



A WACRA presentation to the City of Charles Sturt

Developing a Better Henley

About WACRA

The Western Adelaide Coastal Residents' Association (WACRA) has a membership of around 250 residents. Our members are concentrated mainly in West Beach, Henley Beach, Grange, and Fulham, with some members scattered throughout Lockleys, West Lakes, Tennyson and Semaphore South.

WACRA aims to:

- encourage, represent and advocate for residents to build and maintain a healthy, safe, joyous and equitable community
- protect our residential character and cultural heritage
- promote the protection of our biological diversity and the maintenance of indigenous species
- work cooperatively with governments, other resident associations, groups and peak organisations to protect, enhance and conserve our environment.

WACRA conducts a General Meeting every month, with a short recess during winter. Our Executive Committee, which comprises of 14 members, meets at least monthly.

WACRA is an incorporated body and has a registered web site www.wacra.org.au

Why we are here today

Over the past two years there has been a significant amount of change to Henley Square and its surround. As a result the face and fabric of Henley Beach is rapidly changing.

Much of this change has occurred on an 'ad hoc' basis, with no regard to the Henley Master Plan - a plan that incorporated a great deal of community input. A plan that has ostensibly been shelved and ignored.

Our community is deeply concerned about inappropriate and unsustainable development that is spoiling the uniqueness of Henley Beach, and the huge impact it is having on local residents.

WACRA is here today representing the community, to highlight the numerous issues at hand and to outline the opportunities to address these concerns in a collaborative way.

A snapshot of the issues

Current development and development approvals

- Size, bulk and design of recent approved developments (Baju/H20)
- Building approval process for the Henley Surf Life Saving Club
- Building approval process for the Ramsgate Hotel extension
- In general, the application processes for development approvals

Broader implications on the area

- Staggered closing times for licensed premises
- Traffic congestion (during development phase and beyond)

Community facilities in question

- Next steps for the Henley Community Hub
- Private discussion and consideration to develop the public realm at Henley Square
- Lack of a definitive position by Council to approve a public toilet on the southern esplanade
- Loss of essential amenities such as the Henley Post Office as a fall-out from development approvals

Community engagement (or lack of)

- The shelving of the Henley Square Master Plan
- Lack of community engagement / information-sharing in the decision-making processes of Council
- Lack of community knowledge of the future of declared 'surplus to use' Council land
- Strategic purchase of a character home at a cost of \$900,000 North Street for the sole purpose of demolition (final land use not yet known)
- Transparency of potential contamination issues from the Henley Depot site

Heritage conservation

- Destruction, lack of upkeep and piecemeal approach to the protection of State and local heritage buildings
- Approval of new-build residences and developments that do not complement Henley's historic surrounds

Other issues to consider

- Recent Federal Government report on sea level rise and its effects on coastal communities
- The Developer of Bajju/H2O apartments is also the owner of Evida Café - potential site for another development application adjacent Henley Square

Some critical questions that arise from these issues

- How will future developments be better managed to minimise harm to and impact on residents' homes/space, essential services, health, wellbeing and environment?
- Will future development approvals better reflect the Council's own Development Plan (unlike recent approvals)?
- How will traffic be managed (short, medium and long term)?
- Will the social impacts from current developments be studied and reviewed before additional development applications are considered?
- Will the community be consulted on ALL changes to the Public Realm?
- Can we be assured that there won't be another Ramsgate Hotel extension planning approval debacle?
- How will the heritage and culture of this unique area be preserved/complemented?
- What is happening with the Community Hub? Will the community be listened to next time we engage on the location and services to be provided by a Community Hub?

We recognise and acknowledge recent Council decisions

- Acknowledgement of community concerns are being considered - evidenced by withdrawing from the “secret deal” to develop the Public Realm in Main Street.
- Committing to a community engagement process to revisit the Henley Square Master Plan and its environs.
- The ceasing of any further financial expenditure by reconsidering the location and size of the Henley Community Hub.
- Integrating a traffic management review for Henley Square and its environs.

But, we wonder what the situation would be if the community had not raised its voice.

The way forward

WACRA has been actively educating themselves and the community about many of the issues we bring before this chamber.

As a result, we have initiated a petition which has collected over 1,600 signatures of support calling on both State Government and the City Charles Sturt to engage with community to consult and collaborate to develop a Community Plan that will preserve and enhance the character, culture and social cohesion of Henley Beach.

Tonight, we would like to present this petition to the Mayor with the confidence that the community’s request will be given its due consideration.

