CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Council meeting to be held on

Tuesday 4 June 2024 at 7:00 pm

Refer Item 11.4

Confidential Item

11.4 Greater Adelaide Regional Plan

Manager Planning Services, Nigel Litchfield's Report

Purpose of Report

To seek Council's support to write to the State Planning Commission seeking their agreement to identify a precinct in the Greater Adelaide Regional Plan for the purposes of their public consultation.

Strategic Plan Link

Focus Area 4.1.1 Prepare and review master plans for parks, precincts and open spaces

Focus Area 4.1.1 Strong and respectful relationships with other Councils, Government, businesses and organisations

Previous Council/Committee Resolution

At its meeting held on 7 February 2023, Council resolved:

'That Staff:

1. cease all work on a proposed Performing Arts Centre on the Morialta Secondary College site

2. advise the Department for Education (and other Government stakeholders) that Council is no longer pursuing the establishment of a Performing Arts Centre on the site of the Morialta Secondary College and thank them for their efforts to date

3. explore the development of a new Community Hub (to include but not limited to a new Council Administration Centre and Performing Arts Centre) at the current location of the Council Offices at Rostrevor

4. in exploring the new Community Hub consider options that include revenue generating opportunities and co-working spaces

5. consider allocating $300,000 in the draft 2023/2024 Annual Business Plan and Budget to prepare Concept Plans and cost estimates.'

Background

Council Staff have engaged Alinea Group to undertake preliminary investigations, concepts and financial modelling for a new Community Hub at 172 Montacute Road, Rostrevor. These initial investigations have been presented to Council in two Chief Executive Officer Briefing sessions.

Discussion

At the most recent briefing session the planning consultant working with Alinea raised the possibility of identifying this site and the larger precinct (see attached plan) as a strategic infill site in the Greater Adelaide Regional Plan (GARP) which is currently being reviewed by the State Government. Since that Briefing Session, Staff and the consultants have met with senior Staff from PlanSA, while the Mayor and CEO have met with the Minister for Planning on a confidential basis to determine whether there was any interest in having this precinct included in the GARP for consultation purposes. On both occasions the concepts were enthusiastically received and identification of the site in the GARP was encouraged for the purposes of public consultation.

Identification of the precinct as a strategic infill site would have two key benefits.

Firstly, the State Government have indicated that one of the foci of the current review of the GARP is ensuring that there is sufficient provision of housing available for the growth in the metropolitan area both on its fringes and in the established suburbs. The Government have also intimated targets will be included in the GARP. Identifying a strategic infill site would go a significant way to addressing any targets set for Campbelltown without putting additional pressure on the broader residential area within the Council area.

Secondly it would provide significant additional leverage to maximise the amount of open space Council could retain at the Magill UniSA site.

It is worth noting that change is already beginning to occur within the wider precinct with approvals for the redevelopment of the Ambulance station which will see a new two storey building including an upper level of NDIS funded short term accommodation for people coming to Adelaide from regional areas for medical treatment, and the replacement of the ACH office with a two storey medical centre including a café and pharmacy.

Including the precinct in the GARP does not commit Council to a particular course of action or timeframe nor does it impact Council's control of the process, it simply identifies the precinct as having potential for increased residential density and uplift for the purposes of their public consultation.

Inclusion would not change or shorten any re-zoning process or prevent Council from engaging with the Community in any way it sees fit. Albeit Staff believe Council should commence an engagement process prior to the GARP being put out to consultation in October/November of this year.

Accordingly, Staff recommend that Council seek the support of the State Planning Commission to identify the Community Hub site and wider precinct in the Greater Adelaide Regional Plan (see attached proposed draft correspondence prepared by the planning consultant).

Social Implications

Staff consider that the development of a Performing Arts Centre and new Council Administration Centre as the central piece of a medium density mixed use precinct will have a positive impact on the social fabric of the Campbelltown Community.

Environmental / Climate Change Implications

There are no direct environmental / climate change implications in relation to this report.

Asset Management Implications

There are no direct asset management implications in relation to this report.

Governance / Risk Management

The added benefit of the Precinct being identified in the GARP, is that the Precinct would very likely need to be rezoned through a Code Amendment and that recognition in the GARP may assist to facilitate a more streamlined process, as justification for the rezoning would be directly tied to enabling a State strategic outcome.

Community Engagement

There are no direct community engagement implications in relation to this report however community engagement will form an important part of progressing this project. Should Council agree to this request being sent to the State Planning Commission, Staff recommend that consultation with the Community commences prior to the GARP consultation which is due to commence in October/November this year.

Regional Implications

Establishing this precinct would assist in delivering the objectives and targets of the GARP.

Economic Development Implications

There are no direct economic development implications in relation to this report however if the precinct is included in the GARP it would definitely contribute to economic growth of the area as the precinct is developed in the future.

Financial Implications

There are no direct financial implications in relation to this report.

Recommendation

That Council authorise Staff to write to the State Planning Commission asking it to identify the proposed precinct in the Greater Adelaide Regional Plan, for the purposes of their public consultation.

