

CITY OF NORWOOD PAYNEHAM & ST PETERS



City of
Norwood
Payneham
& St Peters

Planning & Design Code

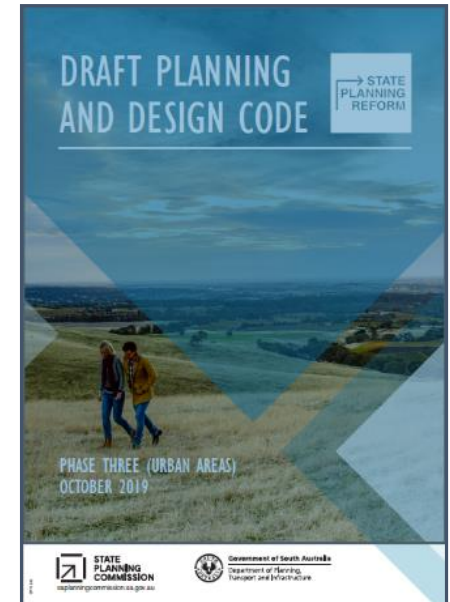
COUNCILS



68 Councils
unique Development
Plans

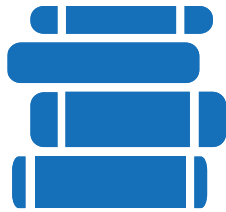
STATE PLANNING COMMISSION

Replaced 1 July 2020



Single State-wide Code

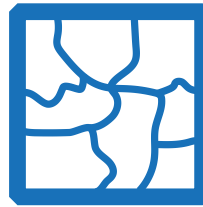
“Once in a generation” planning reform



68 Development
Plans



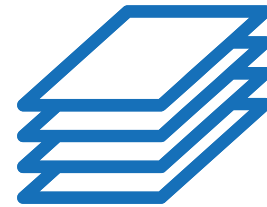
1 Code



1500 Zones



55 zones



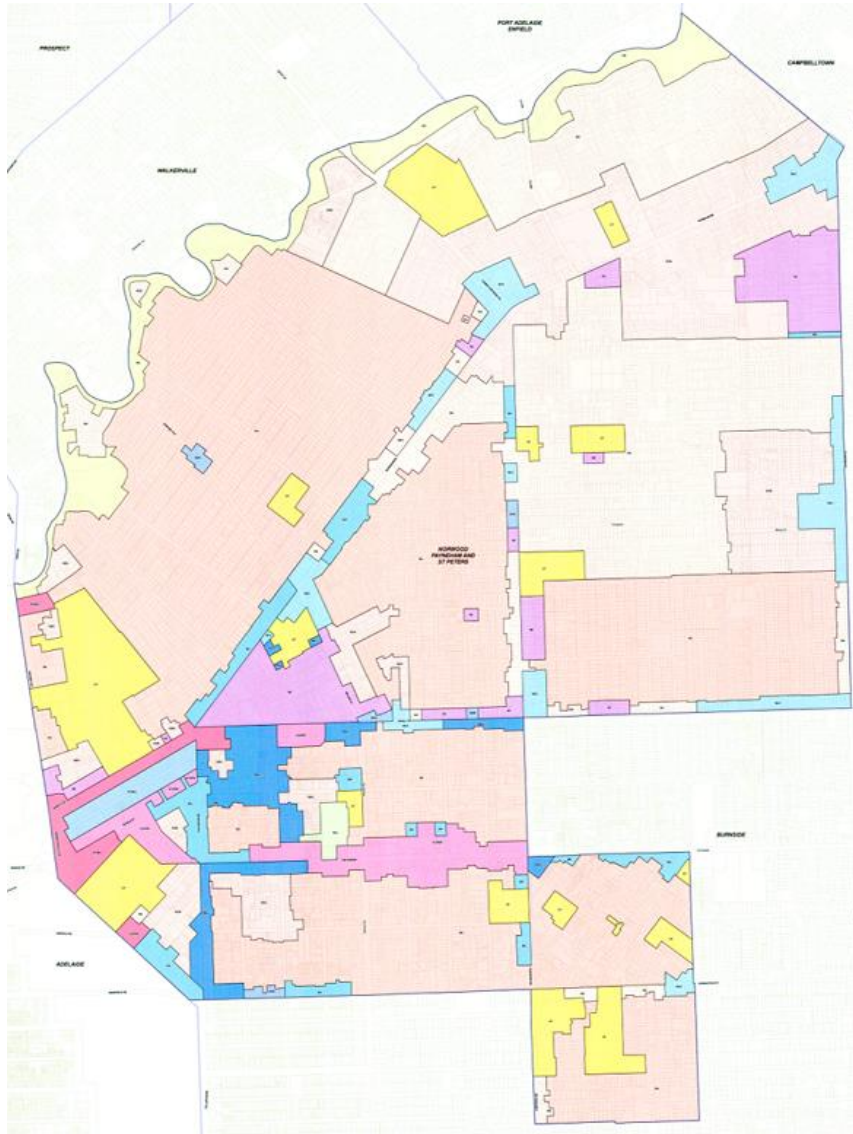
Paper based



Electronic



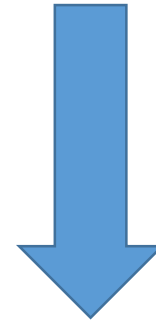
New Zoning



Currently:

23 Zones

39 Policy Areas



Replaced with:

