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25 September 2024

Emma Williams - Principal Consultant

Glenside Urban Corridor (Living) Code Amendment
URPS
27 Halifax Street
Adelaide SA 5000

Dear Ms Williams,

Thank you for the opportunity to make a submission to the Glenside Urban Corridor (Living) Code Amendment.

The Property Council fully supports the proposed Glenside Urban Corridor (Living) Code Amendment, and supports changes to policies within the proposed development including:

- The proposal to increase to the maximum building height of up to 20 levels or 73 meters
- The amendment of Concept Plan 24

The Property Council is a nation-leading voice in advocating for solutions to address the nation's housing crisis.

The next stage of the Glenside development represents an opportunity to develop four high-quality residential buildings, representing about 200 dwellings with access to amenity including public transport, open space and community infrastructure.

In addition, this development represents well located strategic infill being less than three kilometres to the economic and jobs centre of the CBD.

The site also has the potential to unlock significant opportunities for active transport, such as walking, cycling and public transport. The increased density would support new and exciting opportunities, such as new cafes and restaurants that will bring the precinct to life, with additional parking to support access.

Allowing the maximum building height would also provide for more people to have convenient and close access to the Adelaide Parklands, which encourages healthy lifestyles and would help activate this important community asset.

The development will have taller and more slender buildings with spaces between them that enable view corridors to be protected, while maximising sunlight access to existing development and public spaces.

With Adelaide's median house price increasing and the state's relative affordability being eroded, South Australia needs a mature conversation around development, and this includes how embracing height and density are key to bringing on supply.

The Glenside Urban Corridor (Living) Code Amendment is an opportunity to create an iconic Adelaide destination and a gateway to the CBD. It would also send a strong message to aspirational homebuyers that the state is serious about addressing the housing crisis by increasing the supply of dwellings.

In closing, approving this development would send a strong signal to the market that capital is welcome in South Australia and will incentivise further investments in housing, which the state so desperately needs to increase supply.

For these reasons, the Property Council lends its strong support to the policy changes within this Code Amendment.

A handwritten signature in black ink, appearing to read 'Bruce Djite', with a large, stylized flourish at the end.

Bruce Djite

SA Executive Director, Property Council