DRAFT LETTER TO GO ON COUNCIL LETTERHEAD

Date

Mr Craig Holden,
Chair, State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Dear Craig,

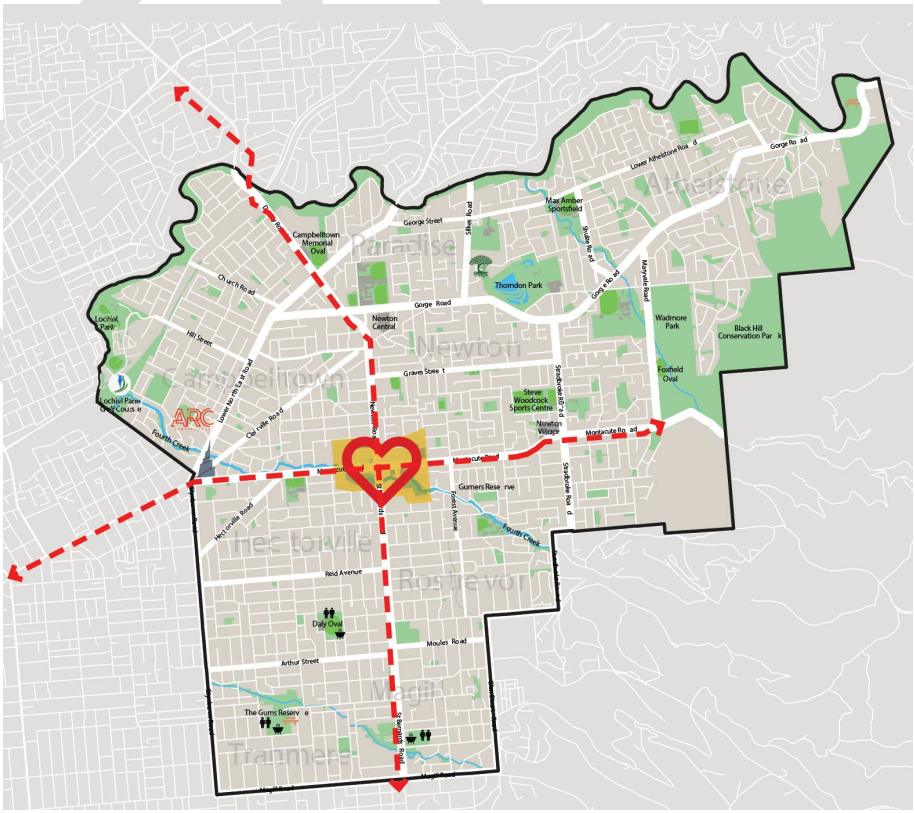
RE: Campbelltown Community Hub – Recognition in the Greater Adelaide Regional Plan as a Strategic Infill Growth Opportunity

We congratulate the State Planning Commission on its progress with the development of the next Regional Plan for Greater Adelaide.

Since our original submission to the Greater Adelaide Regional Plan Discussion Paper, dated 6 November 2023, Council has been embarking on a once in a generation transformational urban renewal project centred around the current Campbelltown Civic Centre as a new *Urban Village and Cultural Precinct*, the 'Campbelltown Community Hub'. This project is focused on the creation of a new urban village, cultural and entertainment precinct in the heart of the Campbelltown Council area.

Council's specific area of interest is located at the intersection of St Bernards Road and Montacute Road, extending from the current Council depot at its western end to the current Civic Centre and Campbelltown Public Library at its eastern end, with Fourth Creek providing a natural southern edge to the precinct.

Being centrally located within the council area and well connected to the wider eastern Adelaide region (creating the ability to draw from a much larger catchment), this location is ideally suited to community, civic and cultural investment opportunities to support Adelaide's growth.



DRAFT LETTER TO GO ON COUNCIL LETTERHEAD

At its meeting on 4 June 2024 Council Resolved to seek the support of State Planning Commission to include the Community Hub and surrounding precinct in the Greater Adelaide Regional Plan as a strategic infill site

The need for renewal of the existing Council Civic Centre together with strong demand for a purpose-built performing arts centre provides the catalyst for Council to explore the potential for a urban renewal precinct destination which would form a logical and geographically centralised 'heart' of the Campbeltown City Council.

This renewal opportunity is aligned with the objectives of the GARP Discussion Paper which seeks to identify key strategic infill opportunities and encourage regeneration growth within our existing Adelaide metropolitan area.

Through this letter, we offer and seek to work with the Commission to identify the *Campbelltown Community Hub* as a 'Strategic Infill' location in the draft Greater Adelaide Regional Plan that can contribute to housing growth, local employment and enhanced local community infrastructure.

We understand that the intent is to consult on the draft Greater Adelaide Regional Plan in late 2024. Identification of the *Campbelltown Community Hub* in the draft Plan will support Council's intention to progress the project with its community through an extensive engagement process. In this regard, we are currently preparing the *Campbelltown Community Hub Engagement Strategy* and will commence engaging with our local community in the coming months (prior to the release of the draft GARP).

We appreciate your consideration and look forward to the opportunity for further dialogue on this exciting project for the Campbelltown community.

Please contact Paul Di Iulio, Chief Executive Officer on <phone> or pdiiulio@campbelltown.sa.gov.au

Yours Sincerely,

Jill Whittaker

Mayor, Campbelltown City Council

cc: Sally Smith - Executive Director, Planning and Land Use Services

DRAFT

Wider Precinct