We also recently conducted a ‘Forum for Better Henley’ to provide the community with the opportunity to listen to and question experts in town planning, heritage protection and conservation, the State Government’s 30 Year Plan for Greater Adelaide, and the Council’s vision and their approach to community engagement.

This public forum was attended by over 200 residents who not only attended to hear from these experts, but to have the opportunity to speak up and voice their concerns for Henley and its neighboring coastal suburbs.

At the end of this forum, two resolutions were carried unanimously, calling on both the State Government and this Council to investigate and implement good planning with community involvement. These resolutions follow.

RESOLUTION 1

This Community Forum advises Council and the State Government that:

- We oppose high-rise, and irresponsible and unsustainable development in and around Henley Square and the areas of Henley, Grange and West Beach.
- We call on Council to retain and enforce the relevant sections within its Development Plan that:
 - no building is to be higher than 3 levels above ground, or 10.2 metres
 - any development within or adjacent to an Historic/Conservation Zone must acknowledge its significance and be designed to retain and enhance the culture, character and heritage of the suburb or place
 - any design or development impacting on the public realm must be subject to full and open consultation, collaborative, and be agreed on by the community.

RESOLUTION 2

This Community Forum calls on the City of Charles Sturt to:

- Convene a public consultation meeting within three months to seek input from the Henley, West Beach and Grange community of ideas and processes required for future city planning
- Produce a full and clear report within six months of Council's ten-year strategy and planning process for these suburbs
- Support appropriate levels of long-term community involvement in the development and implementation of this report.

We appeal to all the elected members of Council and the CEO to give them due consideration.

Constraints and collective action

We acknowledge the constraints placed on Local Government by State Government regulations and it is our intention to next meet with the Minister for Urban Development and Planning, John Rau to express our concerns on this issue.

We hope that this Council will also make their concerns more public and seek collective support through engagement with your community and the Local Government Association to express our collective concerns and the restraints that make planning difficult. There is no point "shifting the blame" unless we can speak with one voice and put forward proposals for positive change.

Preserving this significant place

Henley and its environs is a beautiful and significant place. This is why we have thousands of visitors using and enjoying the environment.

Henley has character. It has heart and soul. It is unique. And it has vibrant and passionate community.

These are the reasons we are fighting hard to retain this special place.

We are not against development that complements the area. We support urban infill and consolidation but let us do this together. And do it right.

This is not just WACRA and the community saying this. We invite you to read an excerpt from the State Government's 30 Year Plan (Attachment A) where we have highlighted the very same things that the community is asking for.

We are concerned about some Councillors who continually make reference to the 30 Year Plan and how it relates to Henley, often using the Plan as a 'scapegoat' to justify the current and proposed high-rise development. It's time that we set the record straight.

We thank CEO Mark Withers for providing us with a clear understanding of how Henley and its environs are connected to the 30 Year Plan and we invite those Councillors to read Mark's reply (Attachment B) as it will hopefully place you in a far more informed position for the future.

Mark indicates to us that given community concerns Council will be talking to the Department of Planning and Local Government, and we certainly appreciate this initiative.

We would expect that residents will also be part of that initiative.

The 30 Year Plan has requirements on this Council to address development from a regional perspective by involving West Torrens and Port Adelaide Enfield. This is a great opportunity for this Council to take the lead on this issue because it is not just on our doorstep - it affects the whole State.

Engaging with the community

The community petition and the resolutions from the public forum express the need for effective engagement.

We congratulate Council on its commitment to establish a Community Reference Group with clear Terms of Reference.

We see this as the essential priority before addressing all the issues at hand.

We can provide examples of community engagement that have brought about a sense of community pride and ownership which we are confident we are all trying to achieve.

We direct you to the Council's own 'Towards One Living Planet: Greening the Western Suburbs' engagement process, the Vancouver Island development outcomes, and more recently the planning initiatives of the Manly City Council in NSW who have a similar situation to our own Council in managing coastal development.

Experience and expertise

In closing, we encourage the Council to borrow the knowledge and seek guidance from leaders in the field of sustainable planning.

This could take the form of a workshop where the following people experts could be invited to attend and provide input.

- Mr Tim Horton - Integrated Design Commissioner SA (Department of the Premier and Cabinet)
- Dr Paul Downton - Ecopolis Architects (EcoCity Development / Christie Walk)
- Professor Steffen Lehmann - Sustainable Design & Behaviour (UniSA)

This workshop, which should also include the community, could seek additional ideas for sustainable, effective and efficient urban consolidation that doesn't involve high-rise development.

Going for the planning trifecta

Urban intensification, while ensuring sustainability *and* valuing local character.

Urban intensification does not need to be mutually exclusive from sustainability and local character values.