14 Zones

1 Subzone

Code Structure

OVERLAYS

e.g. Historic Area Overlay or
Local Heritage Place
Overlay



ZONES

e.g. Suburban
Neighbourhood Zone



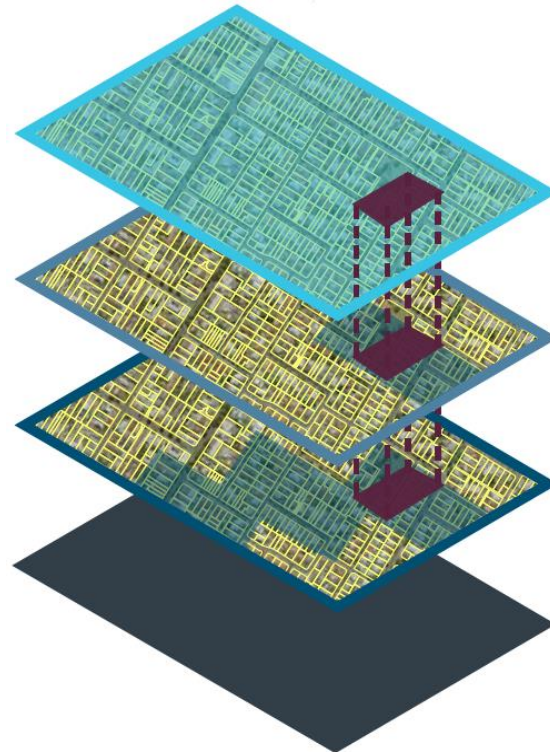
SUBZONES

Only one in NPSP



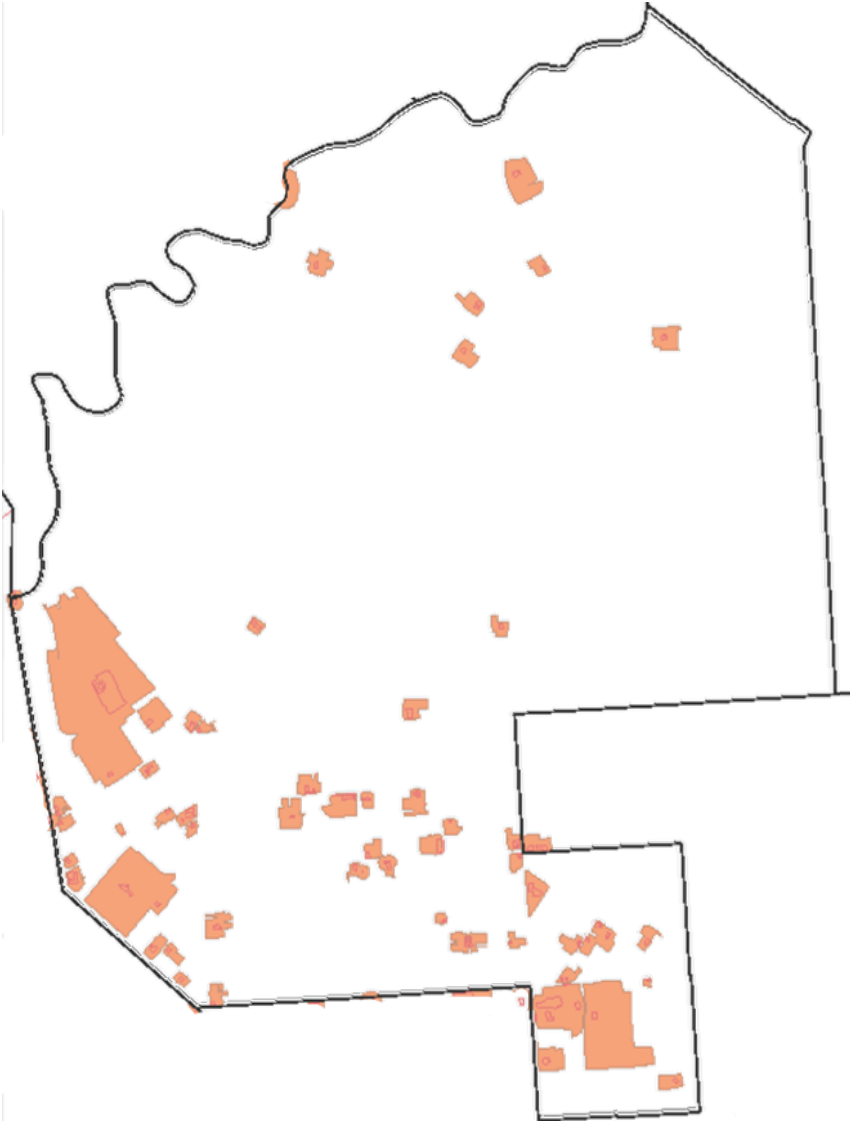
GENERAL MODULES

e.g. car parking
requirements



State Heritage Places Overlay

State Heritage Places 'Buffer'



- 73 Existing State Heritage Places retained
- Listing process unchanged
