

## inside

- Recognition for Leadership and Excellence
- Making Movies in the Outback – Continuing Support for Regional Development
- What's a Residential Park and Where Do They Go?
- Adaptation and Re-use of Heritage Listed Buildings
- Planning to Age Well – From Strategies to Action
- Nicole Halsey Appointed New Chair of the PIA Environmental Planning & NRM Chapter
- Our New Office with Space for the Kids

### A warm welcome...

Welcome to edition No.5 of 'Planning Matters', the newsletter of URPS produced twice a year. We hope you enjoy some highlights of the work we've been doing with many of you over recent months. You can also access electronic copies of this and all our past newsletters on our new and improved website at [www.urps.com.au](http://www.urps.com.au)

### Recognition for Leadership and Excellence



The Alexandrina Rural Areas Strategy which URPS prepared in partnership with the Alexandrina Council recently received a National Planning Institute of Australia Award.

At the Awards Ceremony held in Canberra on March 26th, the judges commented:

"This project is commended for being **simple, clear, user friendly and action orientated** as it demonstrates a practical result and an achievable outcome for a real problem. The report highlights the team's **effective engagement with the farming community**, a group that is traditionally hard to engage in planning issues as they most often have other higher priorities! They have been able to provide a model for integrating the project themes into mainstream planning practice. The judges liked the fact that the analysis, the community involvement and the action plan were strongly interlinked".

*The key players in developing this award-winning project (from left): Heather McHugh, Mayor Kym McHugh, Sally Roberts, Graham Webster, Angela Hazebroek, Brenton Roberts and Des Commerford*



This project reflects the leadership of Alexandrina Council and the commitment of Mayor Kym McHugh in driving the establishment of the Alexandrina Sustainable Agricultural Round Table (ASART) to contribute to the implementation of the Strategy.

Staff from DPLG have also commented that the Strategy's clarity in setting out the priorities for policy change provides a sound foundation for creating a Development Plan Amendment that aligns well with the relevant Strategic Plans.

URPS's **extensive rural planning expertise** and our ability to form effective working relationships with farmers and other stakeholders means we are well placed to work with Councils seeking to support a strong and sustainable future for primary production.



## Making Movies in the Outback – Continuing Support for Regional Development



historic buildings ideally suited to adaptive re-use as a film studio

Broken Hill and its surrounds provide a stunning environment for filming with its rich tapestry of outback landscape, mining, heritage, agriculture and art. The city has hosted more than 50 feature films, television and documentary productions.

In 2010, Broken Hill and Silverton will host the return of the Mad Max series with the fourth instalment, Fury Road, scheduled to commence production in August. This \$100 million film is expected to provide an **economic boost of more than \$10 million to the Broken Hill economy**, employing more than 100 locals as extras, caterers, runners and location crew. Three hundred cast and crew will be in and around Broken Hill for 30 weeks of filming.

URPS has recently helped Broken Hill City Council to prepare the Development Application for the conversion of a former power station to a film studio for use in the making of Fury Road and other productions into the future. The NSW Government has contributed \$1 million to this initiative, aiding Council in reinvigorating NSW's film and creative arts industry. Providing electricity to the mines from the 1930's, but largely disused since the 1980's, the proposed film studio conversion has numerous positive elements including:

- It involves the **adaptive re-use of a listed Heritage Item** with minimal building work, ensuring the ongoing care and maintenance of the significant buildings on the site.
- **Decontamination of the site** as necessary to facilitate its use as a film studio.
- The creation of employment and other economic benefits associated with building work and services to filmmakers (e.g. catering, transport, set-construction).

## What's a Residential Park and Where Do They Go?



As many of you would be aware, there have been a number of Court cases which have considered the definition of tourist accommodation. For example, a "Bed & Breakfast" may in fact be a "Motel", while a "Serviced Apartment" may be a "Residential Flat Building". In addition, as reported in the Autumn/Winter 2008 edition of Planning Matters, a building which is used as a "holiday home" (such as a shack) is unlikely to be a dwelling. Getting the description of development right is important at both the assessment stage and when writing new planning policy.