In fact, when the three are combined, it would be a formidable union.

Increased density has been appropriately sited within the City of Charles Start to prevent unsustainable urban sprawl. These development sites are based on areas that already have improved public transport networks and local facilities to service the community.

It is critical that all planning builds on an area's local strengths. That building designs (residential or commercial) are energy-efficient and complement the local. And all development must enhance (rather than detract from) the public realm that surrounds it.

Thank you for listening

On behalf of WACRA we sincerely thank you for this opportunity to present our collective concerns to Council and we look forward to a happy and successful engagement with many positive outcomes.



Urban design

Rationale

Greater Adelaide requires a new built form that will provide more appropriate forms of housing in more accessible locations. This will underpin the creation of a new, more compact and efficient urban environment to achieve the principles and objectives of the Plan.

World-class design is an essential element of the new urban form. The design must incorporate world-leading innovation in sustainability and energy and water efficiency. The Plan is also a unique opportunity to design the built form to ensure that buildings and public spaces are more liveable in the face of hotter temperatures as a consequence of climate change. A well-designed network of open-space precincts linked by greenways, tree-lined streets, and green roofs and walls will contribute significantly to the liveability and attractiveness of neighbourhoods and the region as a whole. The greening and cooling effect of a linked network will also help to mitigate higher temperatures.

The Plan sets specific policies and targets for increasing densities and increasing the supply of smaller housing to meet the needs of a changing population. The Plan also sets policies and targets for the creation of mixed-use precincts and the location of employment-generating activities close to where people live. These policies demand a renewed emphasis on world-class, creative and innovative design. This design must:

- ensure that the new built form is integrated with and complements the existing character of Greater Adelaide
- create unique and beautifully designed buildings and public spaces which attract residents and businesses
- create precincts with a unique character through providing an urban form that builds on the distinct character of many of the villages and neighbourhoods of Greater Adelaide
- create public spaces that promote vibrancy, a sense of place, safety and connectedness



- create opportunities for people at different stages of life, particularly children and the aged, to be physically active in their neighbourhood
- create a robust urban ecology across Greater Adelaide by providing a network of open spaces, greenways, tree-lined streets, and green roofs and walls to help sustain an urban ecology and mitigate the urban heat island effect
- create an urban environment that demonstrates water efficiency through the application of water-sensitive urban design principles.

In other places in the world it is the attention to design that differentiates new cities and new urban forms. In some cases, design has become a drawcard not only for residents and business, but also for tourists and visitors.

The new urban form and the new built form will not emerge overnight. The policies and targets that are set out below need comprehensive, careful and long-term application.

Policies

- 1 Establish a Commission for Integrated Design to advise on quality design in the built environment, including a position of Government Architect as part of a multidisciplinary Commission team.
- 2 Maximise and increase the quality of public spaces, and require excellent design in the public realm.
- 3 Require new mixed-use medium- and high-rise developments to provide active street frontages (such as shops, services and restaurants) to encourage connectivity and increase public safety.
- 4 Protect and strengthen the identity of agreed character areas by enhancing the valued elements of the existing streetscape.
- 5 Set, through the planning controls, very high standards for urban character and quality of design in consultation with the Commission for Integrated Design.
- 6 Structure Plans for greenfield developments, urban infill and transit-oriented developments will set objectives and guidelines for the quality of building performance outcomes in terms of:
 - ▶ climate response (for example, solar orientation and ventilation)
 - ▶ energy use
 - ▶ water use and recycling
 - ▶ noise attenuation and air quality
 - ▶ improving the aesthetics of the public realm.
- 7 Ensure building design can be adapted in the future to minimise new building requirements and maximise the re-use and redevelopment of existing infrastructure.
- 8 Develop guidelines in Structure Plans to help create unique characteristics and identity across different neighbourhoods, suburbs and precincts.
- 9 Reinforce the historical grid structure of metropolitan Adelaide through the development of built form at major nodes and intersections, structural plantings along key arterial roads and protection of important view corridors.
- 10 Promote a highly permeable and connected grid street structure in new growth areas and transit-oriented developments to encourage walking and cycling.
- 11 Provide safe and attractive streetscapes in growth areas and transit-oriented developments through street tree plantings and lighting.



- 12 Develop and promote a distinctive range of building typologies for residential housing density, which responds to metropolitan Adelaide's existing character and climate.
- 13 Create a clear transition between new higher-density development (near shops and railway stations) and existing detached housing precincts, such that housing densities will decrease in line with the distance from transport thoroughfares and railway stations.
- 14 Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy.
- 15 Capitalise on the role heritage places and areas play in creating a sense of place through techniques such as adaptive re-use and clearly described desired character statements in Structure Plans.