- Referrals to State Heritage Branch
 - Overlay 'buffer'

State Heritage Places Overlay

Desired Outcome (DO)

DO 1

Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

Alterations and Additions

PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

Demolition

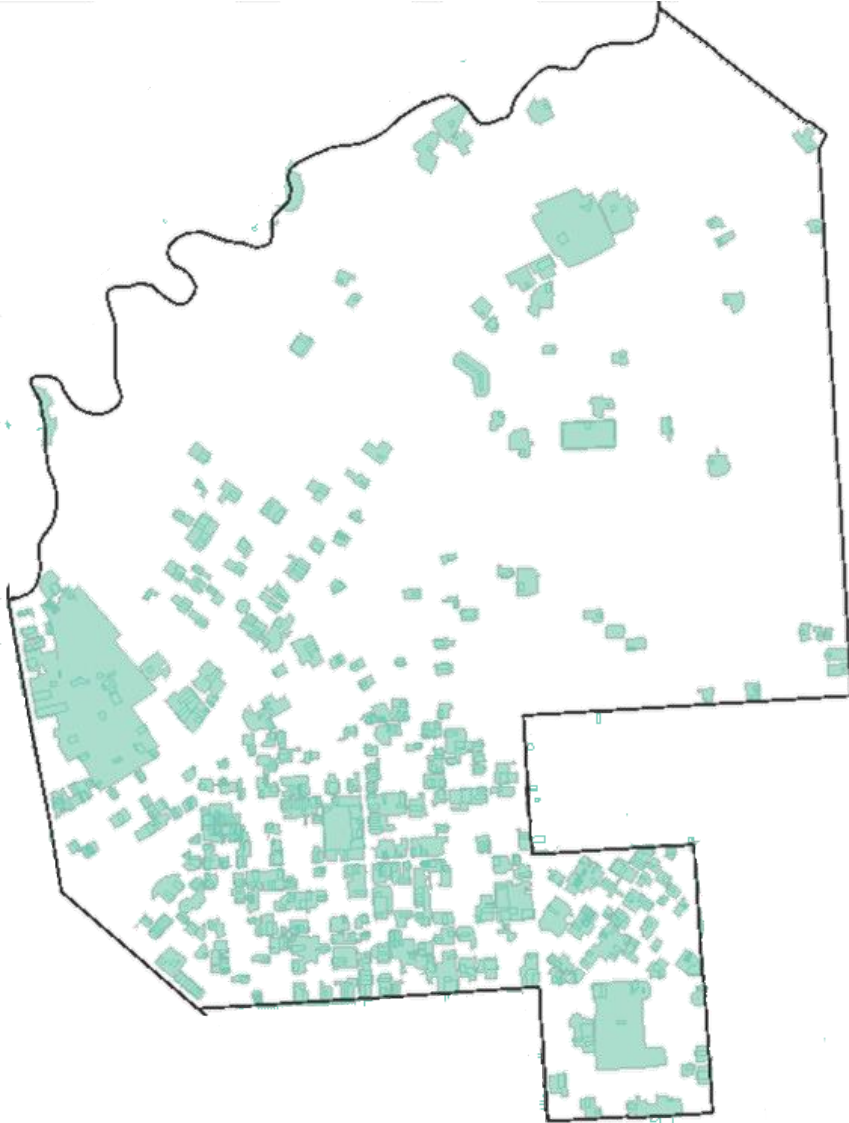
PO 6.1

State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value; or
- (b) the structural condition of the Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.

