mail was also sent to the Glenside database developed from the Stage One consultation.

The consultation sought feedback on the Preliminary Master Plan and included a public display from 30 November to 5 December and two face to face community feedback sessions with representatives of Renewal SA and Cedar Woods held on 1 December and 5 December 2015 at the Burnside Civic Centre.

The Preliminary Master Plan was also made available online on the Renewal SA website with respondents given until 20 December 2015 to provide their feedback. Printed and electronic feedback forms were made available to all respondents.

Some 60-70 people attended the feedback sessions, 121 people provided feedback via the online survey and an additional 10 individuals /organisations provided written submissions prior to the conclusion of Stage Two consultation on Sunday 20 December 2015.

Stage Two community consultation in particular sought feedback on the five key areas and themes identified in Stage One community feedback, being: open space and significant trees: community spaces and recreation; heritage preservation; housing diversity and traffic impacts.

Of the 131 respondents, 86 described themselves as local residents or the representative of local residents, 31 expressed an interest in heritage, 12 work at or own a local business, and 23 identified themselves as potential buyers and/or investors.

Respondents highlighted the importance of retaining significant trees and open space.

Feedback from respondents also focused on useable areas for recreational purposes and that further consideration be given to retention of what is perceived to be an existing oval. Some respondents requested more information on the location and nature of recreational facilities.



There was strong support for the preservation of heritage buildings, as proposed. Feedback received included a request that design of the new development should be in keeping with the tone set by the heritage buildings.

Many respondents agreed that development adjoining existing development should be at a lower scale. Many respondents commented on the need for a low stimulus environment with lower building heights close to the Veterans' Mental Health Precinct.

Feedback indicated support for traffic signals at the Fullarton and Mulberry Roads intersection. Various views were offered on the impact of additional vehicles feeding into Fullarton and Greenhill Roads during peak periods, and on Amber Woods Drive feeding into Conyngham Street.

Renewal SA and Cedar Woods will further shape the Master Plan over the coming months based on Stage One and Stage Two consultation and additional feedback from key stakeholders. The Master Plan will form the basis of a Ministerial Development Plan Amendment to make provision for the future development.



2. Acknowledgements

Renewal SA acknowledges the support of the City of Burnside for the use of the Bill Dean Lounge at the Burnside Civic Centre for Stage Two community consultation on the Preliminary Master Plan for Glenside. The Preliminary Master Plan was on public display from 30 November to 5 December 2015 and community feedback sessions were held on 1 December and 5 December at the Civic Centre.

3. Background

Cedar Woods was selected as the preferred proponent to develop the Glenside site by Renewal SA in September 2015. As part of the planning process for the eventual sale of the 16 hectare site, Cedar Woods, in partnership with Renewal SA, is developing a master plan for the Glenside site. The Preliminary Master Plan resulting from this process was the subject of this current stage of community engagement.

This consultation sought feedback on the Preliminary Master Plan which was on public display from 30 November to 5 December, with two community feedback sessions held on 1 December and 5 December, 2015.

Some 60-70 people attended the face to face feedback sessions, 121 people provided feedback via the online survey and an additional 10 individuals /organisations provided written submissions prior to Sunday 20 December 2015.

Of the 131 respondents, 86 described themselves as local residents or their representative, 31 expressed an interest in heritage, 12 work at or own a local business, and 23 identified themselves as potential buyers and/or investors. (Respondents may be represented in more than one character, e.g. local resident with an interest in heritage).

Stage One consultation conducted by Renewal SA included a consultation day on 21 February 2015 and an online survey. Approximately 800 people attended the consultation day and contributed 917 post-it note and handwritten comments. A further 140 people provided feedback via the online survey on the Renewal SA website prior to 9 March 2015, bringing the total individual responses to 2,422.



3.1 Methodology

The public was informed of the Stage Two opportunity for consultation via quarter page advertisements in the Eastern Courier newspaper on 25 November and 2 December as well as the Sunday Mail newspaper on 29 November. The opportunity to provide feedback was also displayed on the Renewal SA website, from 30 November to 20 December, and on large billboard signs located on the site. An electronic direct mail was also sent to Renewal SA's Glenside database of 843 people, notifying them of the consultation. This database comprises people who registered their interest with Renewal SA to receive further information following the Stage One Consultation.

Printed and electronic feedback forms were made available to all respondents.

In preparing this report for Stage Two community consultation, the following steps were undertaken:

- Collation of all handwritten comments placed in the secure feedback boxes at the display in the Burnside Civic Centre, entering individual comments into Survey Monkey - the tool chosen by Renewal SA to capture all feedback.
- Collation of submissions provided to Renewal SA by way of email and letter before 20 December, 2015.
- Upon completion of the Stage Two consultation period on 20 December, feedback collected from both of the feedback sessions and online survey from Survey Monkey was exported into an excel spreadsheet.
- In-depth analysis of all the data was undertaken to identify key findings that will influence and shape the development of the site.

3.2 Purpose of the Report

The purpose of this report is to summarise key findings from the Stage Two Glenside consultation to feed into further revisions of the Master Plan.

The report highlights key trends and overall feedback on the Preliminary Master Plan as well as perceptions of the respondents regarding the project. The report also seeks to identify elements of the development that have greater or lesser support.



