

Strategic Planning & Development Policy Committee Agenda & Reports

11 May 2015

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

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City of
Norwood
Payneham
& St Peters

7 May 2015

To all Members of the Strategic Planning & Development Policy Committee

NOTICE OF MEETING

I wish to advise that pursuant to Sections 87 and 88 of the *Local Government Act 1999*, the next Ordinary Meeting of the Strategic Planning & Development Policy Committee, will be held in the Council Chamber, Norwood Town Hall, 175 The Parade, Norwood, on:

Monday 11 May 2015, commencing at 8.00pm

Please advise Kate Talbot on 8366 4562 or email ktalbot@npsp.sa.gov.au, if you are unable to attend this meeting or will be late.

Yours faithfully



Mario Barone
CHIEF EXECUTIVE OFFICER

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City of
**Norwood
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VENUE Council Chamber, Norwood Town Hall

HOUR

PRESENT

Committee Members

Staff

APOLOGIES

ABSENT

TERMS OF REFERENCE:

The Strategic Planning and Development Policy Committee is established for the purposes of:

- (a) *providing advice to the Council in relation to the extent to which the Council's strategic planning and development policies accord with the Planning Strategy;*
- (b) *assisting the Council in undertaking strategic planning and monitoring to achieve;*
 - (i) *orderly and efficient development within the area of the council; and*
 - (ii) *high levels of integration of transport and land-use planning; and*
 - (iii) *relevant targets set out in the Planning Strategy within the area of the council; and*
 - (iv) *the implementation of affordable housing policies set out in the Planning Strategy within the area of the council; and*
 - (v) *other outcomes of a prescribed kind (if any); and*
- (c) *providing advice to the Council (or to act as its delegate) in relation to strategic planning and development policy issues when the Council is preparing—*
 - (i) *a Strategic Directions Report; or*
 - (ii) *a Development Plan Amendment proposal;*
- (d) *other functions (other than functions relating to development assessment or compliance) assigned to the committee by the Council; and*
- (e) *considering and providing advice to the Council (or its delegate) in relation to any representation made in relation to a Development Plan Amendment; or appointing a Committee to consider and provide advice to the Council (or its delegate) in relation to any representation made in relation to a Development Plan Amendment.*

- 1. CONFIRMATION OF MINUTES OF THE STRATEGIC PLANNING & DEVELOPMENT POLICY COMMITTEE MEETING HELD ON 10 MARCH 2015**
- 2. PRESIDING MEMBER'S COMMUNICATION**
- 3. STAFF REPORTS**

3.1 DRAFT RESIDENTIAL DEVELOPMENT (ZONES & POLICY AREAS) DEVELOPMENT PLAN AMENDMENT

REPORT AUTHOR: Senior Urban Planner
GENERAL MANAGER: General Manager, Urban Planning & Environment
CONTACT NUMBER: 8366 4560
FILE REFERENCE: S/00917
ATTACHMENTS: A - I

PURPOSE OF REPORT

The Minister for Planning wrote to the Council on 17 March 2015, seeking the Council's response to a number of proposed changes to the draft Residential Development (Zones & Policy Areas) Development Plan Amendment (DPA). The purpose of this report is to seek the Council's endorsement of a response to the issues which have been raised by the Minister.

BACKGROUND

The draft Residential Development (Zones & Policy Areas) Development Plan Amendment (DPA) was submitted to the Minister for Planning for approval in September 2014, following a lengthy post-consultation process, which included the re-drafting of the document, public information sessions and a second round of community consultation. During this time, Council staff consulted with staff from the Department of Planning, Transport & Infrastructure (DPTI), to ensure agreement of the proposed policies, given the issues raised by DPTI and the community regarding the proposed policies in the initial consultation draft.

In March 2015, the Minister wrote to the Council advising that he was considering making amendments to the draft DPA, in relation to six (6) aspects of the policies. A copy of the Minister's letter is contained in **Attachment A**. Whilst some of the proposed amendments are considered relatively minor from a policy perspective, staff were concerned with the implications of some of the changes proposed by the Minister.

On 1 April 2015, Council staff met with senior staff from DPTI to discuss the Minister's proposed amendments. During this meeting, Council staff were able to convey further information and justification for retaining some of the policies (as contained in the draft DPA), or with minor modifications and/or concessions. As a result, DPTI has agreed to alter its previous advice to the Minister on a number of the policy matters raised in the Minister's letter.

It is now timely for the Committee to re-consider aspects of the draft DPA that have been raised by the Minister.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The relevant Outcomes and Objectives contained in the Council's *City Plan 2030 (update 2012)*, are outlined below:

Outcome 1: Social Equity

"A connected, accessible and pedestrian-friendly community".

Objective 2. *A people friendly integrated, sustainable and active transport and pedestrian network*

The proposed amendments to the draft DPA apply a more targeted approach to the location of medium density development on the basis of good walkability to centres and public transport.

Objective 3. *An engaged and participating community*

Community participation in this DPA process has included two (2) rounds of public consultation, public information sessions and direct tailored notification to all affected property owners. The Council made significant changes to the draft DPA in response to many of the issues raised. The recommendations in this report generally reflect community aspirations for the future development of our residential neighbourhoods.

Objective 6. *Access to affordable housing for lower income earners.*

The proposed policies will encourage a range of residential accommodation options and introduces policies for the provision of a minimum level of affordable housing in large developments. This will increase access to more affordable housing within the City of Norwood Payneham & St Peters.

Outcome 2: Cultural Vitality

“A culturally rich and diverse city, with a strong identity, history and ‘sense of place”.

Objective 2. *A community embracing and celebrating its social and cultural diversity*

Objective 3. *A City which values and promotes its rich cultural and built heritage*

Objective 4. *Pleasant, well designed, sustainable urban environment*

The proposed policies will:

- support a range of housing options which cater for different housing needs;
- protect and enhance places, streetscapes, precincts and landmarks which reflect the built and cultural history of our City;
- integrate new development that complements our City’s built heritage and character areas; and
- provide a mix of housing densities and styles and affordable housing across our City in appropriate locations.

Outcome 3: Economic Prosperity

“A dynamic and thriving centre for business and services”.

Objective 3. *New enterprises and local employment opportunities.*

Objective 5. *A local economy supporting and supported by its community.*

The proposed policies will support medium density development in close proximity to centres and will assist in supporting local economies by increasing the residential population around these centres.

Outcome 4: Environmental Sustainability

“A leader in environment sustainability”.

Objective 1. *Sustainable and efficient management of water, waste, energy and other resources.*

Objective 3. *Sustainable quality streetscapes and open spaces.*

The proposed policies will:

- promote medium density opportunities around centres and in key locations within good walking distance of centres and public transport; and
- require that new development has regard to the amenity of streetscapes, including street trees.

FINANCIAL AND BUDGET IMPLICATIONS

There are no anticipated budget implications associated with responding to the Minister’s advice.

EXTERNAL ECONOMIC IMPLICATIONS

It is envisaged that the proposed policy framework will assist in delivering a more diverse range of housing throughout the City of Norwood Payneham & St Peters and will provide opportunities for more affordable housing. Opportunities for medium density housing around centres will support walkable communities and may in the longer term, support the viability of these centres and assist in the establishment of more local businesses.

CULTURAL ISSUES

The final draft DPA is underpinned by the principle of protecting the areas of the City which have an established valued character (outside of the previously established Historic (Conservation) Zones), in order to reflect community expectations that value the historical context and established character of the City. This has been balanced with the need to provide a diverse range of housing opportunities within the City of Norwood Payneham & St Peters and to accommodate a share of residential growth.

ENVIRONMENTAL ISSUES

The revised draft DPA that underwent the second round of consultation significantly reduced the extent of the proposed medium density policy areas in response to concerns regarding, amongst other things, the impact on the water quality of the River Torrens. The proposed new policies take into consideration the environmental impacts of new development with regard to energy efficiency and water sensitive design.

RESOURCE ISSUES

This final phase of work in responding to the Minister's advice will be undertaken by Council staff.

RISK MANAGEMENT

An indication of the Minister's acceptance of the draft DPA, subject to six (6) amendments, has been provided in his letter to the Council. Since receiving this advice, Council staff have been able to negotiate with senior DPTI staff, regarding some of the more critical aspects of the Minister's proposed changes such that DPTI has now confirmed that it will, in most aspects, alter its previous advice to the Minister in favour of the Council's preferred policy approach.

There is a risk that the Minister may not accept DPTI's amended advice, however, every indication from DPTI staff would suggest that this is unlikely to be the case, particularly as the draft DPA aligns with the objectives and targets of the *30 Year Plan*.

CONSULTATION

- **Elected Members**

Elected Members have been kept informed of the Minister's consideration and advice regarding the draft DPA through various Communique memos.

- **Community**

The community was consulted on the original draft DPA through a formal public consultation process, which was undertaken in accordance with Section 25 of the *Development Act 1993*.

The Committee resolved to undertake a further four (4) week period of non-statutory public consultation on the re-drafted DPA, which included direct (tailored) notification to all property owners affected by the proposed changes.

All those who have made a submission on the draft DPA will be advised of the outcome once the Minister has made a decision on the DPA. If the DPA is approved, information on the new policies will be made available on the Council website and in LookEast.

- **Staff**

Urban Planning & Environment staff have had the opportunity to provide comment on the draft policies and to some extent have been road-testing the proposed new policies in the time since the DPA was re-drafted.

- **Other Agencies**

State Government Agencies, organisations, adjoining Councils, Local Members of Parliament, and Residents Associations were consulted during the formal Public and Agency consultation period.

Key agencies, including the Department of Planning, Transport & Infrastructure were provided with an opportunity to comment during the second round of consultation on the re-drafted DPA.

DISCUSSION

The draft Residential Development (Zones & Policy Areas) DPA, was submitted to the Minister for Planning in September 2014, following the Committee's endorsement of the draft DPA in August 2014.

Prior to this, the DPA was re-drafted, following an initial round of formal Community and Agency consultation. During this time, Council staff met with DPTI staff on several occasions, to discuss the proposed policies, particularly those in relation to the land division controls and the reduced areas of medium density zoning, the purpose being to ensure a reasonable level of support from DPTI staff for the re-drafted document.

Despite various communications with DPTI staff, some six (6) months after submitting the draft DPA for approval, advice was received from the Minister of his intention to make amendments to the draft DPA, subject to any alternative approaches agreed to in discussion with DPTI. The Minister provided the Council eight (8) weeks in which to respond. The proposed changes outlined in the Minister's letter are summarised below:

1. Deleting policies that seek to restrict land division in specific streets and allotments within the Residential Character Zone and Residential Character (Norwood) Zone);
2. Increasing the maximum building height and density target for the Adelaide Caravan Park site to 4 storeys and 50 dwellings per hectare (from 3 storeys and 40 dwellings per hectare);
3. Deleting the proposed Arterial Road Policy Area from the Residential Character Zone, and including this land within the Residential Zone (but not within the Medium Density Policy Area);
4. Including six (6) allotments currently proposed within the Residential Character Zone (25 - 31 River Street, St Peters), within the Residential Zone (but not within the Medium Density Policy Area);
5. Including additional guidance in the Desired Character Statement for the proposed Residential Zone, to reflect the potential redevelopment of the existing Housing SA dwelling stock in Felixstow; and
6. Deleting the proposed new City Wide policy which guides the location and design of Electricity Substations, as well as the design guidelines contained in the Desired Character Statement of the proposed Residential Zone, Medium Density Policy Area.

On 1 April 2015, Council staff met with senior DPTI staff to discuss the Minister's proposed amendments. A summary of these discussions and the suggested amendments to the policies that have been developed since this time, is set out below.

1. **Deleting policies that seek to restrict land division in specific streets and allotments within the Residential Character Zone and Residential Character (Norwood) Zone)**

The proposed land division controls are intended to apply in identified streets within the Residential Character Zone and identified pockets of housing within the Residential Character (Norwood) Zone.

In discussing the proposed land division controls, Council staff were able to convey that in many areas of the proposed Character Zones, design principles that seek to guide future development are not, in isolation, always capable of adequately protecting streetscape character, which is made up of a number of elements that can be significantly impacted by land division. It was also demonstrated that the potential loss of additional dwelling yield within the areas affected by the proposed land division controls, is minimal and unlikely to have any significant impact on the overall dwelling growth targets of the *30 Year Plan*.

After further clarifying that the proposed land division controls do not trigger non-complying processes or extend public notification, DPTI staff agreed that they would be willing to support the retention of the land division controls in the draft DPA, subject to a review (and removal) of included locations where land division approvals have been granted. It was also agreed, that further clarification could be provided in the policies for other minor forms of residential development, such as the conversion of an existing dwelling into two (2) or more dwellings and dependent accommodation (e.g. a granny flat on the site of an existing dwelling).

In this context, staff have now undertaken an audit of all Development Applications which have been lodged since 1 January 2014, which are relevant to the areas affected by the proposed land division controls and where the proposal is to increase the dwelling yield of the affected sites. The findings are summarised below:

a) Residential Character (Norwood) Zone

Within the proposed Residential Character (Norwood) Zone there were eleven (11) land division or built form Development Applications within the identified character pockets included in the draft DPA, which have been approved or are significantly advanced through an assessment process. The locations of these Applications are highlighted on the map contained in **Attachment B** and include:

- 2 in Coke Street;
- 1 in Alfred Street;
- 2 in Osmond Terrace;
- 2 in Birrell Street;
- 2 in Queen Street; and
- 2 in Edward Street.

i) Coke Street

The proposed 'character pocket' located along Coke Street comprises five (5) adjacent sites. Two (2) of the sites at 30 and 32 Coke Street, have been the subject of Development Applications. The remainder of Coke Street comprises a mix of mostly two-storey townhouses, units and semi-detached dwellings.