Local Heritage Places

Local Heritage Places 'Buffer'



- 661 Existing Local Heritage Places retained
- Code Amendments:
 - New LHPs
 - Remove LHPs
 - Private (owner) Code Amendments
- New appeal process

Local Heritage Places Overlay

Desired Outcome (DO)

DO 1

Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Demolition

PO 6.1

Local Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value;
- (b) the structural integrity or condition of the building represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

348 Development on land containing a State or Local Heritage Place (including alterations or additions or a change in land use) as designated in [Tables NPSP/5 and 6](#) should:

- (a) retain and conserve the primary street frontage of the heritage place and the specific elements contributing to its heritage value;
- (b) not compromise the character of the original building;
- (c) be visually compatible with the elements contributing to its heritage significance;
- (d) have regard to the heritage value, physical material and setting of the heritage place;
- (e) have regard to the character of the locality within which the development is to be undertaken;
- (f) provide for the reinstatement and retention of views and vistas to the heritage place from public roads as well as between any elements of identified heritage value by removing unsympathetic fencing, building additions or alterations;
- (g) enable the heritage place to have a curtilage of a size sufficient to protect its setting;
- (h) be sited to the rear or side of the heritage place and not in front of the existing building or the elements of identified heritage value so that the original character, street prominence, siting and boundary set-backs are not compromised; and
- (i) retain mature vegetation that complements the heritage value of the place.

Alterations and Additions

PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

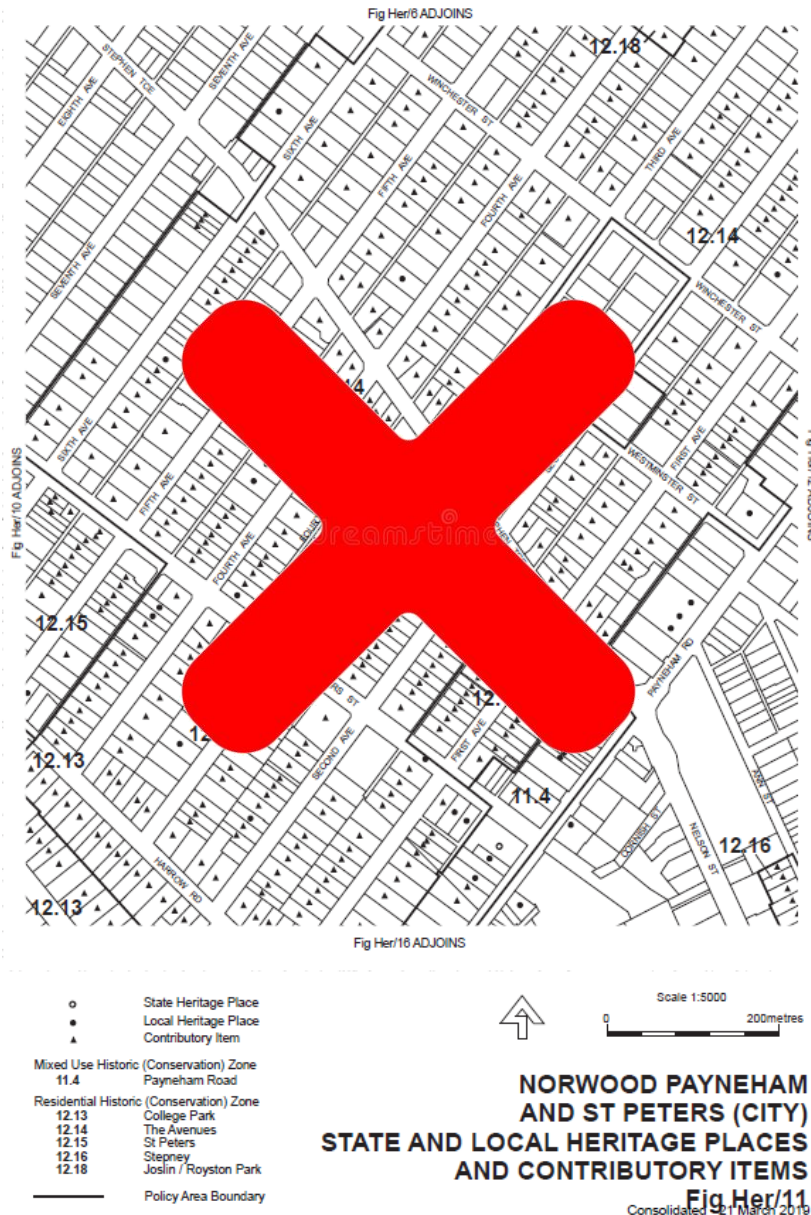
Contributory Items

TABLE NPSP/7

List of Contributory Items located within the City of Norwood, Payneham & St Peters