It has been interesting to note that recent versions of the Better Development Plan (BDP) Policy Library have introduced **the concept of "Residential Parks"**. While a Residential Park is not defined in the Development Regulations, it has been positioned under the "Tourism Development" module, possibly indicating that it is a land-use which is intended to provide a mixture of short-term and long-term accommodation.

The Residential Park concept **raises a number of questions**. For example, in which zone(s) would a Residential Park be appropriate, noting that it is not envisaged in BDP's Caravan and Tourist Park Zone? Could it be used to avoid provisions in rural zones which seek to restrict development to one dwelling per allotment? What sort of density of accommodation is appropriate? How should the 'standard' residential policies relating to setbacks, private open space, overlooking etc be considered during the assessment process?

For Councils that are embarking on conversion of their Development Plan to the BDP format, we recommend that careful thought be given to the implications of introducing the Residential Parks concept. In particular, we recommend that Councils identify locations where the development of a Residential Park may be appropriate and then adjust their zones to either cater for or exclude them.

## Adaptation and Re-use of Heritage Listed Buildings



The former Mortuary building on the Glenside Campus to be used as part of the new health facilities (images courtesy of Swanbury Penglase and SA Health)

Following our work project managing the Master Plan for the Glenside Hospital Campus, we have been facilitating a number of large-scale Development Applications on behalf of SA Health that **realise the vision for the Glenside Campus**. Significantly, the Minister for Urban Development & Planning has recently approved the new health facilities and supported accommodation on the site. The new health facilities include the integration of the former Mortuary Building, a State Heritage Place, with the new Helen Mayo House Peri-natal Unit.

The Heritage Conservation Management Plan for the Glenside Campus prepared in 2003 states that this building should “not be considered for adaptation to an alternative use”.

Clearly, there are sensitivities in using this historic building for the care of mental health patients while also ensuring that the building and the historic objects and artifacts therein are appropriately maintained and interpreted.

It is our view that the adaptive re-use of the former Mortuary Building is appropriate given that there is no longer any need to use this building as a mortuary (it has not been used as such for many years), and its use solely as a ‘museum’ is impractical given its location within what will be a functioning mental health care facility. At the same time, the objects and artifacts within the Mortuary Building related to its original use will be sensitively displayed and interpreted in one part of the former Mortuary building. This approach strikes an appropriate **balance between the conservation of the building** and its contents **and its pragmatic use** as a part of the new mental health care facilities. This approach was also supported by the Heritage Branch of DEH.

## Planning to Age Well – From Strategies to Action

Ageing Strategies provide a means for communities to proactively address the needs of an ageing population. URPS was recently involved in the implementation of three Ageing Strategies previously prepared for Port Augusta, Onkaparinga and the Hills region (which includes Alexandrina, Adelaide Hills and Mount Baker Councils).

In Port Augusta, Council is continuing to identify ways to provide **affordable and appropriate aged-care** and retirement living options. Taking a long term approach, Council has engaged URPS to explore partners that could contribute to the development of such accommodation.

In the Onkaparinga Council area, improved access to services, learning programs and social activities were identified in the ageing strategy as a key contributor to positive ageing. In response, URPS is currently working with Council to prepare an **operational strategy for its Community Transport Program**. Being clear about “who is on the bus, where are they going and what are they doing” enables Council to prioritise its transportation resources and make effective links with other transport providers.

A key action identified in the Hills Region Ageing Strategy, URPS also facilitated the creation of the Strath AIMS network which will deliver **coordinated access, information, meeting places and social support** for older people, people with disabilities and their carers.

The implementation of these three ageing strategies demonstrates our recognition that actions must complement well devised strategy.