Given the proximity of this 'character pocket' to the District Centre Zone and the likelihood that the re-development of two (2) of the five (5) sites at higher densities will diminish its integrity, it is recommended that this 'character pocket', in its entirety, should be excluded from the land division controls.

ii) Alfred Street

The proposed 'character pocket' located along Alfred Street comprises five (5) adjacent sites. One (1) of the sites at 15 Alfred Street, has been the subject of a Development Application and a pair of two-storey semi-detached dwellings has been approved.

Staff have previously considered the character of this small pocket to be marginal and with the recent Development Approval, staff again recommend that this 'character pocket', in its entirety, should be excluded from the land division controls.

iii) Osmond Terrace

The proposed 'character' pocket located along Osmond Terrace (north of The Parade) comprises twenty-one (21) adjacent sites. One of the sites (located on the corner of Vernon Street at 24 Osmond Terrace), has been the subject of a Development Application for a new dwelling located behind the existing Local Heritage Place. The assessment of this Application

is still in progress, however to date the Applicant has been unable to overcome issues associated with the bulk, scale and design aspects of the proposal. The Application for the second site at 30 Osmond Terrace, is for a pair of two (2) storey semi-detached dwellings and is progressing through the assessment process.

Notwithstanding these pending Applications, staff consider that the potential redevelopment of these sites will not compromise the integrity of the identified character pocket, to the degree that it should be excluded from the land division controls. As such, the 'character pocket' is recommended for retention.

iv) Birrell Street

The proposed 'character pocket' in Birrell Street, comprises most properties located on both sides of the street. Land divisions have been approved on two (2) adjacent sites at 9 and 11 Birrell Street. An Application for the construction of two (2) pairs of two-storey semi-detached dwellings is currently under assessment for these newly created allotments.

Given the location of these sites adjacent to a site that is not within the identified 'character pocket' and in the context of the current Development Application, it is recommended that these two (2) sites should be excluded from the Birrell Street 'character pocket' and thereby, be excluded from the land division controls.

v) Queen Street

The proposed 'character pocket' located along Queen Street comprises eleven (11) sites, located north and south of Wall Street. A Development Application has been approved at 31 Queen Street, for the division of an existing tennis court site from the existing dwelling site. Another Development Application at 47 Queen Street, for the division of the site into two (2) allotments, is currently under assessment. On review of this 'character pocket', it has been observed that the continuity of character is already interrupted by several multi-unit sites and a very contemporary new dwelling. This character will potentially be further amended by the future development of two (2) new dwellings at 47 Queen Street. There are also two (2) large sites at 51 and 55 Queen Street (each with land areas of more than 1000m²) located adjacent to the District Centre Zone, which given their proximity to sites fronting the Parade, are likely to provide good opportunities for redevelopment that links in well with development along The Parade.

On this basis, it is recommended that two (2) 'character pockets' along Queen Street should be excluded from the land division controls.

vi) Edward Street

There are three (3) proposed 'character pockets' located along Edward Street comprising a total of twenty-two (22) sites. A Development Application has been approved at 17 Edward Street, for the construction of a new dwelling to the rear of the existing dwelling. Another Application has been approved for 79 Edward Street, for a land division involving a pair of existing maisonettes.

It is considered that the approved developments will not compromise the integrity of the Edward Street 'character pockets', to the degree that warrants their exclusion from the land division controls. As such, the 'character pockets' are recommended for retention.

vii) Donegal Street

A review of the identified 'character pocket' in Donegal Street, which comprises only three (3) sites, including one (1) Local Heritage Place has also been undertaken.

Given the very small size of this identified 'character pocket' and the number of existing multi-unit sites in the locality, it is recommended that this 'character pocket' should be excluded from the land division controls.

b) Residential Character Zone

An audit of all land division and relevant built form Development Applications submitted since 1 January 2014, for sites within the Residential Character Zone that are affected by the proposed land division controls, has also been undertaken. The streets affected by the proposed controls are in Hackney, Heathpool, Evandale, Joslin, Marryatville, Maylands, St Morris, St Peters and Trinity Gardens.

Overall, there were eight (8) relevant Development Applications affecting properties within the 'no further land division' streets. All but one in Northumberland Street, Heathpool (which is the subject of an appeal to the ERD Court) have been approved. The other seven (7) are scattered throughout Maylands (2), St Morris (4) and Trinity Gardens (1).

Notwithstanding these approvals, it is considered that the potential redevelopment of these sites will not compromise the integrity of these identified character streets, to the degree that warrants their exclusion from the land division controls. As such, the retention of the proposed land division controls for all of the identified streets in the Residential Character Zone is recommended.

c) Clarification of other minor forms of residential intensification

At the request of DPTI staff, Council staff have altered the wording of the Desired Character Statements and 'Land Division' Principles of Development Control, relevant to the 'character pockets' and streets where no further land division is desired, to confirm that other minor opportunities for residential development, such as the conversion of an existing dwelling into two (or) more dwellings, can occur. This amended wording is intended to provide certainty that minor intensification on existing properties will not be restricted by the proposed land division controls. These amendments are highlighted in **Attachments C2, C8, C10, C11, C12, C13, C16, C18, C19, C21, C24, C25 and C31.**

2. Increasing the maximum building height and density target for the Adelaide Caravan Park site to 4 storeys and 50 dwellings per hectare (from 3 storeys and 40 dwellings per hectare)

There was a significant amount of community opposition to the proposal in the first consultation draft DPA to increase residential densities on the Caravan Park site (up to six (6) storeys and 60 dwellings per hectare). The main concern related to the view that additional traffic would be generated from the development site and more generally, from the proposed increase in residential densities along areas adjacent to the River Torrens Linear Park and the impacts which this would have on Richmond Street. In response to the concerns raised through the formal consultation process, the Committee resolved to decrease both building heights and density. Through the second round of consultation, there were significantly less concerns with the revised policies, however, some concern around the traffic management issues along Richmond Street remain.

At the meeting with DPTI staff, Council staff advised that the Council would be unlikely to support any amendments to increase building height or density on the Caravan Park site, on the basis of the concerns with any redevelopment of the site and the fact that the Council believes that it has reached a sustainable compromise. Additionally, it was highlighted that the State Government had itself requested that the building height and density policies for the River Street, Marden site (which is owned by State Government), be reduced on the basis of commercial viability and marketing. Furthermore, it was highlighted that a large site located in Gilberton, directly across the River Torrens from the Caravan Park site, is now only being developed for three (3) storey townhouses, despite the policies allowing for development of up to ten (10) storeys and the initial marketing of a proposal to that height.

While DPTI staff acknowledged the Council's position on this matter, it has advised that it will maintain its previous advice to allow up to four (4) storeys and a dwelling yield target of 50 dwellings per hectare. That said, DPTI will recommend that four (4) storey development only be allowed in the central part of the site. However, what constitutes 'the centre' has not been clearly articulated by DPTI in the amended draft policy.

On the basis of DPTI's advice, it is recommended that the Committee resolves to object to this proposed amendment.

3. **Deleting the proposed Arterial Road Policy Area from the Residential Character Zone, and including this land within the Residential Zone (but not within the Medium Density Policy Area)**

The areas of the City which will be affected by this proposed amendment are shown on the zone maps contained in **Attachment D**.

The key difference between the policies for the Residential Zone and the Residential Character Zone, Medium Density Policy Area, relate mostly to the design aspects of new buildings, which in the Residential Character Zone, require reference to the key architectural features of the pre-1940s building stock. Notwithstanding that a more varied and contemporary built form would be possible in the Residential Zone, both zones require high quality design and both discourage large expanses of blank walls, tilt-up concrete and the use of monochromatic materials and finishes. Both also allow for a full range of dwelling types and a mix of land uses with building heights of up to two-storeys.

In this context, the proposed deletion of the Arterial Road Policy Area and the inclusion of these areas within the Residential Zone, is not considered to be a critical change and is not likely to have significant built form outcome consequences.

As such, it is recommended that the Committee resolves not to object to this proposed amendment.

4. **Including six (6) allotments currently proposed within the Residential Character Zone (25 - 31 River Street, St Peters), within the Residential Zone (but not within the Medium Density Policy Area)**

The six (6) allotments in question are highlighted on the map contained in **Attachment E**. The reason for not including these allotments within the small adjacent allocation of Residential Zone (around Player Avenue) was that these allotments are not within the gazetted Residential Development Code area and in St Peters, it was considered logical and appropriate to only include the gazetted Residential Development Code area within the Residential Zone.

The difference in the policy between the Residential Character Zone and the Residential Zone, mostly relates to the design aspects and height of new development which, in the Residential Character Zone, requires reference to the pre-1940s building stock and requires buildings to have a mostly single-storey streetscape appearance. There is also a greater limitation on the types of dwellings allowed in the Residential Character Zone, which is likely to have some impact on achievable dwelling yield.

In discussing this amendment with DPTI staff, Council staff questioned the need for State Government to 'micro-manage' such a minor dwelling yield gain, however, DPTI staff are firm in their view that even small gains are important in achieving overall targets.

Given the very minor nature of the change and the fact that this pocket of River Street is geographically relatively isolated from other parts of the Residential Character Zone, the proposed amendment is not considered to be critical. As such, it is recommended that the Committee resolves not to object to this proposed amendment.

5. **Including additional guidance in the Desired Character Statement for the proposed Residential Zone, to reflect the potential redevelopment of the existing Housing SA dwelling stock in Felixstow**

It is understood that this proposed amendment by the Minister, was triggered by a late request from Renewal SA, as it intends to redevelop over time, its properties in Felixstow, to provide more suitable dwellings for public housing tenants, as well as providing some individual dwelling sites for the private market. The properties are highlighted on the map contained at **Attachment F**.

Staff do not raise any concerns with the proposed amendment, which was brought to the attention of Council staff during a meeting with Renewal SA late in 2014, after the draft DPA had been submitted to the Minister. The proposed amendment to the Desired Character Statement of the Residential Zone is contained in **Attachment G**.

It is recommended that the Committee resolves not to object to this proposed amendment.

6. **Deleting the proposed new City Wide policy which guides the location and design of Electricity Substations, as well as the design guidelines contained in the Desired Character Statement of the proposed Residential Zone, Medium Density Policy Area**

This amendment was proposed at the request of SA Power Networks, citing that it did not wish to be locked into expensive design solutions for the construction of essential electricity infrastructure.

In discussing this amendment with DPTI staff, it was successfully argued that it is reasonable to include policies for the assessment of electricity substations where the proposals are to be assessed on merit in residential areas. It was also pointed out that SA Power Networks had, in their own initial community consultation for the proposed Glynde substation, designed the substation infrastructure within an enclosed building which had the appearance of a single-storey dwelling.

On this basis, DPTI agreed that it would give further consideration to re-instating policies for the assessment of substations. The suggested amendment by DPTI is contained in **Attachment H**.

It is recommended that the Committee resolves to object to the removal of the proposed policies but supports the inclusion of the re-worded policy.

OPTIONS

The Committee has the following options in respect to responding to the Minister's proposed changes in relation to the draft Residential Development (Zones & Policy Areas) DPA.

Option 1

The Committee could resolve to do nothing in response to the Minister's letter. The Minister is required to consult with the Council under Section 25(15)(d) of the Development Act if the Minister intends to make amendments that will alter the form and/or intent of the policies. If, after the eight weeks specified in the Minister's letter, the Council has not responded, the Minister can assume that the Council has no objection to the changes and proceed to approve the DPA as altered.

This option is not recommended as there are a number of issues associated with the Minister's proposed amendments (in whole or in part), as outlined in his letter of 17 March 2015, which should not be agreed to.

Option 2

The Committee could resolve to write to the Minister to communicate its objection (in whole, or in part) to the proposed amendments outlined in his letter of 17 March 2015, without regard to the outcome of the discussions between Council staff and DPTI staff.

This option is not recommended because since the receipt of the Minister's letter, Council staff have had the opportunity to negotiate a number of changes with DPTI on some of the proposed amendments, the outcomes of which should be communicated back to the Minister.

Option 3

The Committee could resolve to write to the Minister in light of the negotiations between Council staff and DPTI staff to communicate acceptance (or otherwise) of the proposed amendments. Should the Committee choose this option, the Chief Executive Officer will prepare a response to the Minister. This option is recommended.

CONCLUSION

Before submitting the final draft DPA to the Minister for approval, Council undertook two (2) rounds of community consultation and re-drafting of the DPA, in order to resolve and reflect the issues which were contained in the 374 public submissions and sixteen (16) Agency submissions received on the draft documents.

In March 2015, the Minister provided advice to the Council that he intended to make several changes to the final draft DPA before approving it. Some of these changes were considered to be relatively minor, however, some were considered to have more serious policy implications. It is understood that these proposed changes reflected the advice of the Department to the Minister on the draft DPA.

After receiving the Minister's advice, Council staff met with senior DPTI staff to discuss the proposed amendments and to express concern with the late communication of some of the key issues (such as the proposed land division controls), given that DPTI staff had ample opportunity to raise issues throughout the consultation and re-drafting process. Council staff were also able to convey further rationale for the retention of some of the policies proposed to be deleted or significantly altered.

Since this meeting, DPTI staff have confirmed in writing, that they are willing to revise the recommendations on a number of matters, as set out in this report.

On this basis, it is recommended that the Chief Executive Officer writes to the Minister, to convey the outcomes of these discussions and the Committee's resolutions on the proposed changes to the draft DPA.

COMMENTS

The Committee should note that while the Minister is required to consult with the Council if he intends to make changes of substance to the draft DPA (as in this case), the Minister is not required to act on any objection which is raised by the Council.