Targets

- A Develop design principles for multi-unit and mixed-use developments, to be incorporated in Structure Plans. These will determine setbacks, height transitions, and scale principles based on existing character, ensuring that consistent rules apply for building renewal across Greater Adelaide. Some adaptation will be required in heritage areas. This work will include:
 - ▶ a description of a range of residential building typologies for changing demographics and preferences in higher-density areas, for all identified Structure Plan areas
 - ▶ responsive building design on busy corridors (including measures to address noise and air quality)
 - ▶ built-form and structural planting to reinforce the visual identity of the arterial grid system in the metropolitan area
- ▶ planting to enhance the existing natural and cultural landscape character in new developments and in new greenways
- ▶ place-making principles
- ▶ water and energy efficient design for buildings and public spaces
- ▶ the allowance of sufficient space for and access to waste management and recycling infrastructure.
- B Develop guidelines for safe, attractive residential streetscapes that provide for vegetation, lighting and, potentially, water-sensitive urban design techniques.

ATTACHMENT B – EMAIL FROM MARK WITHERS

From: Mark Withers
Sent: Thursday, 2 June 2011 12:45 PM
To: 'jdouglas'; Henry Inat; Mayor Kirsten Alexander
Cc: Cr Robert Randall; Cr Jim Fitzpatrick
Subject: RE: Planning for Growth

Dear Jim

Thank you for your email received on 30 May 2011, in which you raised several queries in relation to the State Government's 30 Year Plan for residential growth corridors. With respect to your queries I wish to provide the following response.

The Henley Square Precinct and the immediate Henley Area is not located within a growth corridor and therefore there are no significant development pressures foreseen as a result of the 30 Year Plan for Greater Adelaide. The nearest growth corridor identified as one of the "other corridors" within the 30 Year Plan is identified as Henley Beach Road. The potential growth along this corridor as detailed in the transit corridors policies of the 30 Year Plan is anticipated to extend for 400m on either side. In terms of Henley Beach, the growth corridor is anticipated to extend up to South Street. It is important to note that Council's existing Heritage Conservation Areas as identified in Council's Development Plan are potentially excluded from the potential growth areas. More recently, the Minister for Planning and Local Government has verbally detailed that the integrity of such heritage areas will be protected in the future planning policy formation in these corridors.

It should be noted that the Government's 30 Year Plan also identifies land around Henley Square as a "potential re-generation areas (non-corridor)". The 30 Year Plan refers to urban regeneration areas outside transit corridors for identification for potential redevelopment to achieve economic, social and environmental improvements. Given resident concerns in this regard further dialogue is needed between Council and the DPLG to clarify what the consequences of such a designation.

Council will soon be engaging with the Department of Planning and Local Government (DPLG) on the future framework of growth corridors and precincts to assess how they relate to the City of Charles Sturt, and residents and the community more broadly can engage in the discussion about the proposed policies.

Within areas located outside the designated growth corridors, Council's existing Development Plan envisages that urban infill development will occur within the Residential Zone such as the Western Edge Policy Area 17 (located north and south of the Henley Square Policy Area), which envisages medium densities with heights of predominantly up to two storeys (although 3 storey buildings may be acceptable in limited circumstances). It is important to note that the densities and building heights envisaged in Policy Area 17 (within the Residential Zone) are different to the policy provisions used for the assessment of the previous and most recent apartment developments, located in the Neighbourhood Centre Zone as identified in Council's existing Development Plan. Within the Neighbourhood Centre Zone, an array of commercial, mix use activities and facilities with corresponding built form/building heights being multi storey structures of heights guided by Principle of Development Control 3, which envisages a building height of 10.2 metres from natural ground level.

Council will shortly be undertaking a review of its Development Plan policy priorities (known as a Section 30 Strategic Direction Report) as well as a review of its Community Plan's strategic directions. These reviews will involve undertaking consultation with the community of Charles Sturt to seek their views on the strategic direction they want the City to move towards as well as what type of planning policy directions are needed for the City's future, which will include the Henley Precinct.

I trust this information is of assistance to you and clarifies your understanding of the growth areas as envisaged by the 30 Year Plan.

Should you have any further queries, please do not hesitate to contact Jim Gronthos, Council's Senior Policy Planner on 8408 1265.

Regards

Mark Withers
Chief Executive Officer

72 Woodville Road, Woodville 5011
T: (08) 8408 1101 F: (08) 8408 1102
www.charlessturt.sa.gov.au