shown on [Figures 6, 7, 8, 10, 11, 12, 15, 16, 17 and 23](#)

Property Address			Description of Place of Value	Certificate of Title Reference
12	Ann Street	Stepney	Dwelling	5780/601
14	Ann Street	Stepney	Dwelling	5890/210
15	Ann Street	Stepney	Dwelling	5454/328
16	Ann Street	Stepney	Dwelling	5781/536
17	Ann Street	Stepney	Dwelling	5454/328
19	Ann Street	Stepney	Dwelling	5150/434
21	Ann Street	Stepney	Dwelling	5150/395
23	Ann Street	Stepney	Dwelling	5150/3
24	Ann Street	Stepney	Dwelling	5150/771
25	Ann Street	Stepney	Dwelling	5743/579
26	Ann Street	Stepney	Dwelling	5113/311
28	Ann Street	Stepney	Dwelling	5083/905
30	Ann Street	Stepney	Dwelling	5083/904
32	Ann Street	Stepney	Dwelling	5000/910
34	Ann Street	Stepney	Dwelling	5000/909
36	Ann Street	Stepney	Dwelling	5909/856
38	Ann Street	Stepney	Dwelling	5909/855
39	Ann Street	Stepney	Dwelling	5121/868
40	Ann Street	Stepney	Dwelling	5121/854
41	Ann Street	Stepney	Dwelling	5121/867
43	Ann Street	Stepney	Dwelling	5121/931
44	Ann Street	Stepney	Dwelling	5587/144
45	Ann Street	Stepney	Dwelling	5454/408
46	Ann Street	Stepney	Dwelling	5780/105
47	Ann Street	Stepney	Dwelling	5081/79
48	Ann Street	Stepney	Dwelling	5707/879
50	Ann Street	Stepney	Dwelling	5317/7
51	Ann Street	Stepney	Dwelling	5454/565
55	Ann Street	Stepney	Dwelling	5195/154
57	Ann Street	Stepney	Dwelling	5191/738
58	Ann Street	Stepney	Dwelling	5779/568
59	Ann Street	Stepney	Dwelling	5144/568
60	Ann Street	Stepney	Dwelling	5950/800
62	Ann Street	Stepney	Dwelling	5950/799
64	Ann Street	Stepney	Dwelling	5950/799
66	Ann Street	Stepney	Dwelling	5878/892
67	Ann Street	Stepney	Dwelling	5129/966
68	Ann Street	Stepney	Dwelling	5256/340




Current NPSP Policy

Demolition

- 27 A Contributory Item (listed in [Table NPSP/7](#)) should not be demolished or removed, in total or in part unless:
- (a) the part of the item to be demolished or removed does not contribute to the heritage value, historic character or desired character of the zone; or
 - (b) the condition of the item is structurally unsound and substantial rehabilitation work is required to an extent that is unreasonable; and
 - (c) in either of the circumstances described above, the demolition of that building, or that part of a building, is part of a development involving erection of a substitute building, or part of a building, or addition to that building, in a manner which does not diminish the level of contribution to the historic character of the zone made by the building on the site of the demolition.




Foreshadowed Policy – Historic Areas



MAY 2019

Elder Hall at the University of Adelaide is listed as a State Heritage Place



MAY 2019

PRACTITIONER OVERVIEW OF HERITAGE & CHARACTER IN THE NEW PLANNING SYSTEM

This overview document outlines the proposed framework, timelines and high-level processes for transitioning heritage and character policies from Development Plans into the Planning and Design Code (Code).


Across South Australia there are currently 17 State Heritage Areas and around 2,300 State Heritage Places identified under specific legislation. There are another 7,000-plus Local Heritage Places. There are also hundreds more different zones and policy areas with similar names and the intent to conserve and protect character - plus about 12,000 items identified as 'contributing' to this character.

The way all these items are treated varies across the state, and the results are similarly inconsistent. Some things work well, others don't. This has also been identified in the State Parliament's recent heritage inquiry.