Notwithstanding this, the Minister will consider the advice provided by DPTI in determining a final position on the DPA. Given the discussions and the agreements which have been reached with DPTI, staff are reasonably confident that the outcomes as negotiated will be agreed to by the Minister.

In terms of process, the Committee does not need to re-endorse a draft DPA. The document submitted to the Minister for Approval remains as the Committee-endorsed document. The outcome of this Committee meeting will be an endorsed response to each of the Minister's proposed changes. DPTI will prepare a final DPA document, based on the outcomes of these negotiations, which will be presented to the Minister for a decision.

RECOMMENDATION

1. That the draft letter contained in **Attachment I**, be endorsed as the Committee's response to the letter from the Minister for Planning, dated 17 March 2015, regarding the Minister's proposed changes to the draft Residential Development (Zones & Policy Areas) Development Plan Amendment.
2. That the Chief Executive Officer be authorised to make any editorial amendments to the letter contained in **Attachment I**.

Attachment A

Residential Development (Zones & Policy Areas) DPA

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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City of
Norwood
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& St Peters

The Hon John Rau MP

9079754

17 March 2015

Mr Mario Barone
Chief Executive Officer
City of Norwood, Payneham and St Peters
PO Box 204
KENT TOWN SA 5071

Attention: Kathryn Clausen

Dear Mr Barone

Thank you for your request that the Residential (Zones and Policy Areas) Development Plan Amendment (DPA) be given approval.

I acknowledge the extensive work that Council has done in consultation with its communities and the Department of Planning, Transport and Infrastructure (the Department) in order to bring a complex and challenging policy exercise through to the current stage in the process.

I have given careful consideration to this matter pursuant to Section 25(15) of the *Development Act 1993*.

I am particularly interested in striking the right balance between the need to protect areas of special character and the need to provide for well-designed infill development. I note that the DPA will result in approximately 60% of Council's residential areas being zoned for heritage or character preservation and thus having limited potential for growth. This highlights the need to ensure well-designed infill can be undertaken on suitable sites.

I have identified a number of concerns, of which I understand you have been made aware in general terms. I have outlined proposed changes to address these concerns as detailed below, as a basis for discussion between Council staff and the Department:

1. Land Division Controls

I support the need for design guidance that ensures infill is undertaken in a manner compatible with character considerations. In my view, the draft DPA contains guidance of sufficient policy strength to ensure that this is achieved.

Accordingly, I do not support those Principles of Development Control (PDC) that seek to restrict land division in relation to specific streets and allotments within the Residential Character and Residential Character (Norwood) Zones. This is a very specific and detailed

CITY OF NORWOOD, PAYNEHAM & ST PETERS	
FILE NO.'S S.03231	FOLIO NO. 256365
17 MAR 2015	
Kathryn	
File booked to Eleanor	



A1
Government
of South Australia

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Housing and Urban
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approach to an issue that should be dealt with by design guidance rather than by land division controls.

As such, and pending any alternative approaches that Council may wish to canvass with the Department, I propose to remove these PDCs and the associated figure from the Residential Character (Norwood) Zone.

2. Adelaide Caravan Park – Hackney

I understand that Council received significant objection to the original policies allowing development up to six storeys. However I consider that the proposed amendment restricting development to three storeys maximum is not in accordance with the Inner Metro Rim Structure Plan (which anticipates development of 4-6 storeys).

In recognition of the low scale heritage character along Richmond Street I support Council's amendment to ensure development fronting this street is single storey, and two storeys fronting the reserves.

However, given the size of the site and its proximity to the River Torrens Linear Park and the Adelaide CBD I propose amending the policy for this area to allow development of up to four storeys (rather than three) in the central part of the site, with a net density of 50 dwellings per hectare.

3. Arterial Road Policy Area

The corridor rezonings supported by Council and which were authorised in October 2013 are an excellent first step towards opening up opportunities for mixed-use medium-rise development along major roads. It is important that the options be kept open for continuing and extending this approach.

I note that the key development criteria within the DPA's Arterial Road Policy Area are the same as for the Residential Zone, albeit with some concessions to development built before 1940. However several areas within this Policy Area are already developed for medium density development and/or abut commercial/centre zones with limited built form character.

As such I propose to delete this Policy Area from the Residential Character Zone and include all affected areas within the Residential Zone.

4. River Street, St Peters

In the DPA as submitted by Council 25-31 River St, St Peters is located within the proposed Residential Character Zone, with the balance of the street within the proposed Residential Zone.

However I note that the dwellings on these allotments are of varying age and built form style and are located immediately abutting a reserve. I am not aware of any rationale for according them character protection.

As such I propose to amend the zone boundary to include these allotments within the Residential Zone.

5. Renewal SA land at Felixstow

The Department has been approached by Renewal SA following the DPA being submitted for approval requesting that the DPA be amended to reflect the potential comprehensive redevelopment of existing aging housing stock in part of Felixstow (See attached map). Renewal SA acknowledge that this matter was not raised during either consultation stage of the DPA, however I consider that the addition of the following into the Desired Character Statement for the Residential Zone addresses the concerns of Renewal SA without impacting on the overall intent of the Zone nor requiring further consultation:

In the part of Felixstow that has a high concentration of older public housing, comprehensive redevelopment is envisaged with a wide range of dwelling types at low and medium densities.

6. Electricity Substations

I acknowledge that Council has amended the DPA to remove electricity substations from the non complying list of the Residential Zones in accordance with comments received from the Department and ElectraNet. However I note that electricity substations remain a non complying use within the Business Zone.

Electricity substations are a form of development that can from time to time be required to serve business and commercial development. Accordingly, it should be permissible on merit.

I therefore propose to remove this form of development from the non complying list for the Business Zone in line with the South Australian Planning Policy Library (SAPPL).

In addition, I note that Council has added policies regarding the design and siting of electricity substations. I am advised that these policies could lead to significant financial implications for development of essential infrastructure, which could in turn contribute cumulatively to putting upward pressure on electricity prices for consumers.

I therefore propose to remove PDC 149 from the Infrastructure section of Council wide section of the DPA. I also intend to delete the requirement for specific enclosures, buffering and screening for a substation at Glynde from the Desired Character Statement of the Medium Density Policy Area.

The full extent of the changes I am proposing are clearly expressed in the **attached** track changed document.

In accordance with section 25(15)(d) of the *Development Act 1993* I hereby seek your response on my proposals outlined above.

Mr Chris Zafiroopoulos, Acting Manager Development Planning, is available to meet with your staff to work through these issues with the aim of reaching an agreed position.

It would be appreciated if this process could be concluded in time for Council to provide a response back to me within eight weeks of the date of this letter.

Once I have received Council's comments I shall determine what further action I shall take.

Finally, I note that Council has referred in a number of contexts to "future corridor DPAs". I advise that infill potential within the inner suburbs especially along corridors remains high on the Government agenda and I am currently considering information from the Department in this regard. I will advise you further on this in the near future.

Abi Coad, of the Department of Planning, Transport and Infrastructure, can be contacted on 7109 7039 should you wish to discuss any aspect of this matter.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning

Att.

Attachment B

Residential Development (Zones & Policy Areas) DPA

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Facsimile 8332 6338
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au



City of
Norwood
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 Current or approved Development Applications affect these sites

 Sites recommended to be excluded from the land division controls

 Land division creating new dwelling sites or additional allotments should not occur on these sites

RC(Nwd) Residential Character (Norwood) Zone

RH(C) Residential Historic (Conservation) Zone

 Zone Boundary

 State / Local Heritage Places



0metres 250 500

NORWOOD PAYNEHAM AND ST PETERS (CITY) RESIDENTIAL CHARACTER (NORWOOD) ZONE CONCEPT PLAN Fig RC(N)/1

Attachment C

Residential Development (Zones & Policy Areas) DPA

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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RESIDENTIAL CHARACTER ZONE

Introduction

The Objectives and Principles of Development Control that follow apply in the Residential Character Zone shown on Maps NPSP/3, 4 and 6-12. Further Objectives and Principles of Development Control also apply to Policy Areas that are relevant to the zone. The provisions for the zone and Policy Areas should be read in conjunction with the City Wide provisions expressed for the whole of the Council area.

The Residential Character Zone contains the following Policy Areas shown on Maps NPSP/13-20 and 22.

Evandale/Maylands/Stepney
Hackney
Heathpool/ Marrayville
St Peters/Joslin/Royston Park
Trinity Gardens/St Morris
[Arterial Road](#)

OBJECTIVES

- Objective 1:** A residential zone ensuring the preservation of the existing development patterns and built form.
- Objective 2:** Infill development, including affordable housing, which is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- Objective 3:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER STATEMENT

The Residential Character Zone comprises those residential areas of the City which maintain a high concentration of dwellings constructed prior to 1940 and in most cases, where infill development has not significantly altered the original subdivision patterns. In these areas, the quality of the streetscapes is defined by the consistent scale, siting and design of these dwellings and their landscaped settings. Vehicle garaging, driveways and front fences are not dominant streetscape elements and in most areas mature street tree plantings provide an overall visual coherence to the streets.

Future development will maintain and enhance the quality of the existing streetscapes, with particular reference to the scale, form and siting characteristics of the pre-1940s dwellings and the original land division patterns.

The zone will continue to accommodate primarily low-scale and low density residential development which generally reflects the existing patterns of development found in the different localities throughout the zone. Variations between these localities in terms of envisaged dwelling types, allotment sizes and building set-backs will be expressed at the Policy Area level.

Non-residential development within this zone will be limited in size and nature and will generally only occur in locations along arterial road frontages or where there is a historical basis for such a use (such as corner shops). Because the existing built form is a key reference point for new development, buildings proposed for non-residential use will generally be domestic in scale and nature and will mostly involve the re-use of existing dwellings. Development in association with existing non-residential uses will be limited, to ensure that the size and intensity of such development does not unreasonably affect nearby residences.

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In some locations (identified at the Policy Area level), opportunities for residential intensification will be limited to the redevelopment of existing multi-unit sites, dwelling additions or in certain circumstances, the conversion of an existing dwelling into two (or more) dwellings or the development of a dependent living unit.

Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

Comment [CoNPasp8]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

In other locations, where land division or the creation of additional dwelling sites is proposed, the resulting allotments or dwelling sites will generally reflect the surrounding land division patterns. Sites that have existing multi-unit development may be redeveloped to densities higher than those prescribed in the relevant Policy Area, provided that the impacts of such development does not exceed prescribed maximum heights or unreasonably affect nearby residential amenity. In such cases, the dwelling density will not exceed the density of the existing development on the subject land.

Comment [CoNPasp9]: Slight rewording to clarify that development on multi-unit sites cannot exceed height allowance

Development will be designed to have a single-storey appearance from the primary street frontage, however, in localities where the streetscape character has already been influenced to a large degree by two-storey development, consideration may be given to carefully designed 'outwardly' two-storey development. Additionally, outwardly two-storey development is appropriate within the Arterial Road Policy Area and within the Hackney Policy Area, along the Hackney Road frontage.

In all cases, where two-storey development is proposed, consideration will be given to the impact of second storey walls from neighbouring properties. In this context, it will be important that the height and length of upper storey walls are minimised and finished and articulated in such a way so that they are visually recessive. In some cases, this may limit the extent of upper level floor area for new dwellings or dwelling extensions.

The design of new dwellings may be traditional or contemporary but in all cases will make reference to the architectural detail of the surrounding pre-1940s dwellings, in particular the roof forms, eaves, front verandah treatments, window proportions and the use of different materials and finishes. In this context, flat roof pitches, large unbroken expanses of glass or walling, or monochromatic colour schemes will generally not occur, where they are highly visible in the streetscape or from surrounding properties.

Where an alteration or addition to a pre-1940s dwelling is proposed, such development will maintain the visual integrity of the dwelling as viewed from the street. This can be achieved by maintaining the integrity of the key components of the dwelling which face the street, particularly the roof, verandah and windows.

Building design will have regard to best practice energy efficiency principles, in order to reduce dependency on mechanical heating, cooling and lighting systems and provide year-round comfort and amenity to occupants. In this context, dwellings will be designed having regard to the benefits of northern sun exposure to main living areas (internal and external), with appropriate window sizing and positioning and use of eaves and verandahs.

Water-sensitive urban design principles will also be applied to new development, in order to reduce the quantity (and improve the quality) of stormwater entering our drainage systems.

Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character within the zone. In this context, low, open-style fencing is preferable to high, solid fencing, as it allows better connectivity to the street and along the street and provides a more pedestrian friendly environment. Along arterial road frontages or roads that carry higher volumes of traffic, or where it is necessary to provide private open space to the front or side of a dwelling, other more solid forms of fencing may be appropriate. New development will not introduce extensive areas of hard paving and driveways between the dwelling and the street and will ensure that such areas are balanced with a sufficient level of soft landscaping, including trees.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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- 1 The following forms of development, or combinations thereof, are envisaged in the zone:
 - (a) affordable housing
 - (b) dependent accommodation
 - (c) domestic outbuilding in association with a dwelling
 - (d) domestic structure
 - (e) dwelling
 - (f) small-scale shop, office, consulting room only where:
 - (i) there is a lawful historic basis for such a use; or
 - (ii) it involves the re-use of an existing dwelling with a frontage to an arterial road; or
 - (iii) on an arterial road, it is located on the ground floor of a building that also contains a residential use; or
 - (iv) it is ancillary to the function or operation of an aged care/retirement facility;
 - (g) small scale child care facility located along an arterial road or main road that serves the local community; and
 - (h) supported accommodation and housing for seniors.
- 2 Non-residential development such as shops, offices and consulting rooms should be of a nature and scale that:
 - (a) serves the local community;
 - (b) is consistent with the desired character of the locality; and
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 3 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
- 4 Development listed as non-complying is generally inappropriate.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Unless otherwise stated in the relevant Policy Area, or in localities where the streetscape character has already been influenced to a large degree by two-storey development, development should be designed to achieve a mostly single-storey streetscape appearance, consistent with any of the following:
 - (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling, (refer to Figure 15 below); or

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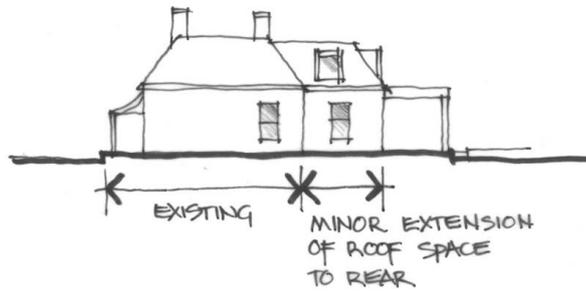


Figure 15

- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to Figure 16 below); or

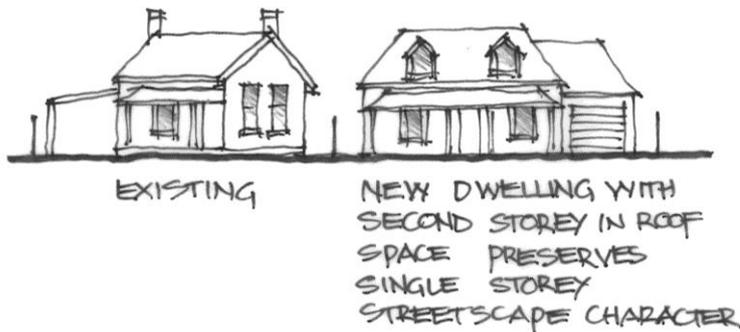


Figure 16

- (c) in new or existing dwellings, a second storey component which is set back sufficiently behind a single storey component, so as to achieve a mostly single-storey appearance from the primary street frontage (refer to Figure 17 below).



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Figure 17

- 7 Where two-storey development is proposed:
 - (a) the height and length of upper storey walls should be minimised and finished and articulated in such a way so that they are visually recessive (refer to Figure 17 above);
 - (b) the length and overall size of upper storey windows and the extent of balconies should be minimised to obviate the need for privacy screening and reduce perceptions of overlooking (refer to Figure 17 above).
- 8 Development should preserve and enhance streetscapes within the zone by:
 - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality;
 - (b) providing setbacks from boundaries to maintain space between dwellings in keeping with the pattern of surrounding development;
 - (c) limiting the number and width of driveway crossovers; and
 - (d) incorporating a sufficient amount of soft landscaping between the street and the dwelling, including trees.
- 9 Undercroft and/or below ground garaging should not be developed within the zone.

Design and Appearance

- 10 New dwellings should complement and reinforce the character and design elements of the existing dwellings in the locality.
- 11 Development which is highly visible in the streetscape or from surrounding properties should not incorporate large expanses of glass and/or walling, or use monochromatic colour schemes.
- 12 Development fronting the primary street should incorporate a roof pitch consistent with that of development in the locality.
- 13 Semi-detached dwellings should be designed to present as a single dwelling when viewed from the primary street frontage.
- 14 Alterations to a dwelling constructed prior to 1940 should not significantly alter the key components of the dwelling fronting the street (roof pitch, verandahs or window proportions).

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Landscaping

- 15 New residential development should include landscaped front garden areas that complement the desired character.

Advertisements

- 16 Advertisements and signage should only be for the identification of non-residential uses and home-based businesses and should be complementary to the architecture and scale of the building.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as **complying** subject to the conditions contained in Tables NPSP/1 and NPSP/2:

Maintenance and/or repair to a Local Heritage Place, as identified in Table NPSP/6, provided that there is no change to the external appearance of the building.

Work undertaken within a Local Heritage Place, as identified in Table NPSP/6, that does not increase the total floor area of the building.

Non-complying Development

The following forms of development (including building work, a change in the use of land, or division of an allotment) are considered inappropriate and are **non-complying**:

Advertisement and /or advertising hoarding that:

- (a) moves, rotates or incorporates flashing lights;
- (b) comprises bunting, streamers, flags and wind vanes; or
- (c) has any part above the top of the walls or fascia.

Amusement Machine Centre

Car Wash

Consulting Room, except:

- (a) the re-use of a building originally constructed for the use as a shop, office or consulting room, where it has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, where the site fronts an arterial road; or
- (b) on arterial roads, the re-use of a dwelling, where it has a total gross leasable floor area of 250 square metres or less; or
- (c) where it is ancillary to the function or operation of an aged care/retirement facility; or
- (d) an alteration and/or addition to an existing consulting room, where it has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, where the site fronts an arterial road.

Crematorium

Educational Establishment, except where it achieves one of the following:

- (a) the re-use or redevelopment of a site already used as an educational establishment; or
- (b) an alteration and/or addition to an existing educational establishment.

Entertainment Venue

Farming

Fuel Depot

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Horse Keeping
Horticulture
Hospital
Hotel
Indoor Recreation Centre
Industry
Intensive Animal Keeping
Motel
Motor Repair Station
Office, except:

- (a) the re-use of a building originally constructed for the use as a shop, office or consulting room, where it has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, where the site fronts an arterial road; or
- (b) on arterial roads, the re-use of a dwelling, where it has a total gross leasable floor area of 250 square metres or less; or
- (c) where it is ancillary to the function or operation of an aged care/retirement facility; or
- (d) an alteration and/or addition to an existing office, where it has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, where the site fronts an arterial road.

Petrol Filling Station
Public Service Depot
Restaurant
Road Transport Terminal
Service Trade Premises
Shop or group of shops, except:

- (a) the re-use of a building originally constructed and used as a shop or group of shops, where it has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, where the site fronts an arterial road; or
- (b) an alteration and/or addition to an existing shop or group of shops, where it has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, where the site fronts an arterial road.

Store
Warehouse
Waste Reception, Storage, Treatment or Disposal
Wrecking Yard

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1 Development

Fence, or a combination of a fence and retaining wall, up to 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)
Solar collectors (such as solar hot water systems and photovoltaic cells)
Water tank

Category 2 Development

Fence, or a combination of a fence and retaining wall, exceeding 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)
Satellite Dish, exceeding 1.2 metres in diameter
Tennis Court Fencing, comprising of chain wire mesh or similar, exceeding 2.1 metres in height and up to 3.7 metres in height (measured from the lower of the two adjoining finished ground levels)

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Tennis Court Lights

Evandale/Maylands/Stepney Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Evandale/Maylands/Stepney Policy Area shown on Maps NPS/14 and 16. These provisions should be read in conjunction with the Residential Character Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

Objective 1: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises large areas of Evandale and Maylands and small areas of Stepney and Payneham.

Development will mostly comprise replacement dwellings, alterations and additions to existing dwellings and minor domestic structures.

Comment [CoNPasp10]: Delete this section as superfluous

In the following locations:

- in Evandale, on sites fronting Morris, Elizabeth and Wellesley Streets; and
- in Maylands, on sites fronting Phillis and Frederick Streets;

opportunities for residential intensification will be limited to the redevelopment of existing multi-unit sites, dwelling additions or in certain circumstances, the conversion of an existing dwelling into two (or more) dwellings, or the development of a dependent living unit.

Comment [CoNPasp11]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

Outside of these locations, infill development may comprise detached and semi-detached dwellings, provided that such development complements the existing streetscape character and is consistent with the predominant land division pattern in the locality. Group dwellings may be proposed in Evandale and Payneham and dwellings on battle-axe or hammerhead configuration allotments may be proposed in Maylands, Evandale and Payneham, providing that, in both cases, such development complements the existing streetscape character and is designed to maintain relatively spacious siting characteristics between buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2 A dwelling site should be consistent with the predominant land division pattern within the locality and in any case, should have a minimum site area and a frontage to a public road of not less than shown in the following table:

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Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- Maylands	500 minimum	12*
- Evandale, Payneham	450 minimum	11*
- Stepney	400 minimum	10*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling		
- Maylands	500 minimum	10*
- Evandale, Payneham	450 minimum	10*
- Stepney	400 minimum	8*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Detached Dwelling (hammerhead allotment)		
- Maylands, Evandale, Payneham	450 minimum (exclusive of the driveway handle)	4 (driveway handle width) 15 (total development site frontage)
Group Dwelling		
- Evandale, Payneham	400 average (exclusive of common areas)	18 (total development site frontage)

3 A dwelling **fronting a public road** should be designed within the following parameters:

Parameter	Value
Maximum building height above natural ground level	2 storeys (provided that it maintains a mostly single-storey appearance along the primary street frontage)
Minimum setback from one side boundary:	
- for walls with a vertical height of up to 3 metres measured from natural ground level	1 metre*
	<i>*Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings,</i>

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<i>for a party wall</i>	
- for walls with a vertical height exceeding 3 metres measured from natural ground level	1 metre plus one-third of the increase in vertical wall height above 3 metres
- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level	1.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	
- Evandale, Maylands, Payneham	50 percent
- Stepney	60 percent

Land Division

- 4 The division of land should not create a hammerhead, battleaxe or similar configuration allotment in Stepney.
- 5 ~~Other than on existing multi-unit sites,~~ land division creating additional dwelling sites should not occur:
- in Evandale along Morris, Elizabeth and Wellesley Streets; and
 - in Maylands, along Phillis and Frederick Streets.
- except where it involves:
- the redevelopment of existing multi-unit sites; or
 - the conversion of an existing dwelling into two (or more dwellings) with no substantial change to the building form).

Hackney Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Hackney Policy Area shown on Maps NPSP/13 and 15. These provisions should be read in conjunction with the Residential Character Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

Objective 1: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises small areas of Hackney located along the southern side of Richmond Street and between Hackney Road and St Peters College. Existing development in this Policy Area

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comprises a mix of compact and large allotments with a number of Local Heritage Places, pre-1940s dwellings and multi-unit sites.

Residential intensification involving land division will be limited to sites fronting Hackney Road. In other locations, opportunities for residential intensification will be limited to the redevelopment of existing multi-unit sites, dwelling additions or in certain circumstances, the conversion of an existing dwelling into two (or more) dwellings, or the development of a dependent living unit.

Comment [CoNPasp12]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2 A dwelling should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling	400 minimum	12* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling	400 minimum	9* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Group Dwelling	No minimum	18 (total development site frontage)
Row dwelling	No minimum	18 (total development site frontage)
Residential Flat Building	No minimum	18 (total development site frontage)

- 3 Individual dwellings within a residential flat building should provide the following minimum total floor areas per dwelling:

No of bedrooms	Minimum floor area (square metres)
Studio	40
1 bedroom	50
2 bedrooms	70
3+ bedrooms	100

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4 A dwelling should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level:	
- former Sanitarium site (71-77 Hackney Road)	2 storeys, except dwellings fronting Cambridge Street, which should be single-storey
- dwellings fronting Hackney Road	2 storeys
- dwellings fronting a public road in all other localities	2 storeys (provided that it maintains a mostly single-storey appearance along the primary street frontage)
Minimum setback from one side boundary for dwellings fronting a public road:	
- for walls with a vertical height of up to 3 metres measured from natural ground level	1 metre * <i>* Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings, for a party wall</i>
- for walls with a vertical height exceeding 3 metres measured from natural ground level)	1 metre plus one-third of the increase in vertical wall height above 3 metres
- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level)	1.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from rear boundary for dwellings fronting a public road	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	70 percent

Land Division

5 Land division creating additional dwelling sites should only occur on sites fronting Hackney Road, except where it involves:

- the redevelopment of existing multi-unit sites; or
- the conversion of an existing dwelling into two (or more dwellings) with no substantial change to the building form);

Comment [CoNPasp13]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

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Heathpool/ Marryatville Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Heathpool/Marryatville Policy Area shown on Maps NPSP/16 - 18. These provisions should be read in conjunction with the Residential Character Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

Objective 1: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises large areas of the suburbs of Heathpool and Marryatville, including the site of Marryatville High School.

In the following locations:

- In Heathpool, on sites fronting Heathpool Road, Northumberland St, Elizabeth and along the portions of Rothbury Avenue and Stannington Avenue located west of Hanson Avenue; and
- in Marryatville, west of Clapton Road, on sites with an area of less than 1000 square metres;

opportunities for residential intensification will be limited to the redevelopment of existing multi-unit sites, dwelling additions or in certain circumstances, the conversion of an existing dwelling into two (or more) dwellings, or the development of a dependent living unit.

Outside of these locations in Heathpool, infill development may comprise detached and semi-detached dwellings and on larger sites, group dwellings, provided that such development complements the existing streetscape character and is designed to maintain relatively spacious siting characteristics.

In the portion of Marryatville west of Clapton Road, on sites with an area of 1000 square metres or more, a range of dwelling types will be considered. In the portion of Marryatville east of Clapton Road, the built form character and subdivision pattern is varied. As such, a range of dwelling types and allotment sizes is anticipated.