## Nicole Halsey Appointed New Chair of the PIA Environmental Planning & NRM Chapter



URPS is pleased to support Nicole Halsey's recent appointment to Chair of the reinvigorated Environmental Planning and Natural Resources Management Chapter of PIA SA. Nicole's appointment reflects her personal and professional commitment to effective natural resources management and, in particular, her recognition of the important role planning plays in protecting and enhancing our environment.

The Environmental Planning Chapter of PIA was launched at a national level in 2004. The aims of this Chapter are to "promote responsible development and the long term integrity of the natural environment by:

- Protecting natural ecosystems and biodiversity
- Protecting and enhancing air, land and water quality
- Promoting sustainability and waste reduction
- Ensuring that actions result in a net gain to natural systems and
- Minimising the impact of natural hazards."

Nicole recently convened a seminar entitled "Planning in a Changing Climate - What Does the Future Hold?", which highlighted the diverse range of issues facing communities as we adapt to a changing climate. One highlight of this well attended seminar was hearing about instances of **communities being proactive in responding to climate change** in their own neighbourhoods. Thanks also to the City of Charles Sturt for hosting this event.

With a view to expanding the membership of this Chapter in South Australia, Nicole is actively working to bring planners and people from related fields together to contribute to the understanding of, and solutions to, pressing environmental issues. If you are interested in being involved, please contact Nicole at [nicole@urps.com.au](mailto:nicole@urps.com.au)

## Our New Office with Space for the Kids

We moved into our new offices late last year at Suite 12/154 Fullarton Road, Rose Park, directly opposite Victoria Park. While we try and get out to our clients as much as possible to make your life easier, parking at our new office is easy and we enjoy having you visit us to meet over a coffee in our café area.

We were also delighted to win funding from the Federal Government as part of the 'Fresh Ideas' Program to promote a healthier work-life balance. This funding was used to create a friendly and inviting 'kid's space' in our office for children to enjoy when they need to come to work with mum or dad. We are excited about the flexibility this space provides for not only our team, but also our clients who are **welcome to utilise this child-care option** when meeting at the URPS office.



funky fitout – perfect for your kids and ours

## More Information

Copies of this and our previous newsletters are available on our website at [www.urps.com.au](http://www.urps.com.au) If you would like to discuss the information contained in any of our newsletters in further detail please don't hesitate to contact us on 8333 7999 or drop into our offices at Suite 12/154 Fullarton Road, Rose Park.

### URPS

#### Our people

Angela Hazebroek	<a href="mailto:angela@urps.com.au">angela@urps.com.au</a>
Grazio Maiorano	<a href="mailto:grazio@urps.com.au">grazio@urps.com.au</a>
Marcus Rolfe	<a href="mailto:marcus@urps.com.au">marcus@urps.com.au</a>
Nicole Halsey	<a href="mailto:nicole@urps.com.au">nicole@urps.com.au</a>
Kieron Barnes	<a href="mailto:kieron@urps.com.au">kieron@urps.com.au</a>
Julie Lewis	<a href="mailto:julie@urps.com.au">julie@urps.com.au</a>
Geoff Butler	<a href="mailto:geoff@urps.com.au">geoff@urps.com.au</a>
Amanda Davey	<a href="mailto:amanda@urps.com.au">amanda@urps.com.au</a>
Michael Arman	<a href="mailto:michael@urps.com.au">michael@urps.com.au</a>
Michael Vroom	<a href="mailto:mike@urps.com.au">mike@urps.com.au</a>
Krystina Fisher	<a href="mailto:krystina@urps.com.au">krystina@urps.com.au</a>

#### Our place

Suite 12  
154 Fullarton Road  
Rose Park SA 5067  
(Corner of Alexandra Avenue)  
Phone: 08 8363 0444  
Fax: 08 8363 0555  
Email: [mail@urps.com.au](mailto:mail@urps.com.au)  
Web : [www.urps.com.au](http://www.urps.com.au)