With the introduction of the new Code there is an immediate chance to ensure best practice regarding heritage and character and embed it across the state using new tools. For the first time we will be able to map all these different places accurately and thoroughly within the planning system and treat the same types of places consistently, while still allowing for unique local differences via consideration of local context.

The key tool in the Code to address heritage and character will be **overlays**.

sapanningportal.sa.gov.au



Government of South Australia
Department of Planning,
Transport and Infrastructure

Superseded draft for historic areas

Demolition of buildings in historic areas would consider:

- value of the existing building to the streetscape
- ~~proposed replacement building~~
- contextual analysis outcomes
- ~~how well the theme is represented~~

Historic Area Overlay

DO 1

Reinforce historic themes and characteristics through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns in streetscapes and built form as expressed in the Historic Area Statement.

Alterations and additions

PO 2.1

Alterations and additions complement the subject building and are sited to ensure they do not dominate the primary facade, and employ a contextual design approach.

Demolition

PO 6.1

Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- (a) the front elevation of the building has been substantially altered and cannot be reasonably, economically restored in a manner consistent with the building's original style; or
- (b) the building façade does not contribute to the historic character of the streetscape; or
- (c) the structural integrity or condition of the building is beyond economic repair.

Historic Area Statements

(Not yet available for consultation - example only)

Example – Large Estate

Heritage Characteristics	Prevailing Characteristics
Era of Development	-1880 to 1900. -1930 to 1940.
Subdivision Pattern	-Site areas of 1500- 3000 square metres. -Street frontages, 30 metres. -Generous front set-backs (e.g. 11 metres). -Side set-backs between 4 and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres.
Architectural Buildings	-Victorian and Turn-of-the-Century Villas/Mansions. -Tudors and Bungalows (1930-40's).
Materials	-Consistent with the materials contained within the architectural building.
Setting and Public Realm	-Wide streets. -Substantial trees. -Expansive allotments, street frontages and gardens. -Heywood Park.
Fencing	-Low and essentially open-style fencing. -May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.
Height	-Single storey built scale to the streetscape. -Second storey elements should be integrated sympathetically into the dwelling design.

Demolition Test

(a) front elevation substantially altered?