Comment [CoNPasp14]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2 A dwelling should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- Heathpool	400 minimum	10*
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	10*

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		*12.5 where a double garage/carport fronting the primary street is proposed
Semi-detached Dwelling		
- Heathpool	400 minimum	9*
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	9*
		*12.5 where a double garage/carport fronting the primary street is proposed
Detached Dwelling (hammerhead allotment)		
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	4 (driveway handle width) 14 (total development site frontage)
Group Dwelling		
- Heathpool	400 average (exclusive of common areas)	18 (total development site frontage)
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	18 (total development site frontage)
Residential Flat Building		
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	18 (total development site frontage)

- 3 Individual dwellings within a residential flat building should provide the following minimum total floor areas per dwelling:

No of bedrooms	Minimum floor area (square metres)
Studio	40
1 bedroom	50
2 bedrooms	70
3+ bedrooms	100

- 4 A dwelling fronting a public road should be designed within the parameters set out in the following table:

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Parameter	Value
Maximum building height above natural ground level	2 storeys (provided that it maintains a mostly single-storey appearance along the primary street frontage)
Minimum setback from one side boundary	
- for walls with a vertical height of up to 3 metres measured from natural ground level	
- Heathpool	1.5 metres*
- Marryatville	1 metre*
	<i>* Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings, for a party wall</i>
- for walls with a vertical height exceeding 3 metres measured from natural ground level	
- Heathpool	1.5 metres plus one-third of the increase in vertical wall height above 3 metres
- Marryatville	1 metre plus one-third of the increase in vertical wall height above 3 metres
- Marryatville	1.9 metres plus one-third of the increase in vertical wall height above 3 metres
- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level	
Minimum setback from rear boundary	
- Heathpool	5 metres (single storey) 7 metres (upper storey)
- Marryatville	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	
- Heathpool	50 percent
- Marryatville (west of Clapton Road)	60 percent
- Marryatville (east of Clapton Road)	70 percent

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Land Division

- 5 ~~Other than on existing multi-unit sites,~~ In Heathpool, land division creating additional dwelling sites should not occur on sites fronting Heathpool Road and Northumberland Street and the portions of Rothbury Avenue and Stannington Avenue, west of Hanson Avenue, except where it involves:
- the redevelopment of existing multi-unit sites; or
 - the conversion of an existing dwelling into two (or more dwellings) with no substantial change to the building form).
- 6 ~~Land division that results in a hammerhead, battleaxe or similar configuration allotment should not occur in Heathpool.~~
- 7 In the portion of Marryatville located west of Clapton Road, land division creating additional dwelling sites should only occur on sites with an area greater than 1000 square metres.

Comment [CoNPasp15]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

Comment [CoNPasp16]: This should be deleted as we are allowing group dwellings in Heathpool

St Peters/Joslin/Royston Park Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the St Peters/Joslin/Royston Park Policy Area shown on Maps NPSP/13, 14, 19 and 20. These provisions should be read in conjunction with the Residential Character Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

Objective 1: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises portions of the suburbs of St Peters, Joslin and Royston Park, located in and around the 'Avenues', including Seventh, Eighth, Ninth, Tenth and Eleventh Avenues, as well as Third, Fifth and Sixth Avenues in Royston Park. It also includes a small portion of College Park, located near the River Torrens Linear Park.

In the following locations:

- in St Peters, on sites fronting Ninth Avenue and Seventh Avenue (between Stephen Terrace and Harrow Road); and
- in Joslin, on sites fronting Seventh Avenue.

opportunities for residential intensification will be limited to the redevelopment of existing multi-unit sites, dwelling additions or in certain circumstances, the conversion of an existing dwelling into two (or more) dwellings or the development of a dependent living unit.

Outside of this location in St Peters and College Park, infill development may comprise detached dwellings and semi-detached dwellings but in the case of semi-detached dwellings, only where vehicle access and garaging can be established entirely from adjacent rear laneways.

Outside of this location in Joslin and Royston Park, infill development may comprise detached and semi-detached dwellings.

Comment [CoNPasp17]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

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PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2 In St Peters and College Park, semi-detached dwellings should only be developed where vehicle access and garaging for both dwellings can be established from an adjacent rear laneway and where side setbacks reflect the established spacing characteristics in the locality.
- 3 A dwelling should be consistent with the predominant land division pattern within the locality and in any case, should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- St Peters, College Park, Joslin	500 minimum	15
- Royston Park	450 minimum	12*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling		
- St Peters, College Park (only where vehicle access and garaging for both dwellings can be established from an adjacent rear laneway)	500 minimum	10
- Joslin	500 minimum	12*
- Royston Park	450 minimum	10*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>

- 4 A dwelling fronting public road should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level	2 storeys (provided it maintains a mostly single-storey appearance along the primary street frontage)
Minimum setback from one side boundary:	

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– for walls with a vertical height of up to 3 metres measured from natural ground level	1.5 metres*
– St Peters, College Park, Joslin	1 metre*
– Royston Park	<i>* Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings, for a party wall</i>
– for walls with a vertical height exceeding 3 metres measured from natural ground level	1.5 metres plus one-third of the increase in vertical wall height above 3 metres
– St Peters, College Park, Joslin	1 metre plus one-third of the increase in vertical wall height above 3 metres
– Royston Park	1.9 metres plus one-third of the increase in vertical wall height above 3 metres
– for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level	
Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	50 percent

Land Division

5 The division of land should not create a hammerhead, battleaxe or similar configuration allotment.

6 Land division creating additional dwelling sites should not occur:

- in St Peters, along Ninth Avenue and Seventh Avenue (between Stephens Terrace and Harrow Road); and

- in Joslin, along Seventh Avenue;

except where it involves:

- the redevelopment of existing multi-unit sites; or
- the conversion of an existing dwelling into two (or more dwellings) with no substantial change to the building form).

Comment [CoNPasP18]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

Trinity Gardens/St Morris Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Trinity Gardens/St Morris Policy Area shown on Maps NPSP/14, 16, 17 and 22. These provisions

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should be read in conjunction with the Residential Character Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

Objective 1: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises large areas of the suburbs of Trinity Gardens and St Morris.

~~Development will mostly comprise replacement dwellings, alterations and additions to existing dwellings and minor domestic structures.~~

Comment [CoNPasp19]: Delete as superfluous

In the following locations:

- in Trinity Gardens, along Canterbury Avenue, Hereford Avenue, Lechfield Crescent and the portion of Albermarle Avenue (between Canterbury and Hereford Avenues); and
- in St Morris, along Green Street, Thomas Avenue, Seventh Avenue and Breaker Street (south of Fifth Avenue).

opportunities for residential intensification will be limited to the redevelopment of existing multi-unit sites, dwelling additions or in certain circumstances, the conversion of an existing dwelling into two (or more) dwellings, or the development of a dependent living unit.

Comment [CoNPasp20]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

Outside of these locations, infill development may comprise detached and semi-detached dwellings, provided that such development complements the existing streetscape character and is consistent with the predominant land division pattern in the locality. In St Morris, infill development may also include low-scale group dwellings and hammerhead style developments, where such development provides a well landscaped front set-back to the street and set-backs from the side and rear site boundaries that maintain a sense of space to neighbouring properties.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2 A dwelling should be consistent with the predominant land division pattern within the locality and in any case, should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- Trinity Gardens	500 minimum	11*
- St Morris, east of Thomas Avenue	400 minimum	11*
- St Morris, west of Thomas Avenue	450 minimum	11*
		*12.5 where a double garage/carport fronting the

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primary street is proposed

Semi-detached Dwelling

- Trinity Gardens	500 minimum	10*
- St Morris, east of Thomas Avenue	400 minimum	9*
- St Morris, west of Thomas Avenue	450 minimum	9* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>

Detached Dwelling (*hammerhead allotment*)

- St Morris	400 minimum (exclusive of the driveway handle)	4 (driveway handle width) 15 (total development site frontage)
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Group Dwelling

- St Morris	400 average (exclusive of common areas)	18 (total development site frontage)
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- 3 A dwelling *fronting a public road* should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level	2 storeys (provided that it maintains a mostly single-storey appearance along the primary street frontage)
Minimum setback from one side boundary	
- for walls with a vertical height of up to 3 metres measured from natural ground level	1 metre* <i>* Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings, for a party wall</i>
- for walls with a vertical height exceeding 3 metres measured from natural ground level	1 metre plus one-third of the increase in vertical wall height above 3 metres
- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level	1.9 metres plus one-third of the increase in vertical wall height above 3 metres

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Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	60 percent for group dwellings 50 percent for other dwelling types

Land Division

4 Land division that results in a hammerhead, battleaxe or similar configuration allotment should not occur in Trinity Gardens.

5 Land division creating additional dwelling sites should not occur:

- in Trinity Gardens, along Canterbury, Hereford and Lechfield Avenues and the portion of Albermarle Avenue between Canterbury and Hereford Avenues; and
- in St Morris, along Breaker Street (south of Fifth Avenue), Seventh Avenue, Green Street and Thomas Avenue;

except where it involves:

- the redevelopment of existing multi-unit sites; or
- the conversion of an existing dwelling into two (or more dwellings) with no substantial change to the building form);

Comment [CoNPasp21]: Retain land division controls with some rewording and additional clarification of residential intensification opportunities

Arterial Road Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Arterial Road Policy Area shown on Maps NPSP/14, 16, 17, 18 and 22. These provisions should be read in conjunction with the Residential Character Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

Objective 1:—Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises those portions of the zone which have a frontage to an arterial road, including Payneham Road, Stephen Terrace, Nelson Street, Portrush Road, Magill Road and Kensington Road.

Whilst the existing built form and subdivision patterns along these arterial roads do not have the same level of intactness as the adjacent residential areas, there remain many examples of pre-1940s dwellings and development which is representative of the eras of development before the Wars.

As such, while a greater intensity and mix of development will be supported within this Policy Area, the scale and design of new buildings will be complementary to the built form characteristics of pre-1940s development. In this respect, the height of development will be limited to two storeys and will be designed to avoid large expanses of tilt up concrete, rendered walls and/or glass and will avoid the monochromatic use of materials and/or paint finishes.

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Land uses will include small scale non residential uses, or a mix of residential and non residential uses. A broader range of dwelling types is expected to be developed, particularly in locations where there is already significant amount of multi-unit development.

Development along arterial road frontages may be subject to road widening requirements and any intensification of land use may be limited by vehicle access and egress arrangements.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1— Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2— A dwelling should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling	350 minimum	9* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling	320 minimum	8* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Detached Dwelling (hammerhead allotment)	350 minimum (exclusive of the driveway handle)	4 (driveway handle width) 13 (total development site frontage)
Row Dwelling	No minimum	6
Group Dwelling	No minimum	18 (total development site frontage)
Residential Flat Building	No minimum	18 (total development site frontage)

- 3— Individual dwellings within a residential flat building or a mixed-use building should provide the following minimum total floor areas per dwelling:

No of bedrooms	Minimum floor area (square metres)
Studio	40
1 bedroom	50

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2 bedrooms	70
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3+ bedrooms	100
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5— A dwelling fronting a public road should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level	2 storeys
Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	70 percent

RESIDENTIAL CHARACTER (NORWOOD) ZONE

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Residential Character (Norwood) Zone shown on Maps NPSP/9, 10 and 24. The provisions for the zone should be read in conjunction with the City Wide provisions expressed for the whole of the Council area.

OBJECTIVES

- Objective 1:** A residential zone that continues to include a mix of housing from different eras of development and, in identified localities, ensures the continuation of the character derived from pre-1940s dwellings.
- Objective 2:** Infill development in specified localities, including affordable housing, providing a variety of housing types and densities, which enhances the character of the locality.
- Objective 3:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER STATEMENT

The Residential Character (Norwood) Zone includes the largely residential areas of Norwood, bound by Magill, Portrush, Kensington and Fullarton Roads.

A key feature of the zone is the distinct rectilinear pattern of wide tree-lined major streets, intersected by narrow minor streets, around which various eras of development have been overlaid. This has resulted in a built form character, which comprises a mix of housing styles, including workers cottages, bungalows and villas and a variety of post war dwellings, including walk-up flats, townhouses and a range of contemporary detached, attached and group housing styles. This has, over the years, established a broad mix of allotment sizes and provided a diversity of residential accommodation options, including affordable housing.

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Although the built form character throughout Norwood is relatively varied, there remains a strong theme associated with the historic built form, which includes a significant number of Local Heritage Places and buildings constructed before 1940 and is further supported by the areas of Residential Historic (Conservation) Zone, which are found throughout Norwood. The regular street grid pattern and the high level of vegetation, including mature street trees and landscaped gardens, are elements that assist in unifying the various eras of built form development in Norwood.

The zone will continue to support a mix of old and new development and provide opportunities for a range of housing types and allotment sizes. The remaining pockets of housing pre-dating 1940 that make an important contribution to the mixed character of Norwood are identified (by site) on Concept Plan Fig RC(N)/1. Additional development guidelines will apply to new development within these identified localities and further land division will not occur, except where it involves the redevelopment of an existing multi-unit site, or the conversion of an existing dwelling into two (or more dwellings) with no substantial change to the building form. Opportunities will continue for the development of dependent living units (e.g. granny flats), where they can be accommodated on the same site as an existing dwelling. Although demolition control is not legislated in this Zone (except for identified State or Local Heritage Places), it is intended that the limitation on land division in the identified character pockets will encourage the retention and renovation of the original housing stock.

Existing multi-unit sites can be redeveloped to maintain the existing dwelling densities, provided that such development provides an appropriate built form transition to adjacent lower scale residential land and provided that it does not exceed prescribed maximum building heights or unreasonably affect nearby residential amenity.

Comment [CoNPasp22]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

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Comment [D23]: Figure will be amended by DPTI to reflect their recommendation to the Minister regarding the deletion of character pockets (hopefully consistent with the Committee's resolutions)



- Land division creating new dwelling sites or additional allotments should not occur on these sites
- RC(Nwd)** Residential Character (Norwood) Zone
- RH(C)** Residential Historic (Conservation) Zone
- Zone Boundary
- State / Local Heritage Places

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 RESIDENTIAL CHARACTER
 (NORWOOD) ZONE
 CONCEPT PLAN
 Fig RC(N)/1**
 Version A 8/9/14

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The redevelopment of sites identified on Concept Plan Fig RC(N)/1, will provide continuity with regard to the form, height and siting (in terms of front, side and rear set-backs) of the surrounding pre-1940s dwellings. Building heights will generally be limited to maintain a single-storey streetscape appearance, however, in some locations where a single-storey built form character is particularly intact, may be further limited to single-storey. The design of new dwellings may be traditional or contemporary but in all cases will make reference to the architectural detail of the surrounding pre-1940s dwellings, in particular the roof forms, front verandah treatments, window proportions and the use of different materials and finishes. Flat roof pitches, large unbroken expanses of glass or walling and monochromatic colour schemes will not occur where it will be highly visible in the streetscape or from surrounding properties.