4. Key Findings

Some 60-70 people attended the face to face feedback sessions, 121 people provided feedback via the online survey and an additional 10 individuals /organisations provided written submissions prior to Sunday 20 December 2015. The summary covers the general interest in Glenside as well as the five key areas and themes identified in Stage One community feedback, being: open space and significant trees; recreation areas; heritage preservation; housing options and traffic impacts.

4.1 Large areas of open space and significant trees should be retained

Of the 121 responses to this question 45 indicated that adequate consideration had been given to open space and tree retention.'

Feedback from the respondents highlighted the importance of retaining significant trees and open space. Issues raised included support for more open space to be incorporated into the design – both as room for recreational activities and between higher density residential development – and a larger stormwater detention basin to alleviate flood risk.

“Open space between high rise developments appears limited. Some space should be set aside for community gardens ...”

“Stormwater detention basins should be preserved and upgraded ...”

4.2 New and existing recreation areas should form part of the development.

Of the 121 responses to this question 53 indicated that adequate consideration had been given to recreation areas. Feedback from the respondents focused on useable areas for recreational purposes and some asked that further consideration be given to retention of the existing oval. More information was requested on the location and nature of recreational facilities such as children’s play equipment, barbecue and/or picnic areas, bicycle paths and basketball/netball courts.

“More recreational space needs to be provided. Lawned area, BBQ locations for gatherings etc.”

“Can bicycle paths be made to encourage commuting by bike?”

“I am predominantly happy with the plan, I just believe some of the open space areas could be more multi-use ...”



4.3 Heritage buildings should be preserved and incorporated into the future development.

Of the 121 responses to this question 70 indicated that adequate consideration had been given to preservation of the heritage buildings.

Feedback from the respondents included a desire for the design of the new development to be in keeping with the tone set by the heritage buildings, that there are opportunities to use heritage buildings for public space, and seeking protection of other heritage items such as the stone wall around the edge of the site.

“The integrity of the heritage buildings has to be maintained. Respect needs to be shown with a sensitive understanding of the importance of the buildings in a historical context.”

“More detail needed on the intended use of these heritage buildings – such a good opportunity exists to turn them into shops, cafes, small restaurants, facilities etc., while preserving the character of buildings.”

4.4 A variety of housing options should be provided. Development adjoining existing residential areas should be at a lower scale.

Of the 121 responses to this question 22 indicated that adequate consideration had been given to providing a variety of housing options and agreed that development adjoining existing residential areas should be at a lower scale.

Feedback from immediate neighbours expressed a desire for this development to be single-storey rather than a maximum of two-storey. Respondents also indicated a preference for proposed higher density multi-storey development to be set back from main roads, or that the maximum height of these buildings be reduced.

There was a perception by visitors to the display that the indicative building areas were solid blocks and all at the maximum number of storeys for those areas. Once explained in the face to face sessions, concern diminished and it was no longer a major issue.

“Insofar as any two-storey development is to be permitted ... and such two-storey development or two-storey components of buildings should be set back a minimum of 7 metres for any common boundary with Victoria Grove Estate.”



“High rise buildings should not be positioned in the front line facing Fullarton Road, but rather be placed second or third in line so that ... we have a gradual increase in height from lower to higher.”

“Perhaps over-emphasis on apartments – some greater diversity.”

4.5 Traffic impacts on existing residential neighbourhoods should be managed.

Of the 121 responses to this question 32 indicated that adequate consideration had been given to managing traffic impacts on existing residential neighbourhoods.

Feedback from respondents indicated support for traffic signals at the Fullarton and Mulberry Roads intersection. Various views have been offered on the impact of additional vehicles feeding into Fullarton and Greenhill Roads during peak periods, and on Amber Woods Drive feeding into Conyngham Street. Other options raised include left-in left-out street access from Fullarton and Greenhill roads, and a signalised intersection at Main Ave and Fullarton Rd (adjacent Foodland). The issue of adequate parking within the development has also been raised.

“Must have traffic lights at Fullarton Rd entrance/exit.”

“The traffic generated during construction needs to be considered as well as long term.”

“Why can’t the Greenhill Rd and Fullarton Rd (south) street access be left-in left-out instead of left-out only?”



5. Conclusion

The five major themes identified in Stage One consultation remained the key areas of interest. Traffic issues remain the key issue area, followed by issues on open space (in relation to amount and location) and some issues regarding housing options (primarily in regard to building heights), while recreation uses and heritage appeared to no longer be issue areas.

Many community members had moved from being against the development of the site during Stage One consultation to a position of acceptance and were focusing in Stage Two consultation on the impacts of the development on them as neighbours.

The retention of trees, particularly along Fullarton Road, and the suggested re-adaptation/uses of the historically listed buildings (in particular The Elms) drew the most favourable comments.

It was clear from community feedback that comments are now more directed at how the development proceeds rather than on if it proceeds.

6. Next Steps

Renewal SA and Cedar Woods will further shape the Master Plan over the coming months based on Stage One and Stage Two consultation and additional feedback from the key stakeholders, council and government agencies.

The community will find that trees, open space, sustainability and the heritage buildings will be strong features of the master plan along with housing diversity.

All heritage buildings will be retained. Proposed building areas and road reserves will be carefully located to ensure almost all of the significant and regulated trees are preserved.

The Master Plan will form the basis of a Ministerial Development Plan Amendment to make provision for the future development.

The diagram on the following page shows the indicative consultation, delivery, master planning and planning approval timeline and milestones for the Glenside Development.

indicative planning and sales process