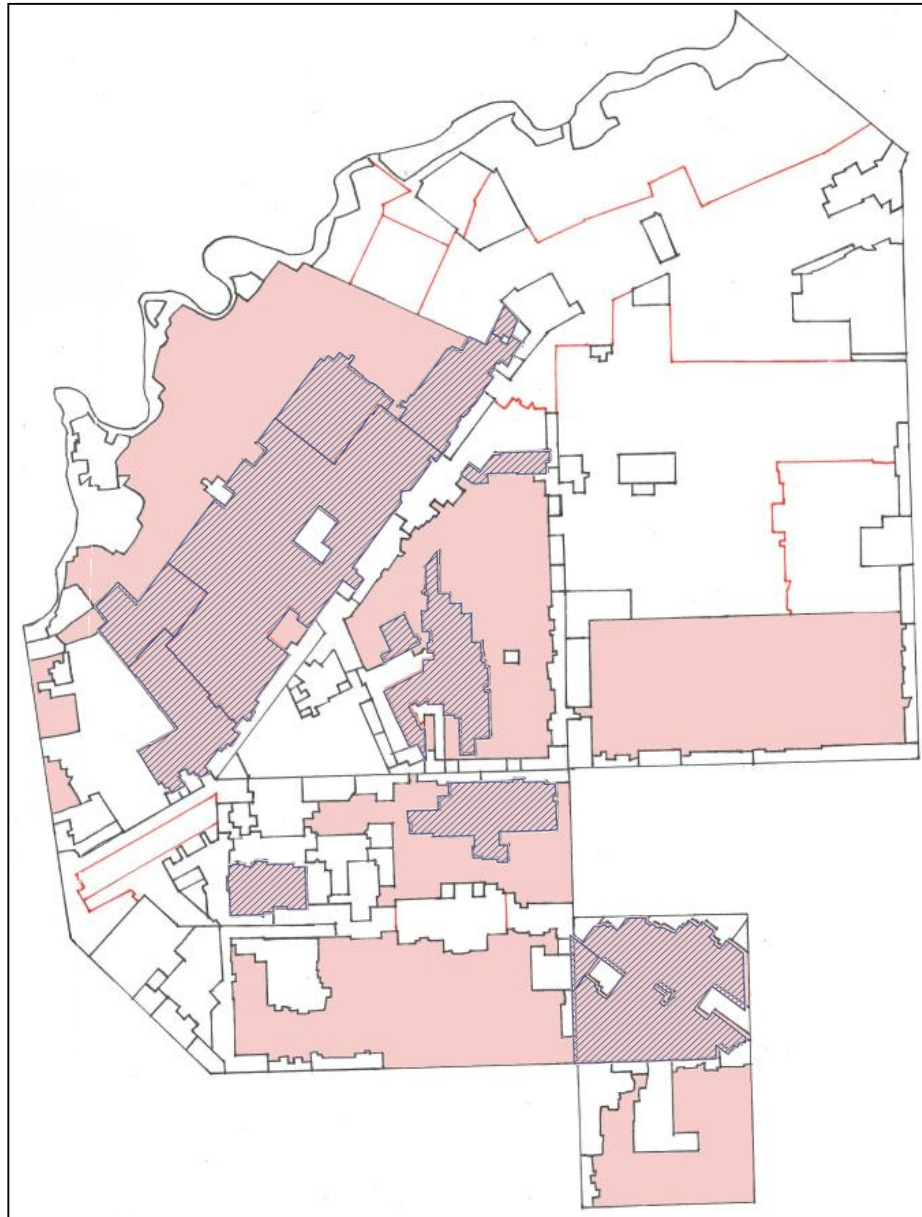


Demolition Test

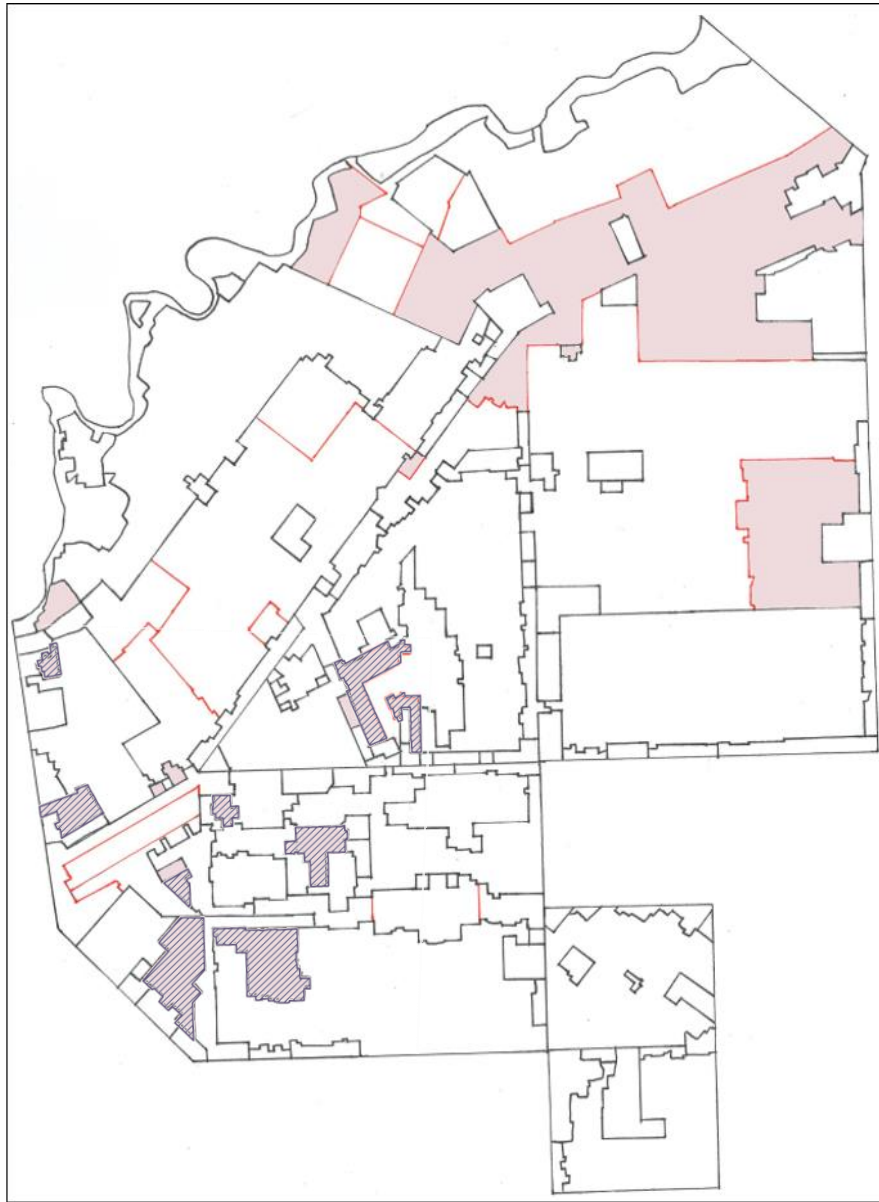
(b) building façade does not contribute?