Outside of the localities identified on Concept Plan Fig RC(N)/1, opportunities will be provided for increasing the density of a site. Building heights of up to two (2) storeys may occur, however, where proposed, consideration will be given to the impact of second storey walls from neighbouring properties. In this context, it will be important that the height and length of upper storey walls are minimised and finished and articulated in such a way so that they are visually recessive and do not create any unreasonable overshadowing impacts. In some cases, this may limit the extent of upper level floor area in new dwellings or dwelling extensions. The design of buildings will be innovative and contemporary, however, large unbroken expanses of glass or walling and monochromatic colour schemes will not occur where it will be highly visible in the streetscape or from surrounding properties.

Boundary development should generally only occur to one side of an allotment or dwelling site and will be limited in height and length in order to reduce its impact with regard to overshadowing and visual outlook from neighbouring properties. Boundary to boundary development will only be considered where there is an obvious precedence for such development within the locality and where there will be no unreasonable impact on neighbouring land.

In all areas, where an alteration or addition to a pre-1940s dwelling is proposed, such development will maintain the visual integrity of the dwelling as viewed from the street. This can be achieved by maintaining the integrity of the key components of the dwelling which face the street, particularly the roof, verandah and windows.

Non-residential development will be limited in size and nature and will generally only occur in locations along arterial road frontages, or where there is a recent history of lawful non-residential use, or where the building was originally constructed for non-residential use (such as original corner shops). Buildings proposed for non-residential use will be domestic in scale and nature and will mostly involve the re-use of existing dwellings. Development in association with existing non-residential uses will be limited, to ensure that the size and intensity of such development does not have any additional off-site impacts that will affect residential amenity.

Building design will have regard to best practice energy efficiency principles, in order to reduce dependency on mechanical heating, cooling and lighting systems and provide year-round comfort and amenity to occupants. In this context, dwellings will be designed having regard to the benefits of northern sun exposure to main living areas (internal and external), with appropriate window sizing and positioning and use of eaves and verandahs.

Water-sensitive urban design principles will also be applied to new development, in order to reduce the quantity (and improve the quality) of stormwater entering our drainage systems.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - (a) affordable housing
 - (b) small-scale consulting room or office **only where:**

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- (i) in the case of a building constructed as a dwelling, where it has a recent lawful history of consulting room, shop or office use; or
 - (ii) the building was originally constructed for a non-residential use; or
 - (iii) the site has a frontage to an arterial road; or
 - (iv) it is ancillary to the function or operation of an aged care/retirement facility
- (c) dependent accommodation
 - (d) domestic outbuilding in association with a dwelling
 - (e) domestic structure
 - (f) dwelling
 - (g) dwelling addition; and
 - (h) small-scale shop, *only where*:
 - (i) the building was originally constructed as a shop; or
 - (ii) it is ancillary to the function or operation of an aged care/retirement facility
 - (i) supported accommodation *and housing for seniors*.
- 2 Non-residential development such as shops, offices and consulting rooms should be of a nature and scale that:
- (a) serves the local community;
 - (b) is consistent with the desired character of the locality; and
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 3 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
- 4 Development listed as non-complying is generally inappropriate.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 *For sites identified on Concept Plan Fig RC(N)/1, where two-storey development is proposed, it should be designed to achieve a mostly single-storey streetscape appearance, consistent with any of the following:*
 - (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling, (refer to Figure 15 below); or

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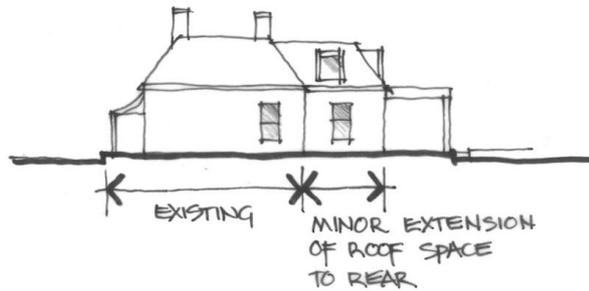


Figure 15

- (b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to Figure 16 below); or

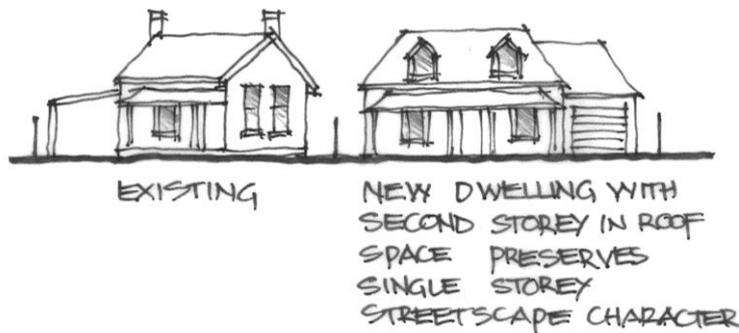
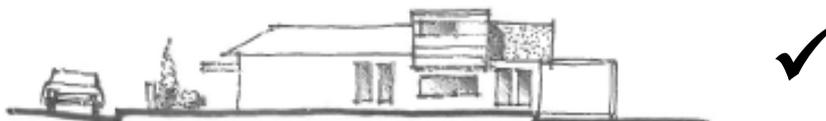


Figure 16

- (c) in new or existing dwellings, a second storey component which is set back sufficiently behind a single storey component, so as to achieve a mostly single-storey appearance from the primary street frontage (refer to Figure 17 below).



Revised Residential Development (Zones and Policy Areas) DPA
City of Norwood Payneham & St Peters
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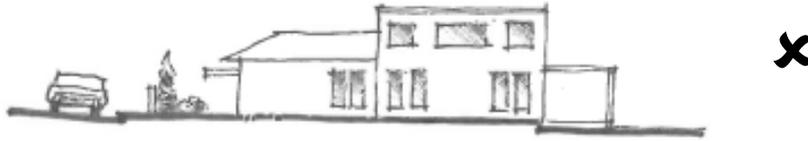


Figure 17

- 7 Where two-storey development is proposed:
- the height and length of upper storey walls should be minimised and finished and articulated in such a way so that they are visually recessive (refer to Figure 17 above);
 - the length and overall size of upper storey windows and the extent of balconies should be minimised to obviate the need for privacy screening and reduce perceptions of overlooking (refer to Figure 17 above).
- 8 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 9 Development should preserve and enhance streetscapes within the zone by:
- the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality;
 - providing setbacks from boundaries to maintain space between dwellings in keeping with the pattern of surrounding development;
 - limiting the number and width of driveway crossovers; and
 - incorporating a sufficient amount of soft landscaping between the street and the dwelling, including trees.
- 10 A dwelling should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- North of The Parade and east of Osmond Terrace, excluding sites fronting Portrush Road	300 minimum	9*
- In all other localities	250 minimum	9*

**12.5 where a double garage/carport fronting the primary street is proposed*

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Semi-detached Dwelling		
- North of The Parade and east of Osmond Terrace, excluding sites fronting Portrush Road	300 minimum	8*
- In all other localities	250 minimum	8*
		<i>*12.5 (where a double garage/carport fronting the primary street is proposed)</i>
Detached Dwelling (hammerhead allotment)		
	300 minimum (exclusive of the driveway handle)	4 (driveway handle width) 13 (total development site frontage)
Row Dwelling		
- North of The Parade and east of Osmond Terrace, excluding sites fronting Portrush Road	300	6
- In all other localities	250	6
Group Dwelling		
- North of The Parade and east of Osmond Terrace, excluding sites fronting Portrush Road	300 average (exclusive of common areas)	18 (total development site frontage)
- In all other localities	250 average (exclusive of common areas)	18 (total development site frontage)
Residential Flat Building		
	No minimum	18 (total development site frontage)

- 11 Individual dwellings within a residential flat building should provide the following minimum total floor areas per dwelling:

No of bedrooms	Minimum floor area (square metres)
Studio	40
1 bedroom	50
2 bedrooms	70

Revised Residential Development (Zones and Policy Areas) DPA
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3+ bedrooms	100
-------------	-----

- 12 A dwelling **fronting a public road** should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level:	
- For sites identified on Concept Plan Fig RC(N)/1	2 storeys (provided that it maintains a mostly single-storey appearance along the primary street frontage)
- All other localities	2 storeys
Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)

Design and Appearance

- 13 New dwellings on sites identified on Concept Plan Fig RC(N)/1, should complement and reinforce the character and design elements of the pre-1940s dwellings in the locality, particularly with regard to the roof pitch, verandah treatments and window proportions.
- 14 Alterations to a dwelling constructed prior to 1940 should not significantly alter the key components of the dwelling fronting the street (roof pitch, verandah forms or window proportions) and should maintain a mostly single-storey streetscape appearance.
- 15 Development which is highly visible in the streetscape or from surrounding properties should not incorporate large expanses of glass and/or walling, or use monochromatic colour schemes.
- 16 Semi-detached dwellings should be designed to present as a single dwelling when viewed from the primary street frontage.
- 17 Row dwellings should only be developed where vehicle access can be provided from a laneway, minor street or a single common access way.
- 18 Undercroft or below ground garages should only be developed on sites located along the western side of Osmond Terrace.
- 19 Where a development site has rear lane access, vehicle access and garages should be located at the rear of the site.

Land Division

- 20 Land division creating additional allotments or dwelling sites should not occur on sites identified on Concept Plan Fig RC(N)/1, except where it involves:

- (a) the redevelopment of sites containing existing multi-unit development; or
- (b) the conversion of an existing dwelling into two or more dwellings (with no substantial change to the building form).

Comment [CoNPasp24]: Retain land division controls with some re-wording and additional clarification of residential intensification opportunities

Revised Residential Development (Zones and Policy Areas) DPA
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Advertisements

- 21 Advertisements and signage should only be for the identification of non-residential uses and home-based businesses and should be complementary to the architecture and scale of the building.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as **complying** subject to the conditions contained in Tables NPSP/1 and NPSP/2.

Maintenance and/or repair to a Local Heritage Place, as identified in Table NPSP/6, provided that there is no change to the external appearance of the building.

Work undertaken within a Local Heritage Place, as identified in Table NPSP/6, that does not increase the total floor area of the building and does not alter the external appearance of the building.

Non-complying Development

The following forms of development (including building work, a change in the use of land, or division of an allotment) are considered inappropriate and are non-complying:

Advertisement and /or advertising hoarding that:

- (a) moves, rotates or incorporates flashing lights; or
- (b) wholly or partly comprises bunting, streamers, flags and wind vanes; or
- (c) when attached to a building and has any part above the top of the walls or fascia.

Amusement Machine Centre

Car Wash

Consulting Room, Office, except:

- (a) the re-use of a building originally constructed for a shop, consulting room or office with a total gross leasable floor area of 250 square metres or less; or
- (b) where the site fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) alterations and/or additions to an existing consulting room which result in a total gross leasable area of less than 250 square metres; or
- (d) where it is ancillary to the function or operation of an aged care/retirement facility.

Crematorium

Educational Establishment, except:

- (a) the re-use or redevelopment of a site already used as an educational establishment;
or
- (b) an alteration and/or addition to an existing educational establishment.

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Revised Residential Development (Zones and Policy Areas) DPA
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Motel
 Motor Repair Station
 Petrol Filling Station
 Public Service Depot
 Restaurant
 Road Transport Terminal
 Service Trade Premises
 Shop or group of shops, except:

- (a) the re-use of a building originally constructed and used as a shop or a group of shops and where it has a total gross leasable floor area of 150 square metres or less, or 250 square metres or less, when the site fronts an arterial road; or
- (b) alterations and/or additions to an existing shop or group of shops where it results in a total gross leasable floor area of 150 square metres or less, or 250 square metres or less when the site fronts an arterial road; or
- (c) it is ancillary to the function or operation of an aged care/retirement facility.

Store
 Warehouse
 Waste Reception, Storage, Treatment or Disposal
 Wrecking Yard

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1 Development

Fence, or a combination of a fence and retaining wall, up to 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)
 Solar collectors (such as solar hot water systems and photovoltaic cells)
 Water tank

Category 2 Development

Fence, or a combination of a fence and retaining wall, exceeding 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)
 Satellite Dish, exceeding 1.2 metres in diameter
 Tennis Court Fencing, comprising of chain wire mesh or similar, exceeding 2.1 metres in height and up to 3.7 metres in height (measured from the lower of the two adjoining finished ground levels)
 Tennis Court Lights

Attachment D

Residential Development (Zones & Policy Areas) DPA

City of Norwood Payneham & St Peters
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NOTE : For Policy Areas See MAP NPSP/14

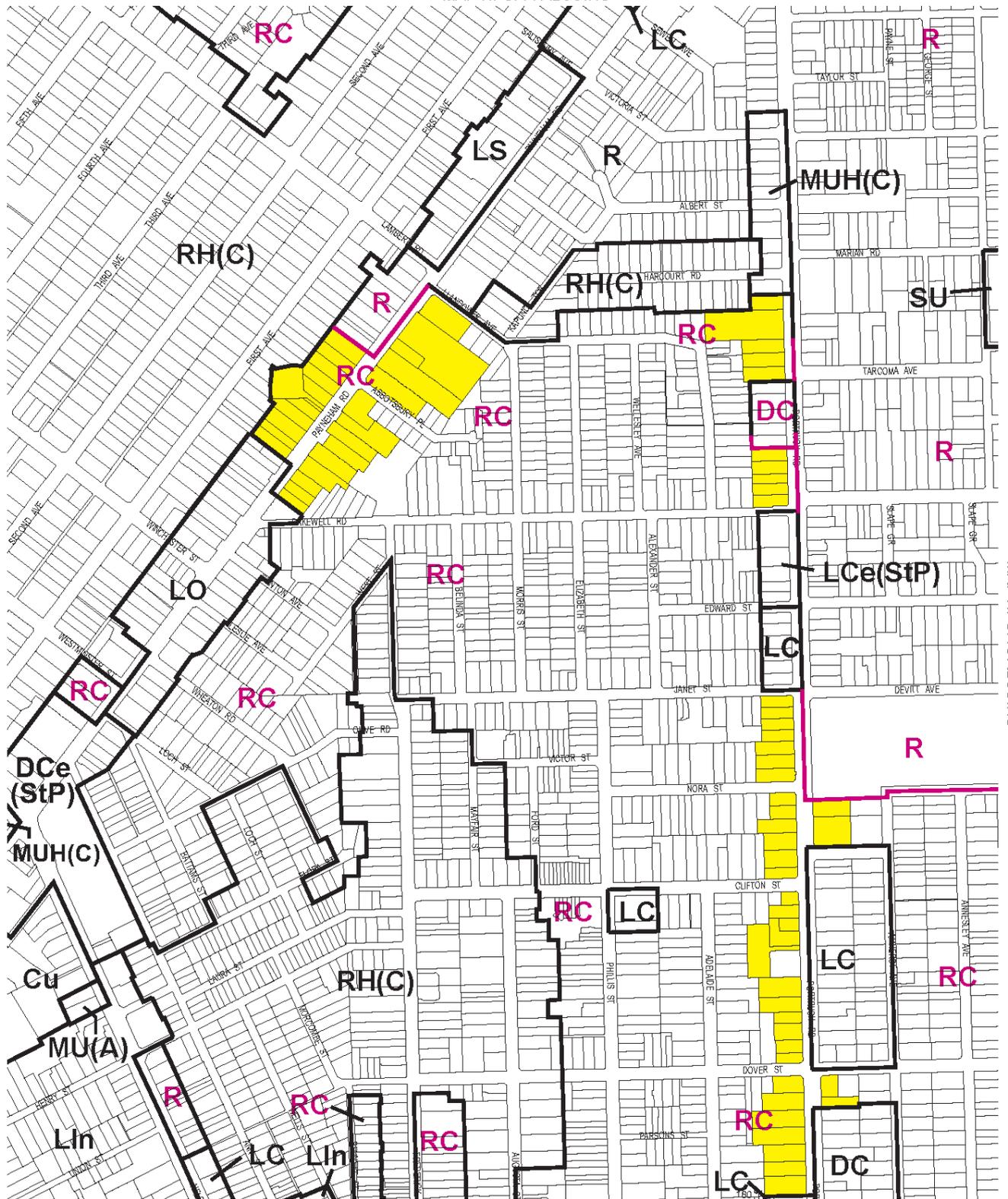
Cu	Community	RH(C)	Residential Historic (Conservation)
DC	District Commercial	SU	Special Uses
DCe(StP)	District Centre (St Peters)		
LC	Local Commercial		
LCe(StP)	Local Centre (St Peters)		
LIn	Light Industry		
LO	Local Office		
LS	Local Shopping		
MU(A)	Mixed Use (A)		
MUH(C)	Mixed Use Historic (Conservation)		
R	Residential		
RC	Residential Character		

— Zone Boundary

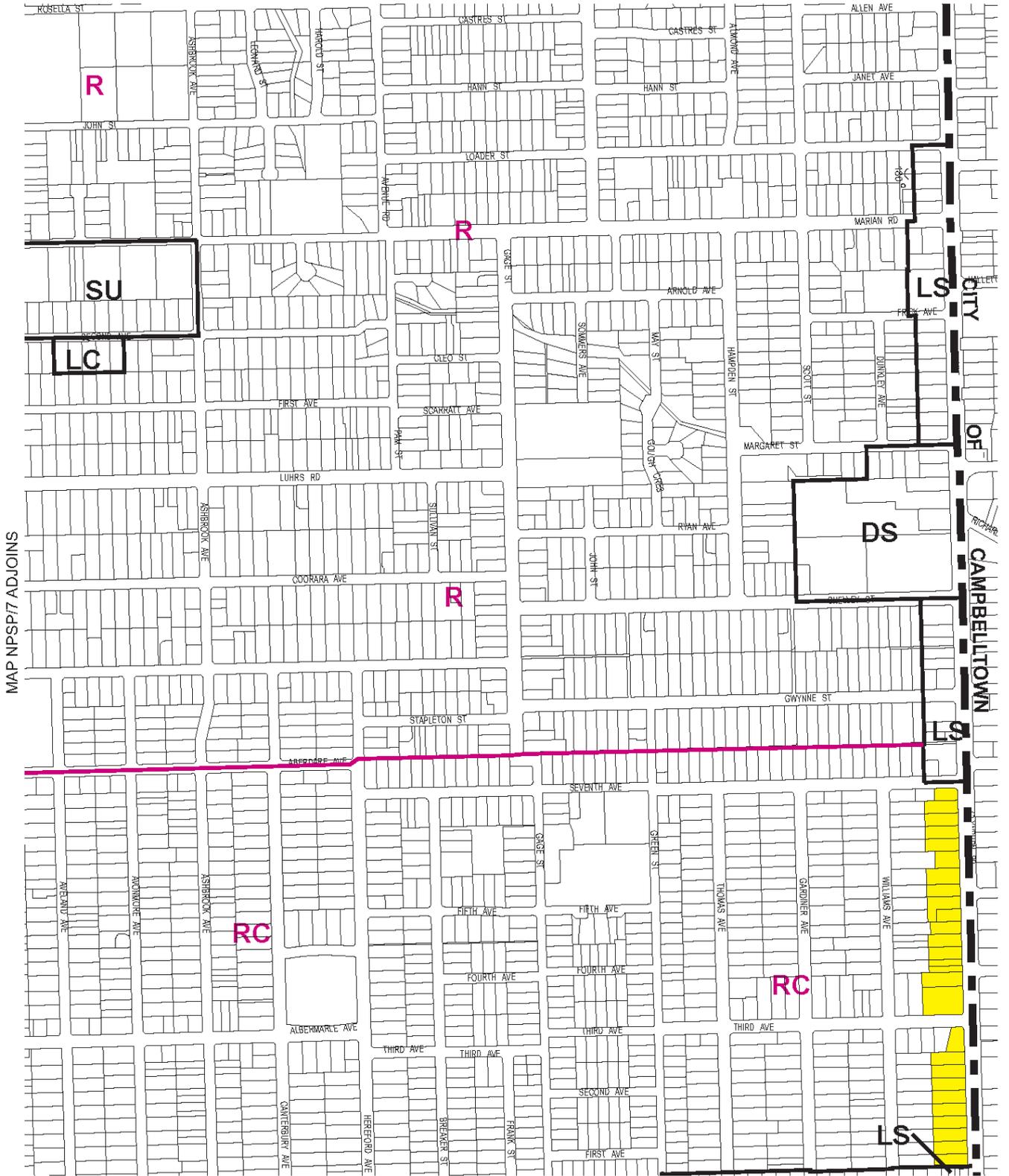


Proposed Residential Character Zone Arterial Road Policy Area sites to be relocated to the proposed Residential Zone

Scale 1:8000



MAP NPSP/5 ADJOINS



MAP NPSP/7 ADJOINS

MAP NPSP/11 ADJOINS

NOTE : For Policy Areas See MAP NPSP/22

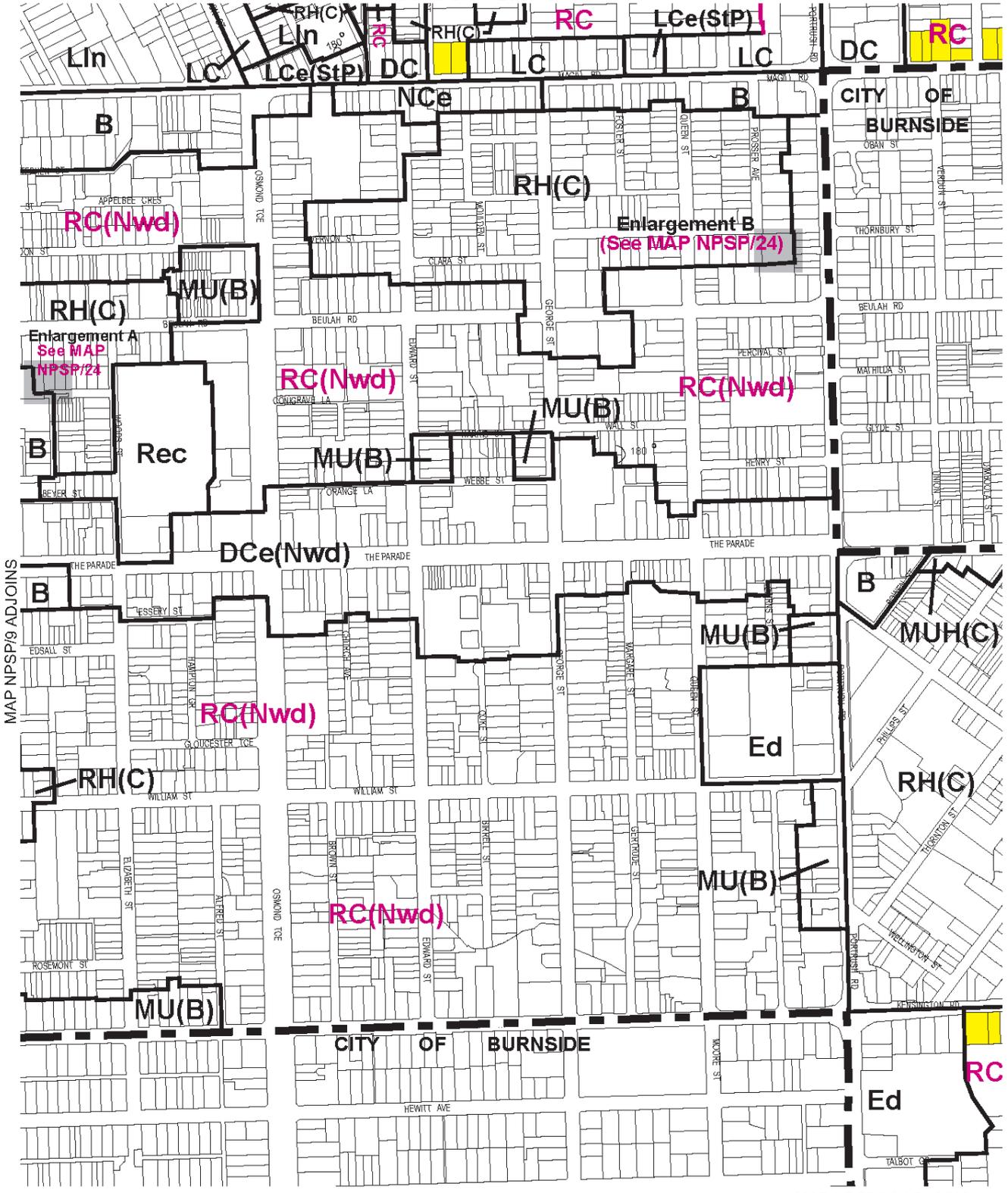
- DS District Shopping
- LC Local Commercial
- LS Local Shopping
- R Residential
- RC Residential Character
- SU Special Uses

Scale 1:8000



Proposed Residential Character Zone Arterial Road Policy Area sites to be relocated to the proposed Residential Zone

- Zone Boundary
- - - Development Plan Boundary



NOTE : For Policy Areas See MAP NPSP/16

- B Business
- DC District Commercial
- DCE(Nwd) District Centre (Norwood)
- Ed Educational
- LC Local Commercial
- LCe(StP) Local Centre (St Peters)
- LIn Light Industry
- MU(B) Mixed Use B
- MUH(C) Mixed Use Historic (Conservation)
- NCe Neighbourhood Centre
- RC Residential Character
- RC(Nwd) Residential Character (Norwood)
- RH(C) Residential Historic (Conservation)
- Rec Recreation

- Zone Boundary
- — — — — Development Plan Boundary



Proposed Residential Character Zone Arterial Road Policy Area sites to be relocated to the proposed Residential Zone

Scale 1:8000





NOTE : For Policy Areas See MAP NPSP/17

- LC Local Commercial
- LS Local Shopping
- MUH(C) Mixed Use Historic (Conservation)
- NCE Neighbourhood Centre
- RC Residential Character
- RH(C) Residential Historic (Conservation)