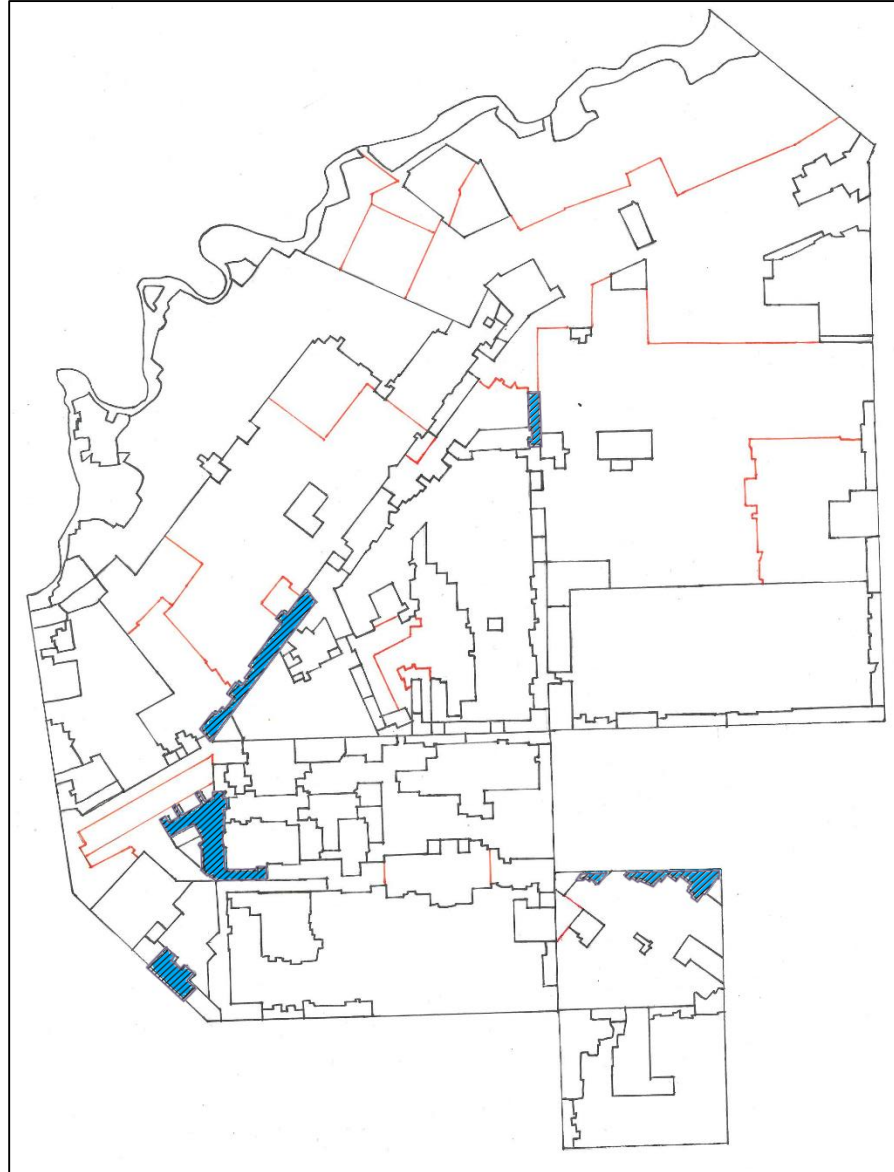
Suburban Neighbourhood Zone Historic Area Overlay



Housing Diversity Neighbourhood Zone Historic Area Overlay



Business Neighbourhood Zone Historic Area Overlay



Planning and Design Code

- Impacts on every property
- Reform is being led by the State Planning Commission
- Information via:
 - SA Planning Portal
 - 1800 318 102 (DPTI hotline)
 - Department of Planning (Level 5, 50 Flinders Street, Adelaide)
- Consultation will end 28 February 2020
- Policy comes into effect 1 July 2020

Questions

Community Well-being is...

Social Equity

Cultural Vitality

Economic Prosperity

Environmental Sustainability



City of
Norwood
Payneham
& St Peters