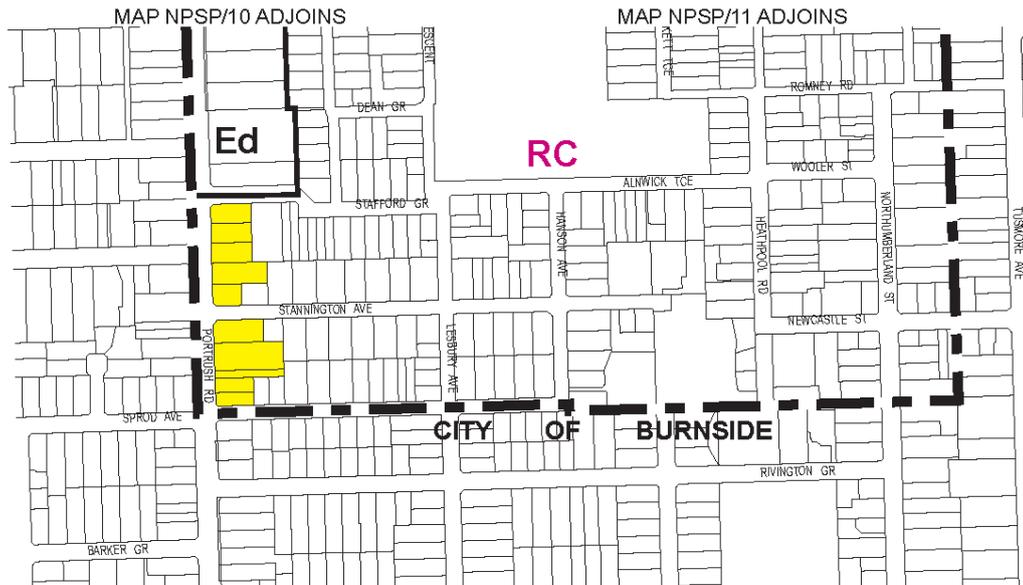


Scale 1:8000



Proposed Residential Character Zone Arterial Road Policy Area sites to be relocated to the proposed Residential Zone

- Zone Boundary
- Development Plan Boundary



NOTE : For Policy Areas See MAP NPSP/18

Ed Educational
 RC Residential Character



Scale 1:8000



**Proposed Residential Character Zone Arterial Road
 Policy Area sites to be relocated to the proposed
 Residential Zone**



Zone Boundary
 Development Plan Boundary

Attachment E

Residential Development (Zones & Policy Areas) DPA

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Minister's amendment – eight (8) properties to be relocated from the proposed Residential Character Zone to the proposed Residential Zone



Area proposed to be included in the Residential Zone through Council endorsed DPA

Attachment F

Residential Development (Zones & Policy Areas) DPA

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South Australian Housing Trust (SAHT) Properties



 SAHT Properties

Attachment G

Residential Development (Zones & Policy Areas) DPA

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Revised Residential Development (Zones and Policy Areas) DPA
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RESIDENTIAL ZONE

Introduction

The Objectives and Principles of Development Control that follow apply in the Residential Zone shown on Maps NPSP/3 – 9 and 23. Further Objectives and Principles of Development Control also apply to Policy Areas that are relevant to the zone. The provisions for the zone and Policy Areas should be read in conjunction with the City Wide provisions expressed for the whole of the Council area.

The Residential Zone contains the following Policy Area shown on Maps NPSP/13 – 15 and 19 – 22 and 24.

Medium Density Policy Area

OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types including affordable housing.
- Objective 2:** Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- Objective 3:** Development that contributes to the desired character of the zone.

DESIRED CHARACTER STATEMENT

The Residential Zone comprises those areas of the City which have mostly developed after 1950. It includes large areas of the suburbs of Felixstow, Firle, Marden, Payneham and Payneham South and small pockets of Hackney, College Park, St Peters, Joslin, Royston Park, Kent Town and Stepney.

The zone will provide opportunities for a range of low-scale infill development to support population growth and provide a diverse range of housing, including affordable housing. Several localities within the zone are designated within a Medium Density Policy Area, which will provide targeted opportunities for increasing residential densities in locations close to the Marden, Firle and Glynde Centres, along Payneham Road and on three (3) identified sites adjacent to the River Torrens Linear Park.

Most development within the zone will occur through the renovation of existing dwellings, the replacement of existing dwellings with one or two dwellings and to a lesser extent, new dwellings to the rear of existing dwellings. In locations where there are large allotments or where the amalgamation of allotments has occurred, there may be opportunity to develop low-rise (one or two-storey) group dwellings, row dwellings and residential flat buildings. In the part of Felixstow that has a high concentration of older public housing, comprehensive redevelopment is envisaged with a wide range of dwelling types at low and medium densities. Within the Medium Density Policy Area, opportunities for development of up to three (3) storeys will be considered in some locations.

Along arterial roads, some opportunity for the establishment of non-residential uses will be provided through the conversion of existing dwellings, small-scale purpose built buildings and on the ground floor of mixed-use buildings in close proximity to centres. Careful management of the building envelope and vehicle access/egress arrangements for this type of development will be required to ensure that it does not have an unreasonable impact on the amenity of residents located to the rear of arterial road sites and on local and arterial road networks.

Away from arterial road frontages, non-residential land uses will be limited to the re-use of existing buildings constructed for non-residential use (e.g. corner shops), or where there is a history of lawful non-residential use. Additionally, small-scale non-residential uses will be considered where they are ancillary to the function or operation of an aged care/retirement facility. In such cases, the built form will be designed to have a bulk and scale that reflects its location in a residential zone.

Comment [CoNPasp3]: Additional DPTI wording to recognise future redevelopment of Housing SA sites (Renewal SA has requested this change)

Attachment H

Residential Development (Zones & Policy Areas) DPA

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		72(d)	<i>consumption</i> ” with the words <i>“heat absorption in summer”</i>		
15.	Replace	Part of existing PDC 74(b)	Replace the full stop at the end of part (b) with <i>“;and in any case”</i>		
Movement, Transport and Car Parking Section					
16.	Delete	Part of existing PDC 125	Delete the words <i>“Within the Urban Corridor Zone and the District Centre (Norwood) Zone”</i> from the opening sentence of the PDC	No	No
17.	Insert	Insert new part (g) immediately after part (f) of existing PDC 125	Insert the following new part (g): <i>“Where it can be demonstrated that it would not result in a greater demand for on-street car parking on existing streets in the locality.”</i> And insert the word <i>“or”</i> immediately at the end of part (f)	No	No
Infrastructure Section					
18.	Insert	Insert new PDC immediately after existing PDC 148	Insert the new following PDC: <i>“Electricity substations should be sited and designed so as to minimise visual impact in residential areas by:</i> <i>(a) screening the substation infrastructure in a form that has a bulk, scale and design that complements the surrounding residential buildings; and</i> <i>(b) providing appropriate set-backs and landscaped buffers at the boundaries with residential land.”</i>	Yes	No

Comment [CoNPasp1]: Re-instate with DPTI's amended wording

Attachment I

Residential Development (Zones & Policy Areas) DPA

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City of
Norwood
Payneham
& St Peters

File Number:
Enquiries To: Mario Barone
Direct Telephone:

[Insert Date]

The Hon John Rau MP
Deputy Premier
Minister for Planning
GPO Box 464
ADELAIDE SA 5001

Dear Minister

DRAFT RESIDENTIAL DEVELOPMENT (ZONES & POLICY AREAS) DEVELOPMENT PLAN AMENDMENT

Thank you for your letter dated 17 March 2015, regarding the Council's draft Residential Development (Zones & Policy Areas) Development Plan Amendment (DPA).

On receiving this letter, I contacted Mr Stuart Moseley, General Manager - Information and Strategy, to discuss the process by which some of these issues were only raised with the Council nearly six months after the endorsed draft DPA was submitted to you for Approval. The lack of communication around these issues in the lead up to your response has been disappointing, particularly as I am aware that staff level discussions regarding the policy direction, including the proposed land division controls, took place on several occasions during the preparation of the final draft document.

Notwithstanding this, I am pleased that DPTI and Council Planning staff have held positive discussion of these issues and that these negotiations have resulted in resolution of some of your proposed amendments.

I will therefore respond to each of your following proposed changes to the draft DPA as set out below:

1. Deleting policies that seek to restrict land division in specific streets and allotments within the Residential Character Zone and Residential Character (Norwood) Zone)

The Council does not support the removal of policies that limit land division in specific streets and allotments within the Residential Character Zone and Residential Character (Norwood) Zone, on the basis that design principles that seek to guide future development are not, in isolation, always capable of adequately protecting streetscape character, which is made up of a number of elements that can be significantly impacted by land division activity.

I confirm that discussions between Council staff and DPTI staff have clarified this rationale and also confirmed that these policies will not trigger non-complying processes or extend public notification processes. It has also been agreed that DPTI would support the retention of these controls, subject to the Council refining the extent of the areas in which the land division controls will apply, based on a review of recent land division activity in those areas and subject to confirming that other opportunities for residential intensification (such as dwelling extensions and dependent living units) can still occur.

This process has now been undertaken and I can advise that in relation to the proposed Residential Character (Norwood) Zone, the Council does not object to the exclusion of the following properties from the 'character pockets' which are identified on Concept Plan Fig RC(N)/1:

- a) Coke Street, Norwood (five (5) properties located at 28 – 36 Coke Street);
- b) Alfred Street, Norwood (five (5) properties located at 13 – 21 Alfred Street);
- c) Birrell Street, Norwood (two (2) properties located at 9 and 11 Birrell Street);
- d) Queen Street, Norwood (eleven (11) properties located at 29 – 37 Queen Street, 45 – 51 Queen Street, 55 and 57 Queen Street); and
- e) Donegal Street, Norwood (four (4) properties located at 12 – 16 Donegal Street and 20 Donegal Street).

In respect to the proposed Residential Character Zone, the Council does not endorse the exclusion of any of the identified streets, in which the proposed land division controls will apply. The Council considers that the eight (8) relevant Development Applications will not compromise the character of the subject streets to the degree that warrants any of the properties to be excluded from the land division controls.

In respect to further clarifying opportunities for other forms of residential intensification within the Residential Character (Norwood) Zone and the Residential Character Zone, the Council does not object to the amendment of the relevant Desired Character Statements and the Principles of Development Control relating to land division, to confirm that land division is able to occur on existing multi-unit sites and in relation to the conversion of an existing dwelling into two (2) or more dwellings, where the building and the front yard maintain the original external appearance to the street. Development Applications for dwelling extensions and dependent living units do not require the division of land and therefore are unaffected.

2. Increasing the maximum building height and density target for the Adelaide Caravan Park site to 4 storeys and 50 dwellings per hectare (from 3 storeys and 40 dwellings per hectare)

The Council is opposed to your proposal to increase the maximum allowable building height for development on the Adelaide Caravan Park site from three (3) storeys to four (4) storeys and the dwelling density target from 40 to 50 dwellings per hectare. The Council's position regarding building heights and dwelling density for this site was reached, following a significant level of debate and community input regarding the future redevelopment of this site. Issues such as traffic generation and management in the local street network resulting from the intensification of the Adelaide Caravan Park site were key concerns, as well as the visual impact of tall buildings on this site.

I am aware that DPTI has remained committed in its view regarding building height and density for this site, although some concession to limit the extent of the four (4) storey allowance to the centre of the site has been made.

3. Deleting the proposed Arterial Road Policy Area from the Residential Character Zone, and including this land within the Residential Zone (but not within the Medium Density Policy Area)

The Council does not object to the deletion of the Arterial Road Policy Area from the Residential Character Zone and the inclusion of the affected areas within the Residential Zone, on the basis that there is unlikely to be any significant difference in the land use or built form outcomes, resulting from such a change.

4. Including six (6) allotments currently proposed within the Residential Character Zone (25 - 31 River Street, St Peters), within the Residential Zone (but not within the Medium Density Policy Area)

The Council does not object to the deletion of the eight (8) properties located at 25 – 31 River Street, St Peters, from the Residential Character Zone and the incorporation of these properties into the Residential Zone, on the basis that this pocket of dwellings is relatively isolated from other parts of the Residential Character Zone and it is unlikely to have any built form outcomes that will have an impact on the residential amenity of the locality.

5. Including additional guidance in the Desired Character Statement for the proposed Residential Zone, to reflect the potential redevelopment of the existing Housing SA dwelling stock in Felixstow

The Council does not object to the proposed inclusion of additional wording in the Desired Character Statement for the Residential Zone, to recognise the possible future redevelopment of the public housing stock in this locality, on the basis that it does not change the policy intent for the Residential Zone or this locality.

6. Deleting the proposed new City Wide policy which guides the location and design of Electricity Substations, as well as the design guidelines contained in the Desired Character Statement of the proposed Residential Zone, Medium Density Policy Area

The Council is opposed to these amendments, on the basis that if Development Applications for substations are to be assessed on merit, then there should be policies against which to assess such development, particularly where they are proposed in residential areas, such as Glynde. The Council acknowledges that such essential infrastructure should not be 'non-complying' and as such, has removed 'electricity substation' from the non-complying lists in the proposed new residential zones, however, with the expectation that such infrastructure will be appropriately buffered and screened.

I note with interest that in December 2012, SA Power Networks released consultation information for the proposed Glynde substation that shows a concept whereby the infrastructure is housed in a building that has the appearance of a dwelling.

I confirm that this issue has been discussed with DPTI staff and that it has been agreed by both parties that a Principle of Development Control to guide the assessment of substations should be included in the Development Plan. Whilst the draft Principle of Development Control is not the Council's preferred policy wording, it is respectfully requested that you endorse the amended wording rather than striking out the Council's proposed City Wide Principle of Development Control regarding the location and design of substations, without any replacement policy.

Given the extensive work that the Council has undertaken in preparing this draft DPA and the significant amount of community input and expectation around the policy outcomes, the Council looks forward to your early consideration and finalisation of this DPA.

Finally, on behalf of the Council, I thank you for the opportunity to provide comments and input on the proposed amendments outlined in your letter dated 17 March 2015.

Please do not hesitate to contact me if you have any questions, or wish to discuss any aspect of the Council's response to your proposed amendments to the draft DPA.

Yours sincerely

Mario Barone
CHIEF EXECUTIVE OFFICER

4. **OTHER BUSINESS**
(Of an urgent nature only)
5. **CLOSURE**